

MASTER LAND USE PERMIT APPLICATION  
LOS ANGELES CITY PLANNING DEPARTMENT

NOV 08 2008

ENV No. <u>2008-3558-EAF</u>		Existing Zone <u>C2-1-0-CA</u>		District Map <u>08 B 145</u>
APC <u>WEST LOS ANGELES</u>		Community Plan <u>VENICE</u>		Council District <u>11</u>
Census Tract <u>2933.00</u>	APN <u>4239-022-010</u>	Staff Approval*		Date

CASE NO. ZA 2008-3557 CUB-ZV \*Approval for Filing by Community Planning or Division of Land Staff, When Applicable

APPLICATION TYPE CUB, ZV  
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 1205 Abbot Kinney Blvd Zip Code 90291

Legal Description: Lot 1, 2 Block Blk. b Tract TR5109

Lot Dimension 85' x 40' x 85' x 40' Lot Area (sq. ft.) 6,876 (sq. ft.) Total Project Size (sq. ft.) 2,950 (sq. ft.)

2. PROJECT DESCRIPTION

Describe what is to be done: Conditional Use Permit, to allow On-site and off site beer and wine sales for market with a restaurant. With hours of operation for 7:00 am to 3:00 am daily with 53 seats including 20 seats in an open patio. Zone Variance to provide off site parking by lease.

Present Use: Market/Restaurant Proposed Use: Market/Restaurant

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> LEED Silver
Additions to the building: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard			

No. of residential units: Existing \_\_\_\_\_ To be demolished \_\_\_\_\_ Adding \_\_\_\_\_ Total \_\_\_\_\_

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: 12.24-W.1  
 Conditional Use Permit, to allow On-site and off site beer and wine sales for market with a restaurant. With hours of operation for 7:00 am to 3:00 am daily with 53 seats including 20 seats in an open patio.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: 12.27  
 Zone Variance to provide off site parking by lease.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

List related or pending case numbers relating to this site:

\_\_\_\_\_

**SIGNATURES** of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

**4. OWNER/APPLICANT INFORMATION**

Applicant's Name Craig Weiss Company \_\_\_\_\_  
 Address: 1205 Abbot Kinney Blvd Telephone: (917) 678-8750 Fax: ( ) \_\_\_\_\_  
Venice, CA Zip: 91040 E-mail: \_\_\_\_\_

Property Owner's Name (if different than applicant) Sylvie Zalk  
 Address: 10430 Wilshire Blvd # 901 Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
Los Angeles, CA Zip: 90024 E-mail: \_\_\_\_\_


Contact Person for project Information Patrick E. Panzarello  
 Address: 9111 Morning Glow Way Telephone: (818) 351-0059 Fax: ( ) \_\_\_\_\_  
Sun Valley, CA Zip: 91352 E-mail: Patpanz@ca.rr.com

**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

Signature: [Signature]  
 Print: CRAIG WEISS  
 Date: July 17, 2008

Subscribed and sworn before me this (date): July 17, 2008  
 In the County of Los Angeles State of California  
 Notary Public [Signature]  
 Stamp: 

**7. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate "Special Instructions" handout. Provide on attached sheet(s) this additional information using the hand-out as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

<i>Planning Staff Use Only</i>		
Base Fee <u>comp # 5395</u> <u>CMBO</u> <u>2x</u> \$ <u>1389</u>	Reviewed and Accepted by <u>[Signature]</u>	Date <u>8-25-08</u>
Receipt No. <u>274411</u>	Deemed Complete by _____	Date _____

CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: 2008-3558-EAF ZA Case No.: 2008-3557-CUB-ZV CPC Case No.: \_\_\_\_\_  
Council District No.: \_\_\_\_\_ Community Plan Area: \_\_\_\_\_  
PROJECT ADDRESS: 1205 SOUTH ABBOT KINNEY BOULEVARD  
Major Cross Streets: VENICE BLVD AND ABBOT KINNEY BLVD  
Name of Applicant: CRAIG WEISS  
Address: 1205 ABBOT KINNEY BLVD  
Telephone No.: 917-678-8758 Fax No.: \_\_\_\_\_ E-mail: \_\_\_\_\_

