

APPLICATIONS



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: 655 S. FLOWER ST. LOS ANGELES, CA 90017 Unit/Space Number: _____

Legal Description² (Lot, Block, Tract): _____ LOTS: FR1 & R2, TRACT: SUBDIVISION OF LAND KNOWN AS BLOCK 22 1/2 AND BEING A PART OF HANCOCK'S SURVEY

Assessor Parcel Number: 5144008009 Total Lot Area: 7,377.73 SQ FT

2. PROJECT DESCRIPTION

Present Use: RESTAURANT

Proposed Use: RETAIL

Project Name (if applicable): PETRA MARKET & SMOKE SHOP

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:

A conditional use permit to allow the sale and dispensing of beer, wine and distilled spirits for off-site consumption in conjunction with an existing market operating daily 24/7 in the C2-4D zone.

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 N/A - Demolish(ed)³ N/A + Adding N/A = Total N/A

Number of Affordable Units⁴: Existing N/A - Demolish(ed) N/A + Adding N/A = Total N/A

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

Mixed Use Projects, Amount of Non-Residential Floor Area: N/A 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)? N/A _____ feet

If dedications are required on multiple streets, identify as such: 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, 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: LAMC 12.24 W-1

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

Action Requested: A conditional use permit to allow the sale and dispensing of a full line of alcohol for off-site consumption in conjunction with an existing market operating 24/7 in the C2-4D Zone.

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:

N/A

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: LOAY LAZGHOUL

Company/Firm: _____

Address: 655 S. FLOWER ST. Unit/Space Number: _____

City: LOS ANGELES State: CA Zip Code: 90017

Telephone: 714-883-7331 E-mail: loayzghoul@hotmail.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): 801W7LLC

Address: 550 S. HILL ST. Unit/Space Number: 645

City: LOS ANGELES State: CA Zip Code: 90017

Telephone: 310-600-8875 E-mail: esizahab@sbcgloab.net

AGENT / REPRESENTATIVE NAME: LILIGER DAMASO AND ROB DE LA TORRE

Company/Firm: LIQUORLICENSEBROKERS.COM

Address: 730 WASHINGTON BLVD. Unit/Space Number: _____

City: MARINA DEL REY State: CA Zip Code: 90292

Telephone: 310-614-8492 E-mail: LILI@LIQUORLICENSEBROKERS.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.

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 15 July 2024 before me, Alexandra Kelsey, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Edmond Zahabian, 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.

Alexandra Kelsey
Signature



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 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:

Loay AlZghoul

Date:

07/23/24

Print Name:

Loay AlZghoul

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?
☐ 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? ☐ 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	24/7 Alcohol Serving hrs: daily except between 2 am and 6 am	24/7 Alcohol Serving hrs: daily except between 2 am and 6 am	24/7 Alcohol Serving hrs: daily except between 2 am and 6 am	24/7 Alcohol Serving hrs: daily except between 2 am and 6 am	24/7 Alcohol Serving hrs: daily except between 2 am and 6 am	24/7 Alcohol Serving hrs: daily except between 2 am and 6 am	24/7 Alcohol Serving hrs: daily except between 2 am and 6 am

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.



PROJECT DESCRIPTION/REQUEST:

The applicant, LOAY LAZGHOUL., is requesting a conditional use permit pursuant to LAMC Section 12.24 W.1, to allow the sale and dispensing of a full line of alcoholic beverages (Type 21 ABC License) for off-site consumption, in conjunction with a 2,182 sq ft market known as Petra Market & Smoke Shop. There is a restaurant located adjacent to the market – this area will not be licensed with alcoholic privileges and hence, is not a part of this project.

The current hours of operation are daily, 24/7 and the property is located in the C2-4D Zone. The direct request is to change the scope of the alcohol sales as an incidental use during the operation of the convenience store.

GENERAL FINDINGS:

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

The project involving Petra's Market & Smoke Shop's Conditional Use Permit (CUP) application to include a Type 21 license for the sale of a full line of alcoholic beverages for off-site consumption is anticipated to enhance the built environment and provide essential services beneficial to the community for the following reasons:

Enhanced Convenience for Residents and Visitors: Petra's Market & Smoke Shop is located in Downtown Los Angeles, a densely populated and mixed-use urban area with a high demand for convenience retail services. Expanding the store's offerings to include a full line of alcoholic beverages will increase convenience for residents, workers, and visitors seeking to purchase beverages for off-site consumption. This aligns with the evolving needs of a dynamic urban community.

