

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

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS* (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

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 REQUIREMENTS.** In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):
 - Radius Maps for alcohol uses must show land use to a 600-foot radius.
 - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
 - A **LIST OF THE FOLLOWING USES** within 600 feet is also required:
 - (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**
 - 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**
 - i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.
 - ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
 - iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

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? 13,547
- b. What is the total square footage of the space the establishment will occupy? 3,942
- c. What is the total occupancy load of the space as determined by the Fire Department? 50
- d. What is the total number of seats that will be provided indoors? 26 Outdoors? 0
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? NO
- 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? N / A If yes, how much is enclosed? N / A Outdoors? N / A

h. Parking

- i. How many parking spaces are available on the site? 12
- ii. Are they shared or designated for the subject use? SHARED
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? N / A
- iv. Have any arrangements been made to provide parking off-site? N / A
 - 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 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? NO
- 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
Proposed Hours of Alcohol Sale	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: NO

Note: An establishment that allows for dancing needs a conditional use pursuant to 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? 8

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? FULL ALCOHOL

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? NO

v. **Food**

1. Will there be a kitchen on the site? NO

2. Will alcohol be sold without a food order? NO

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? NO

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? NO
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? NO

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? OFF-SITE
- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? MARKET
 1. If no, contact the CA Department of Alcoholic Beverage Control (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 MASTER CUBs/CUXs. In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master 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 or adult 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.*

CUB FINDINGS;; 8800 W. PICO BLVD.,

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 location is an existing and operating Market that has been servicing this community only recently. The market has been newly created in this ethnic neighborhood. We are requesting to be allowed Beer & Wine sales to off this amenity for the convenience of our patrons as a one stop shopping destination. We are now proposing to add beer and wine sales to meet the needs of our clients whom desire this amenity. Our market operates from 7 AM until 11 Pm daily. We are proposing Beer & wine sales will be from 10AM until 10 PM, daily. We would also wish to be allowed wine tasting with the main use to allow instructional wine tastings on some days when a sommelier is on-site. We are located in an ethic Jewish neighborhood. Many markets are existing that also meet the needs and demands of this ethnic community. However, our operation is not only new to the neighborhood, but we are quite different in our operation than other nearby markets. We operate more as a box store with many box items for sale. We cater to the regular consumer to also wholesalers. Although we are not a membership store, we compare ourselves to a mini Costco or Sam's Club. We are experienced operators and have been operating 30 years in this neighborhood. We own and operate currently, two delicatessens/markets and our family bakery that has served the Jewish community for over 50 years.

The applicant has a long term lease on the premises, and promises to operate his Mini-Market with beer & wine sales in a responsible manner in regards to his neighbors and to the community. The applicant is an experienced and responsible operator.

The Market is an existing entity and no further construction is proposed. No changes to the exterior of the building are proposed.

This establishment is important to this neighborhood that is need of this facility that facilitates many of the community's needs. We are located in a small corner shopping mall with other retail businesses making our market a convenient stop for residents patronizing this corner. It is important that we support property owners and their tenants and encourage operators and property owners to invest in their neighborhood and community and improve and strengthen their businesses and property.

The Market is located along Pico Blvd. and also at Robertson Blvd; both a strong and major transportation corridors in this community. Our Market is an important establishment for residents, workers, and others in the community and this amenity would lend toward their needs and conveniences.

ii The projects 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.

This is an existing development as a Market that is located on the corner of Pico Blvd. and Robertson Blvd. The Market is located along on a busy and active transportation corridor. No new construction is proposed that would affect the existing exterior of the one story building or affect any adjoining properties. The use as a Market is newly existing on the property and no changes are proposed for the property and no changes are proposed for the exterior of the location. The neighborhood is mixed commercial and residential uses.

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.

This is currently a Market use operating in a C4-VL-O zone. Code allows for this type of operation with proper entitlements in place. No physical changes to the building or the property are proposed. No deviations to parking are proposed. The location is an existing and operating Mini-Mart that also is requesting to operate with off-sale beer & wine sales. No other amenities or changes in the operation are proposed. By allowing this entitlement, we are placing the operation under conditions that ensure a responsible operation that protects the community from irresponsible behavior and operation. We are also placing the property in a system that will require periodic oversight and review with possible termination clauses to the permitted use; along with revenue that will pay the city reimbursement for that oversight that is not in place now.