OWNER

Name: Sylvie Zalk

Address: 10430 Wilshire Blvd., LA, CA 90024

Telephone No: \_\_\_\_\_

Signature: 

APPLICANT'S REPRESENTATIVE  
(Other than Owner)

Name: \_\_\_\_\_  
(Contact Person)

Address: \_\_\_\_\_

Telephone No: \_\_\_\_\_

Signature: \_\_\_\_\_  
(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

**NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.**

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** a UNDATED check in the amount of \$50 made out to the **County of Los Angeles** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

ENVIRONMENTAL ASSESSMENT

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

APPLICATION ACCEPTED

BY: 

DATE: 8-27-08

RECEIPT NO.: 274411

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

**III. Residential project (if not residential, do not answer)**

- A. Number of Dwelling Units-  
Single Family \_\_\_\_\_ Apartment \_\_\_\_\_ or Condominium \_\_\_\_\_
- B. Number of Dwelling Units with:  
One bedroom \_\_\_\_\_ Two bedrooms \_\_\_\_\_  
Three bedrooms \_\_\_\_\_ Four or more bedrooms \_\_\_\_\_
- C. Total number of parking spaces provided \_\_\_\_\_
- D. List recreational facilities of project \_\_\_\_\_
- E. Approximate price range of units \$ \_\_\_\_\_ to \$ \_\_\_\_\_
- F. Number of stories \_\_\_\_\_, height \_\_\_\_\_ feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) \_\_\_\_\_  
Gas heated swimming pool? \_\_\_\_\_
- H. Describe night lighting of the project \_\_\_\_\_  
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building \_\_\_\_\_  
Paving \_\_\_\_\_  
Landscaping \_\_\_\_\_
- J. Total Number of square feet of floor area \_\_\_\_\_

**IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.**

- A. Type of use MARKET \_\_\_\_\_
- B. Total number of square feet of floor area 2950 sq. ft. \_\_\_\_\_
- C. Number of units if hotel/motel N/A \_\_\_\_\_
- D. Number of stories 1 \_\_\_\_\_ height 17 \_\_\_\_\_ feet.
- E. Total number of parking spaces provided: \_\_\_\_\_
- F. Hours of operation \_\_\_\_\_ Days of operation \_\_\_\_\_
- G. If fixed seats or beds involved, number \_\_\_\_\_
- H. Describe night lighting of the project Street lights \_\_\_\_\_  
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift 4 \_\_\_\_\_
- J. Number of students/patients/patrons \_\_\_\_\_
- K. Describe security provisions for project \_\_\_\_\_
- L. Percent of total project proposed for: Building \_\_\_\_\_  
Paving \_\_\_\_\_  
Landscaping \_\_\_\_\_

**Historic/Architecturally Significant Project**

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- National Register of Historic Places \_\_\_\_\_
- California Register of Historic Resources \_\_\_\_\_
- City of Los Angeles Cultural Historic Monument. \_\_\_\_\_
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) \_\_\_\_\_

**V. Hazardous Materials and Substance Discharge**

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. NO

- A. Regulatory Identification Number (if known) n/a
- B. Licensing Agency n/a
- C. Quantity of daily discharge n/a

**VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.**

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

**VII. Selected Information:**

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):  
405
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.\*

**VIII. Mitigating Measures:**

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. \_\_\_\_\_

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\* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

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Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. NO

- A. Regulatory Identification Number (if known) n/a
- B. Licensing Agency n/a
- C. Quantity of daily discharge n/a

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APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, SYLVIA G. ZALK  
Owner (Owner in escrow)\*  
(Please Print)

I, \_\_\_\_\_  
Consultant\*  
(Please Print)