Improved Business Viability and Economic Contribution: Offering a full line of alcoholic beverages will allow the business to remain competitive in the downtown retail environment. This enhances economic vitality by contributing to local tax revenues, creating or maintaining jobs, and supporting the overall growth of Downtown Los Angeles as a vibrant urban hub.

Promotes Responsible Alcohol Sales in a Controlled Environment: As a licensed establishment, Petra's Market & Smoke Shop will adhere to state and local regulations governing the sale of alcohol, ensuring a responsible and legal means for residents and visitors to purchase beverages

The presence of a regulated retailer can discourage illegal alcohol sales and promote compliance within the neighborhood.

Alignment with Downtown's Community Plan Goals: The Downtown Community Plan emphasizes creating a balanced mix of residential, commercial, and recreational opportunities. By integrating a broader range of goods and services at an existing business, the project supports the vision of a vibrant, self-sustaining urban environment where essential services are within walking distance.

Enhanced Aesthetic and Safety Measures: Petra's Market & Smoke Shop, as part of this permit process, may include improvements such as better lighting, signage, or enhanced storefront design, which can contribute to the overall appearance and safety of the neighborhood. This supports a welcoming environment in line with the city's urban design goals.

Support for the Local Economy and Tourism: The addition of a full alcohol line complements the needs of Downtown Los Angeles as a major hub for tourism, nightlife, and cultural activities. Convenience stores like Petra's Market play a vital role in supporting both local residents and visitors by offering easy access to a variety of goods.

By meeting these objectives, the project not only enhances the built environment but also performs a vital function in supporting the broader goals of the community and city.

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.

Petra's Market & Smoke Shop is situated at 655 S. Flower St., a prime location within Downtown Los Angeles, characterized by mixed-use developments that include retail, residential, and office spaces. The addition of a Type 21 license aligns with the area's commercial character and complements the diverse services available to local residents, businesses, and visitors.

The market is a modest-sized retail establishment, and the addition of alcoholic beverages will not significantly alter its operational footprint or introduce a disproportionate level of activity. Its existing size and operations are already integrated into the neighborhood fabric, and the new use will remain in harmony with adjacent properties.

The surrounding area includes a variety of businesses, such as restaurants, retail shops, and other convenience-oriented services. Adding a full line of alcoholic beverages for off-site

consumption is consistent with the nature of these commercial activities and will not disrupt the character of the neighborhood.

The business will comply with state and local regulations governing the sale of alcohol, including hours of operation, age verification, and responsible sales practices. These measures ensure that operations remain lawful and minimize any potential negative impacts on the surrounding community.

As an established business, Petra's Market & Smoke Shop has an operational track record within the neighborhood. Adding a Type 21 license does not inherently increase risks to public safety or welfare, as the sale of alcohol for off-site consumption is less likely to result in immediate disturbances compared to on-site consumption establishments like bars or nightclubs. Additionally, ongoing compliance with Alcoholic Beverage Control (ABC) regulations will ensure responsible sales practices.

The store is located on a major thoroughfare within Downtown Los Angeles, designed to handle high volumes of both vehicle and pedestrian traffic. The proposed addition of alcohol sales is not anticipated to significantly increase congestion or create adverse impacts on traffic patterns or pedestrian safety.

The proposed project does not involve structural changes, expansions, or construction that could degrade the built environment. Any potential updates to signage or storefront design will adhere to city guidelines, maintaining or enhancing the aesthetic appeal of the property.

The project complements the existing mix of retail offerings in the area, providing a convenient and controlled option for residents and visitors to purchase alcohol. This contributes positively to the diversity and completeness of services available in the neighborhood.

By maintaining compatibility with the surrounding neighborhood and adhering to all regulatory requirements, the project will integrate seamlessly into its environment, preserving the health, safety, and welfare of the public while enhancing community services.

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 proposed project to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with Petra Market & Smoke Shop substantially conforms with the goals and policies of the City of Los Angeles General Plan and the applicable Community Plan. The property is located within the C2-4D Zone, which is intended to support a variety of neighborhood-serving commercial uses, including retail markets and convenience stores. The project aligns with this zoning designation by enhancing an existing commercial business without altering the site's use, massing, or form.

The project supports the General Plan's objectives to encourage the growth and stability of commercial uses in appropriately designated areas, provide increased access to goods and services for local residents, and maintain a mix of neighborhood-serving retail options. The addition of off-site alcohol sales complements the existing convenience retail operations and contributes to a more complete shopping experience for area residents.