No deviations to the objectives and/or the elements of the General Plan or the Specific Plan are proposed or expected.

ADDITIONAL FINDINGS:

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

This is an existing developed property operating as a Market in a small corner shopping center. Other uses also exist on this property. The Market has had a long operating history in this neighborhood. The Market is now requesting to be allowed to sale for off-site consumption, beer & wine. The applicant does not intend to advertise the availability of alcohol sales in his windows. The applicant maintains the area free of graffiti and trash. The applicant

is asking for beer & wine sales only for this particular location. The location does not now operate with conditions; whereas now, the community has the opportunity to apply conditions to ensure the responsible operation and its affects to the community at large. This will also allow a termination of the special use if it is deemed irresponsible or a nuisance.

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

The applicant operates a Market in the neighborhood. The neighborhood consists of a strong transportation corridor that supports an eclectic mix of many commercial and residential uses. Beer & wine licenses are an important aspect to the convenience and necessity of patrons enjoying this amenity. The location is within a dense ethnic neighborhood that specifically caters to the Jewish community. Wine sales are an important aspect to the Jewish religion and culture, so it is not unusual that many market locations offer this amenity. The applicant operates a Market and beer and/or wine sales would enhance his desirability and convenience to his patrons. Many of which have been asking for this amenity.

The applicant has invested heavily in this property and in this community. The applicant is hoping for a long and successful relationship to the community and their patrons. The applicant is now in need for this important entitlement to best serve the needs, conveniences, and demands of their clientele.

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

The applicant is a responsible neighbor and addresses any concerns relating to the residential neighbors immediately. The applicant and his family have already been operating several other businesses in this neighborhood for over 30 years. The use is a fully existing and operating Market facility. The applicant is investing further into this property and his business. His nearby neighbors are his good customers. A 10' alleyway is at the rear of the commercial property that separates the commercial uses from residential uses. There is no direct access to any residential properties.

1,000 FOOT SURVEY

Date: December 15, 2021

Property address: 8800 W Pico Blvd

List of Alcohol Establishments between 0' - 600' feet:

Schwartz's, 8856 W Pico Blvd	Type 41 License
Red Fish Kitchen, 8879 W Pico Blvd	Type 47 & 58 License
Founders Ale House, 8771 W Pico Blvd	Type 47 License
Minori Sushi, 1170 S Robertson Blvd	Type 41 License

List of Alcohol Establishments between 600' - 1,000'

Si Laa Thai Dining, 1128 S Robertson Blvd	Type 41 License
A Food Affair, 1515 S Robertson Blvd	Type 41 & 58 License
Harissa Restaurant, 8914 W Pico Blvd	Type 41 License
Livonia Glatt Market, 8922 W Pico Blvd	Type 20 License
Glatt Mart, 8708 W Pico Blvd	Type 21 & 86 License
Shiloh's Steakhouse, 8939 W Pico Blvd	Type 47 & 58 License
Trattoria Natalie, 8681 W Pico Blvd	Type 41 License
Trattoria Bella Roma SPQR, 1509 S Robertson Blvd	Type 41 License

Schools, Churches, Hospitals or Parks within 1,000 feet

Piper Preschool, 1475 S Robertson Blvd
Bais Bezalel Chabad, 8850 W Pico Blvd
B'nai David-Judea Congregation, 8906 W Pico Blvd



LEGAL: TRACT 6800, LOTS 1-3
SEE APPLICATION

CONTACT: PATRICK PANZARELLO
(818) 310-8589

- C On-site consumption of full line alcoholic beverages
- B On-site consumption of beer and/or wine
- C Off-site consumption of full line alcoholic beverages
- B Off-site consumption of beer and/or wine

NET AC. = 0.35

THOMAS BROS.

PAGE: 632 , GRID: 4/H

C.D. 5 C.T. 2170.01 P.A. 060

CONDITIONAL USE-ALCOHOLIC BEVERAGES



CONTINENTAL MAPPING SERVICE
21220 Devonshire Street #205, Chatsworth, CA 91311
(818) 787-1663

CASE NO.:

DATE: 12-15-21

SCALE: 1" = 100'

USES: FIELD

D.M.: 132B 69