Signed: Sylvia G Zalk  
Owner

Signed: \_\_\_\_\_  
Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

\*\*\*\*\*Space Below This Line for Notary's Use\*\*\*\*\*

ALL-PURPOSE ACKNOWLEDGMENT

State of California

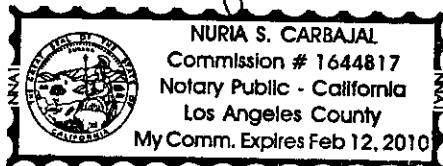
County of Los Angeles

On August 23, 2008 before me, Nuria S. Carbajal, a Notary Public personally appeared  
Sylvia G. Zalk (Insert Name of Notary Public and Title)  
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.

Nuria Carbajal (Seal)  
Signature



Special Instructions for:

**ZONE VARIANCE APPLICATION (ZV)  
ZONE CODE SECTION: 12.27 VARIANCES  
ADDITIONS TO NONCONFORMING DWELLING UNITS IN R1 AND R2 ZONES (ZAA)  
PARKING IN THE REQUIRED FRONT YARD (12.21 A 5, 12.21 C 1 (g)) (ZAA)  
ZONE CODE SECTION: 12.27 ADJUSTMENTS**

For **ZONE VARIANCES** the **MASTER LAND USE APPLICATION INSTRUCTION SHEET—500' RADIUS** should also be followed.

For **ADDITIONS TO NONCONFORMING DWELLING UNITS AND PARKING IN THE REQUIRED FRONT YARD**, the **MASTER LAND USE APPLICATION INSTRUCTION SHEET—ABUTTING OWNERS, CP-7809**, should also be followed.

**ADDITIONAL INFORMATION/FINDINGS.** Provide the following information either on the form or on additional sheets.

In order to grant your request the following findings/questions must be addressed by the Zoning Administrator. Please try to explain as best as possible how your request conforms to the following requirements:

**1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.**

The applicant has the parking for the market retail grandfathered. The applicant is seeking a variance to have the parking required for the sit down meal service allowed by a lease in lieu of a covenant of agreement. The applicant has obtained a lease for off-site parking from a nearby church for the parking he is cannot provide on-site this is an older developed community and structures were constructed prior to current parking regulations. Records show that the property supported a similar use of 50 seats in the past. The applicant intends to meet the intent of the parking code by providing this parking during this hours of operation. The parking attendants, a shuttle service from the parking; and an employee carpooling program.

**2. That there are special circumstances applicable to the subject property such as size, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

This is an older developed property that was created prior to the current parking standards. The applicant intends to meet the full intention of this requirement by providing the parking necessary for his seats by lease to provide the parking offsite.

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**3. That such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

The parking has been grandfathered for the primary use of a retail organic foods market. The applicant requires this variance to allow on-site seating for meal service. The property cannot provide any parking on-site due to the nature of the existing development.

**4. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

Granting this variance will allow the applicant to meet the requirement for his parking needs. This will also be convenience to all patrons visiting the location including patrons solely visiting for the retail market. A building permit has already been obtained and the market is currently under construction. The variance will allow the market to maintain a sit-down area for meal service for approximately 53 seats.

**5. That the granting of such variance will not adversely affect any element of the General Plan.**

No. We are within the element and objectives of both the specific plan and the general plan.

**1,000 FOOT SURVEY**

**Date:** July 30, 2008

**Property Address:** 1205 Abbot Kinney Blvd

**List of Alcohol Establishments between 0 and 600 feet**

Other Room, 1201 Abbot Kinney Blvd	Type 41 License
3 Square Café, 1121 Abbot Kinney Blvd	Type 41 License
Rooster Fish Bar, 1302 Abbot Kinney Blvd	Type 48 License