Furthermore, the project does not conflict with any goals or policies in the applicable Community Plan and does not fall within the boundaries of any Specific Plan. By ensuring that alcohol sales remain a secondary use and imposing reasonable hours of operation (10 a.m. to 2 a.m.), the project respects the character of the surrounding area and complies with planning efforts to foster responsible development in commercial corridors.

As such, the project is consistent with the City's vision for economic vitality, neighborhood-serving commerce, and responsible land use.

ADDITIONAL CUB FINDINGS:

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

Granting approval for the requested Conditional Use Permit will have no detrimental impact on the well-being and prosperity of the community.

The sale of alcohol will be conducted in compliance with all state and local regulations, including the oversight of the California Department of Alcoholic Beverage Control (ABC). These regulations ensure that alcohol sales are responsibly managed, minimizing any potential negative impacts on the community.

Petra's Market is an established business that already serves the local community. The addition of alcohol sales will not introduce a disruptive or incompatible use but will instead complement the existing range of goods and services provided to residents, workers, and visitors.

The sale of alcohol for off-site consumption poses a significantly lower risk of public disturbances or adverse effects compared to on-site consumption uses, such as bars or nightclubs. This ensures the proposed use remains low-impact and consistent with the area's character.

By offering alcohol and wine alongside other goods, the market improves convenience for customers who might otherwise need to travel farther for similar services. This supports the community's needs without negatively affecting its welfare.

The proposed use contributes to the economic health of the neighborhood by helping the business remain competitive and viable in the local retail market. A thriving commercial environment is essential for a healthy, balanced community.

The applicant's adherence to strict operational standards and compliance with ABC guidelines ensures that alcohol sales are conducted responsibly. Studies have shown that responsible retail practices, such as those required under the Type 21 license, do not correlate with increases in crime or public disturbances.

The proposed use supports the Downtown Community Plan's goals of creating a vibrant and self-sustaining urban area where residents and workers can access necessary goods and services conveniently.

In conclusion, the proposed use aligns with the community's needs and will not adversely affect its welfare. Instead, it enhances access to goods and services in a manner that is responsible, regulated, and supportive of the neighborhood's character and vitality.

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.

According to the California Department of Alcoholic Beverage Control (ABC) guidelines, Census Tract No. 2077.12 is allocated 5 on-sale and 2 off-sale licenses. Currently, there are 85 on-sale licenses and 4 off-sale licenses in the tract, indicating a numerical overconcentration. However, in dense urban areas like Downtown Los Angeles, this concentration is common due to the high population density, significant foot traffic, and mixed-use development. ABC and the City often recognize this and make exceptions for urban centers where demand for such services justifies higher license counts.

The Type 21 license at Petra's Market is for off-site consumption, a low-impact use compared to on-sale establishments like bars or restaurants. Off-sale establishments do not generate the same levels of public gathering or activity and therefore contribute minimally to potential neighborhood disturbances.

While Downtown Los Angeles generally has higher crime rates compared to other areas, granting this application is unlikely to exacerbate such issues. The applicant will operate under strict ABC regulations, ensuring responsible alcohol sales and minimizing risks of public drunkenness or disorderly conduct. Moreover, Petra's Market has no history of contributing to criminal activity or being subject to revocation or nuisance proceedings.

Within a 1,000-foot radius of Petra's Market, the number of off-sale establishments is limited compared to on-sale establishments. Adding a single off-sale license at this location will not materially affect the overall concentration of alcohol-related uses in the immediate vicinity.

Granting the license supports the community's need for convenient access to a full range of retail services, including alcoholic beverages, in a regulated and responsible manner. The project contributes to the economic vitality of the area without introducing disruptive activities that could negatively affect the community.

The applicant will comply with all state and local requirements for operating an off-sale alcohol establishment, ensuring adherence to best practices in managing alcohol sales. This minimizes the risk of any adverse effects on public safety or welfare.

While the census tract technically exceeds the ABC's numerical thresholds for licenses, the context of Downtown Los Angeles as a high-density, mixed-use area justifies the addition of another off-sale license. The proposed use at Petra's Market is low-impact, responsibly managed, and aligned with the needs of the local community. Thus, granting this application will not result in an undue concentration of alcohol-related premises or negatively affect public safety and welfare in the area.

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.

Petra's Market is located in a commercial area within Downtown Los Angeles, which is primarily characterized by mixed-use developments. The market is not immediately adjacent to low-density residential zones, reducing the likelihood of adverse impacts on residential communities. Sensitive uses such as schools, churches, hospitals, and public playgrounds are either absent or sufficiently distant from the site. This minimizes potential conflicts or disruptions related to the sale of alcoholic beverages.