**List of Alcohol Establishments between 600 and 1,000 feet:**

Axe Restaurant, 1009 Abbot Kinney Blvd	Type 41 License
Lilly's French Café & Bar, 1031 Abbot Kinney Blvd	Type 47 License
Primitiv, 1025 Abbot Kinney Blvd	Type 41 License
Joe's Restaurant, 1023 Abbot Kinney Blvd	Type 47 License
Babe Brandelli's Brig Cocktails, 1515 Abbot Kinney Blvd	Type 48 License
Hal's Bar & Grill, 1349 Abbot Kinney Blvd	Type 47 License
Liquor Store, 1349 Abbot Kinney Blvd	Type 21 License
Trading Post Liquor Mart, 1313 Main St	Type 21 License
Hona Restaurant, 213 Windward Ave	Type 41 License

**Schools, churches, hospitals or parks within 1,000 feet:**

Second Community Baptist Church, 1041 Abbot Kinney Blvd  
Westminster Avenue School, 1010 Abbot Kinney Blvd  
Venice Foursquare Church, 1400 Riviera Ave  
Bethel Tabernacle Church of God in Christ, 1209 6<sup>th</sup> Ave  
20<sup>th</sup> Church of Christ Scientist, 140 Brooks Ave  
Westminster Dog Park, Westminster Ave & Main St

**ADDITIONAL INFORMATION FOR ZA CASES:** Please answer the following questions on the form or on additional sheets.

## **1205 Abbot Kinney.**

In order to grant your request the following findings/questions must be addressed by the Zoning Administrator. Please try to explain as best as possible how your request conforms to the following requirements.

**A. Describe briefly how the proposed project will be proper in relation to adjacent uses or development of the community.**

The Applicant is constructing a new organic foods market that will have many features including food stations where fresh and cooked to order foods and meals are prepared. Along with the fresh produce and sundry area of the market; the location will feature a cheese and deli station, a gourmet pizza and pasta station, and an open oyster bar where oysters and other seafood will be served. The applicant is asking for off – sales beer and wine license to support his wine and fine beer selection that the applicant plans to feature in a portion of the retail side of the market. The applicant is also requesting an on – sale beer and wine license to offer this amenity to patrons wishing to enjoy a meal on the premises for up to 53 seats. This seating would be available to patrons both inside and outside on a rear out door patio area.

**B. Why does applicant believe the location of the project will be desirable to the public convenience and welfare?**

This location in the past once supported a restaurant with 50 seats. This immediate area does not feature a full service market and we feel that our location will be convenient and supportive of the needs of many residents and businesses.

**C. Describe how the proposed project will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the general plan.**

This location is in need of renewed interest and investment. The building has long been existing and unchanged. This market will help vitalize this property and neighborhood and be aesthetically appealing. This project will be complimentary to the gentrification the community is undergoing and be a positive influence to the character of development in the immediate neighborhood. Our project is within the elements and objectives of both the specific plan and the general plan.

**D. Will the approval of the Conditional Use at this location adversely affect the economic welfare of the community? Why?**

No. We expect to have a positive and harmonious affect to the economic welfare of the community. We will be opening a vibrant visible full service market that includes prepared foods that are popular and convenient. We will also be hiring approximately 25 people living in the nearby vicinity to help us operate our establishment.

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**E. Will the approval of the Conditional Use result in or contribute to an undue concentration of such establishments? Why?**

No. There are no similar establishment in this neighborhood and will be this concept is unique and convenient to people living or working in the nearby vicinity. There are no other markets our size in the immediate neighborhood.

**F. Will the approval of the Conditional Use detrimentally affect nearby residentially zoned properties? Why?**

No, there is no direct access from our commercial property to residential property. Although the market features late hours; there is no activity such as parking o the property. The market does not expect any loud noise that would be a nuisance. Trash or rubbish throwing can be done prior to 10 pm. as not to disturb residents. The market will feature background music that is not loud or amplified

**G. What are the proposed hours of operation and which days of the week will the establishment be open? What are the proposed hours of alcohol sales?**

We are proposing hours of 7:00 am – 3:00 am daily. Beer and wine sales for both off and on site will be from 10:00 AM to 2:00 AM daily, The market hopes to open the espresso bar are at the font of the market at 7:00 am daily to serve patrons coffees and simple pastries until 10:00 am. At 10:00 am the remaining portion of the market will open. We are proposing late night service due to the many restaurants and bars that operate late hours, some until 2:00 am.

**H. What is the occupancy load as determined by the Fire Department (number of patrons)? What is the proposed seating in all areas?**

154 occupancy. We are featuring 53 seats total including 20 seats in an open patio area at the rear of the property.

**I. Is parking available on site? (If so, how many spaces?) If spaces are not available on site, have arrangements been made for off-site parking by lease or covenant?**

No. Our parking for the market has been grandfathered for retail use. The applicant has obtained additional parking off-site by lease. The applicant is proposing many additional amenities such as valet parking service, parking attendants; a shuttle service from the proposed parking area(s) and employed car-pooling. TO SUPPORT HIS SEATING AREA OF APPROX. 460 (SQ. FT.).

**J. Is there to be entertainment such as a piano bar, jukebox, dancing, live entertainment, movies, etc? (Specify?) (On site only)**

No. Only low volume Background music.

**K. Is a full line of alcoholic beverages to be served or just beer and wine?**

Just beer and wine.

**L. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? (Off site only)**

No.

**M. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining and lounge facilities. (On site only)**

No cocktail lounge.

**N. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons?**

No.

**O. Will video game machines be available for use on the subject property and if so, how many such machines will be in use?**

No.

**P. Will you have signs visible on the outside which advertise the availability of alcohol?**

No.

**Q. Will alcohol be sold without a food order? Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?**

No, and yes there a kitchen.

**R. Will beer or wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)?**

Yes.

**S. Will fortified wine (greater than 16% alcohol) be sold?**

No.

**T. Will off-site sales of alcohol as a secondary use to on-site occur (i.e., take out)?**

No.

**U. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?**

No.

**V. Will security guards be provided and if so, when and how many?**

no

**W. Will alcohol be allowed to be consumed on any adjacent property under the control of the applicant?**

no

**X. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?**

no

**Y. Provide a copy of the proposed menu if food is to be served.**

Will be provided

**Z. How many employees will you have on site at any given time?**

aa. What security measures will be taken including:

(1) Posting of rules and regulations on premises.

(2) To prevent such problems as gambling, loitering, theft, vandalism and truancy.

(3) Will security guards be provided and if so, when and how many?

(4) Other measures.

- ALL RULES AND REGULATIONS WILL BE PROMINENTLY DISPLAY IN AN EMPLOYEE AREA.
- ALL CONDITION FROM CITY PLANNING AND THE STATE A.B.C WILL BE READILY AVAILABLE ON-SITE FOR OFFICIAL INSPECTION.
- Managers and assistant manager will attend both an LAPD star program and an ABC LEAD program for alcohol safety.

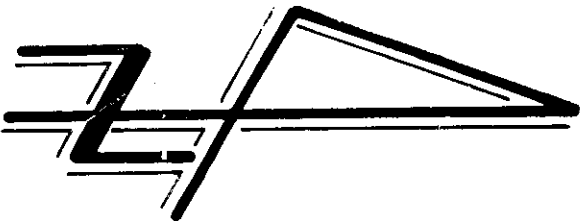
Bb. Will there be minimum age requirements for patrons? If so, how will this be enforced?  
Patrons that order alcohol will be ask for ID.

cc. Are there any schools (public or private and including nursery schools) churches or Parks within 1,000 ft. of your proposed business? Where?  
YES. PLEASE SEE ATTACHED LIST.

dd. For massage parlor or sexual encounter establishment applicants: are there any other adult entertainment businesses within 1,000 feet of your proposed establishment (i.e., adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater)?  
N/A

ee. For off-site sales, where will the alcohol be stored and displayed (indicate on floor plan)?  
Shown on floor plan.