The proposed use involves the off-site sale of alcohol, which is a low-intensity use. Unlike on-site consumption establishments such as bars or restaurants, off-site sales are less likely to generate noise, traffic, or public disturbances that could affect nearby communities.

The market operates in a dense urban area designed to accommodate a mix of uses, including retail and residential. Adding alcohol sales complements the existing retail offerings in a manner that aligns with the neighborhood's character and serves the needs of its residents and workforce. Petra's Market will comply with all applicable state and local regulations, including those established by the California Department of Alcoholic Beverage Control (ABC). These

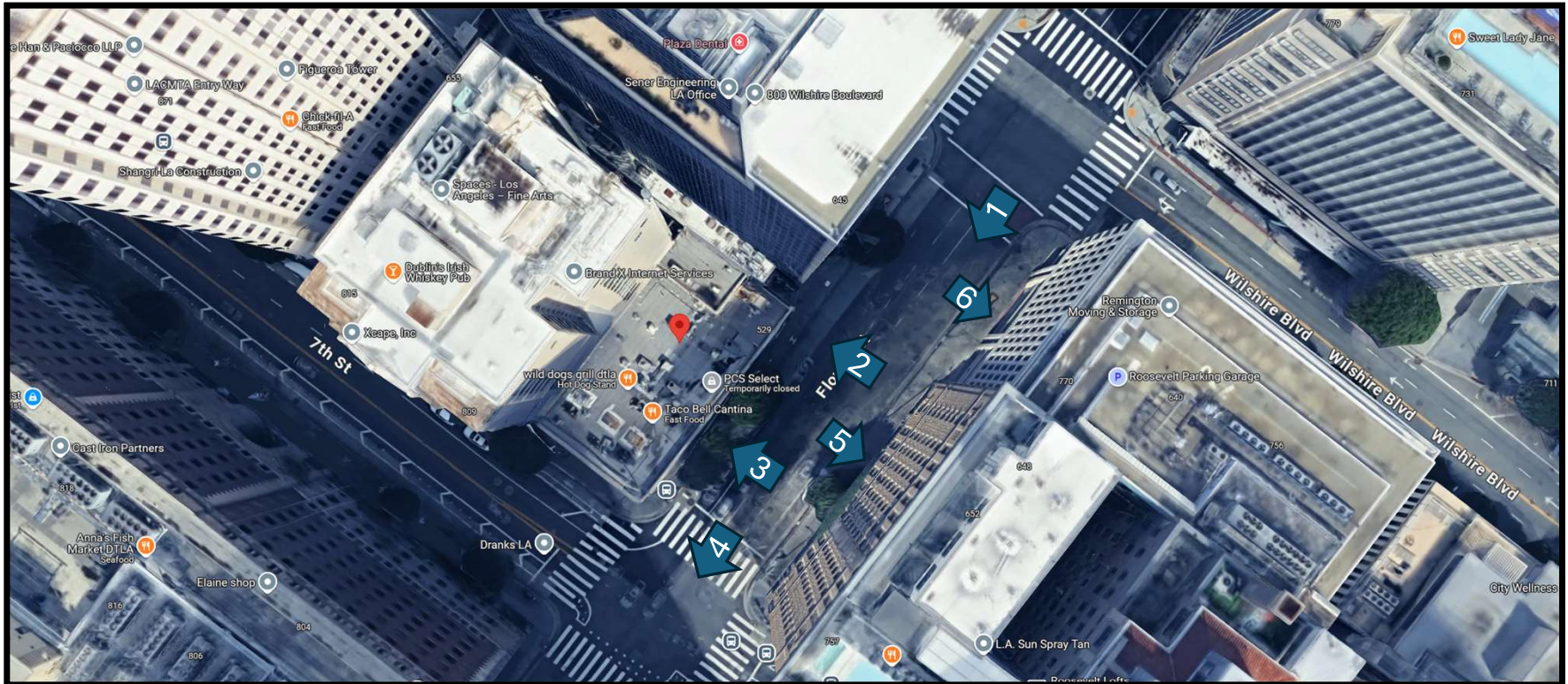
regulations ensure responsible sales practices, preventing adverse impacts such as underage sales or loitering.

While other establishments dispensing alcohol exist in the area, the addition of a single off-sale license will not materially increase competition or congestion. The market provides a controlled and responsible environment for alcohol sales, reducing any potential cumulative impact.

Petra's Market has an established history of operation without nuisance complaints or proceedings. This track record demonstrates the operator's ability to manage the business responsibly and in a manner that does not disrupt nearby communities.

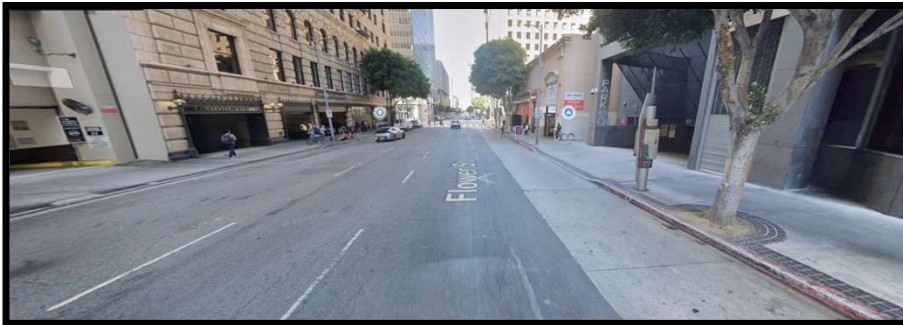
The proposed use at Petra's Market is consistent with the needs of the surrounding community and will not detrimentally affect nearby residentially zoned communities or sensitive uses. The distance from residential and sensitive uses, the low-impact nature of off-site alcohol sales, and the operator's adherence to regulatory standards ensure that the project will integrate seamlessly into the area without creating negative effects.

PHOTO KEY

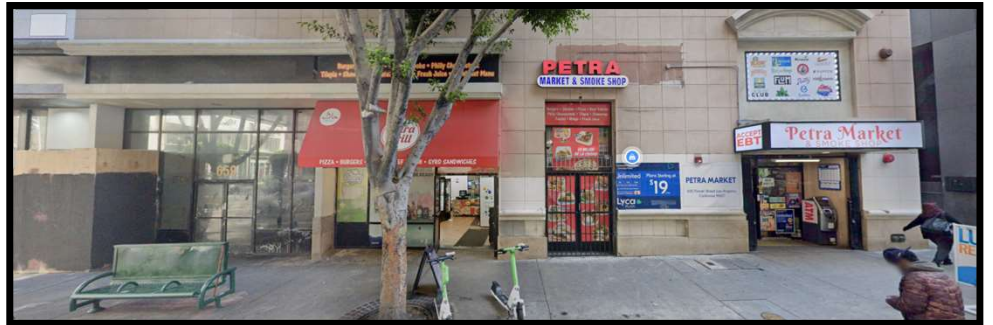


PHOTOS

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PHOTOS

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PHOTOS

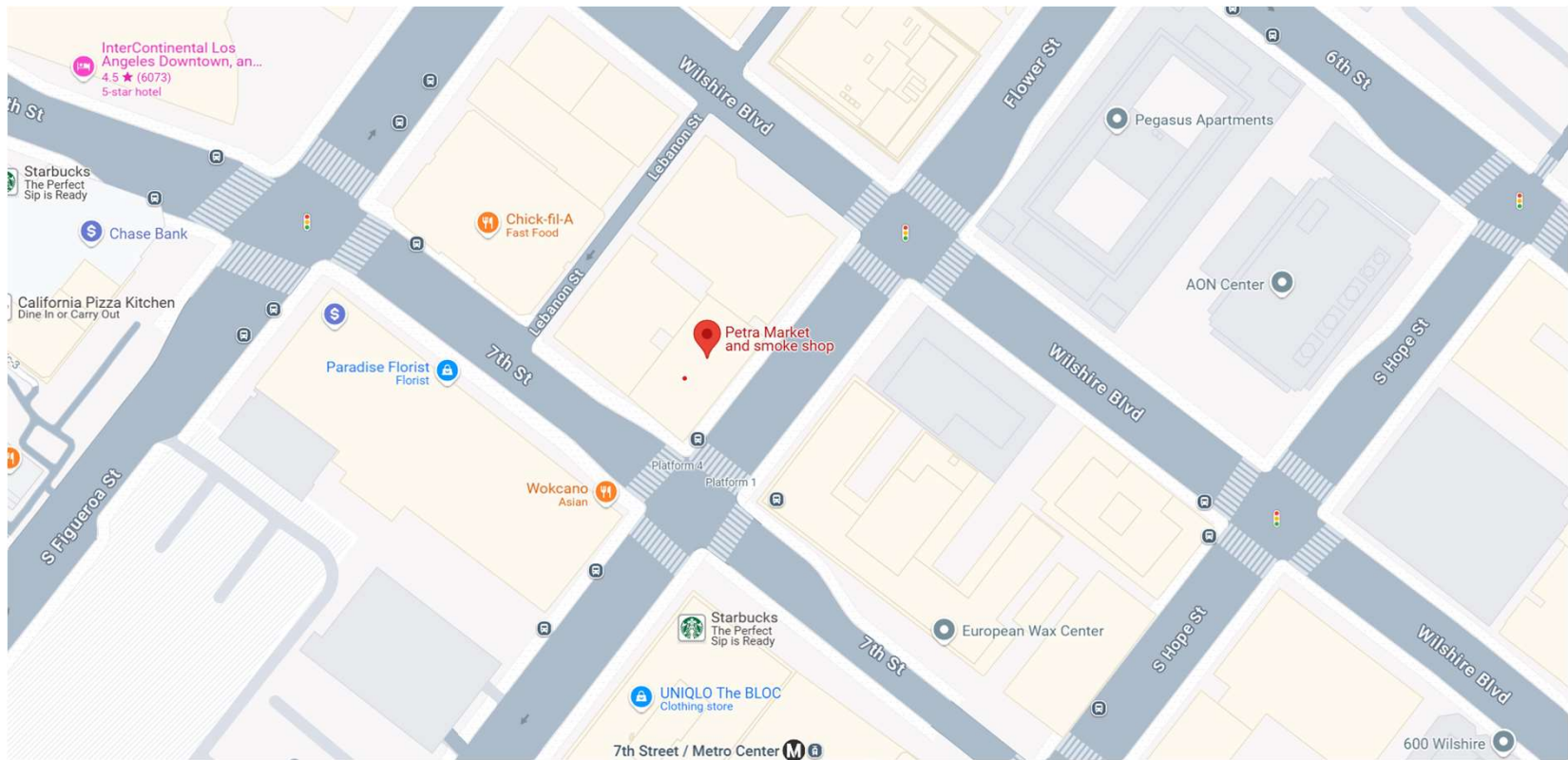
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VICINITY MAP



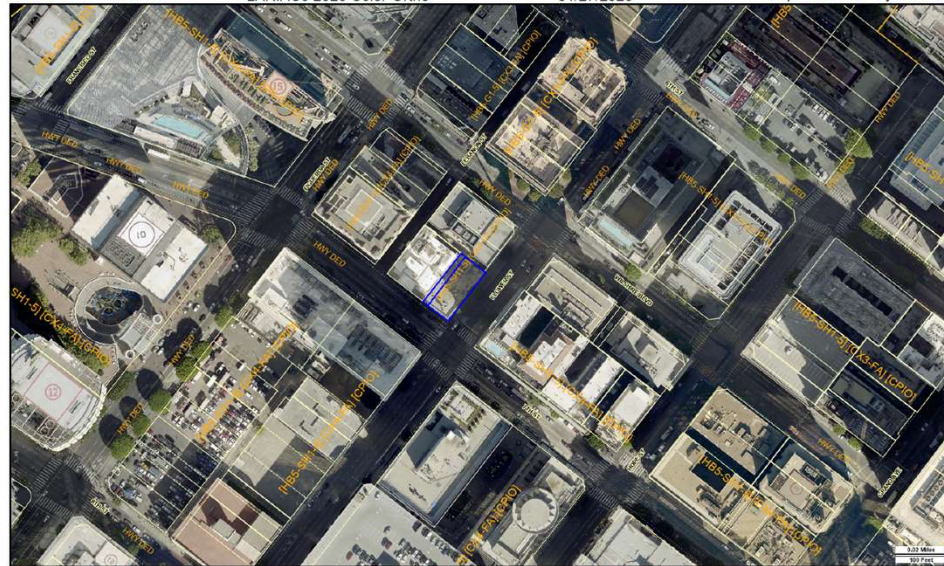
AERIALMAP

ZIMAS PUBLIC

LARIAC6 2020 Color-Ortho

01/27/2025

City of Los Angeles
Department of City Planning



Address: 657 S FLOWER ST

Tract: SUBDIVISION OF LAND
KNOWN AS BLOCK 22 1/2 AND
BEING A PART OF HANCOCK'S
SURVEY

Zoning: [HB5-SH1-S] [CX4-FA] [CPIO]

APN: 5144008009
PIN #: 129A209 49

Block: None
Lot: FR 1
Arb: None

General Plan: Transit Core