# VICINITY MAP



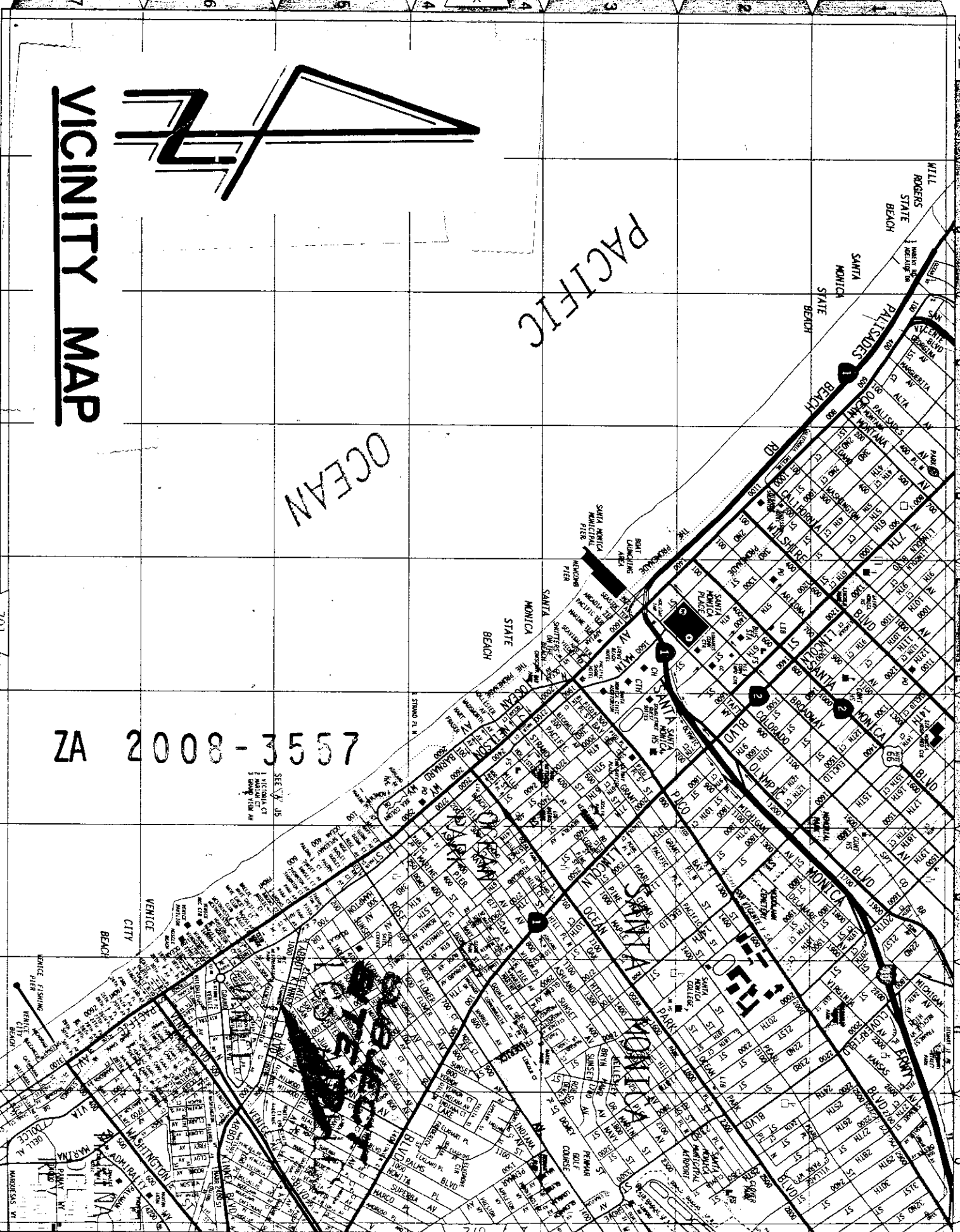
PACIFIC

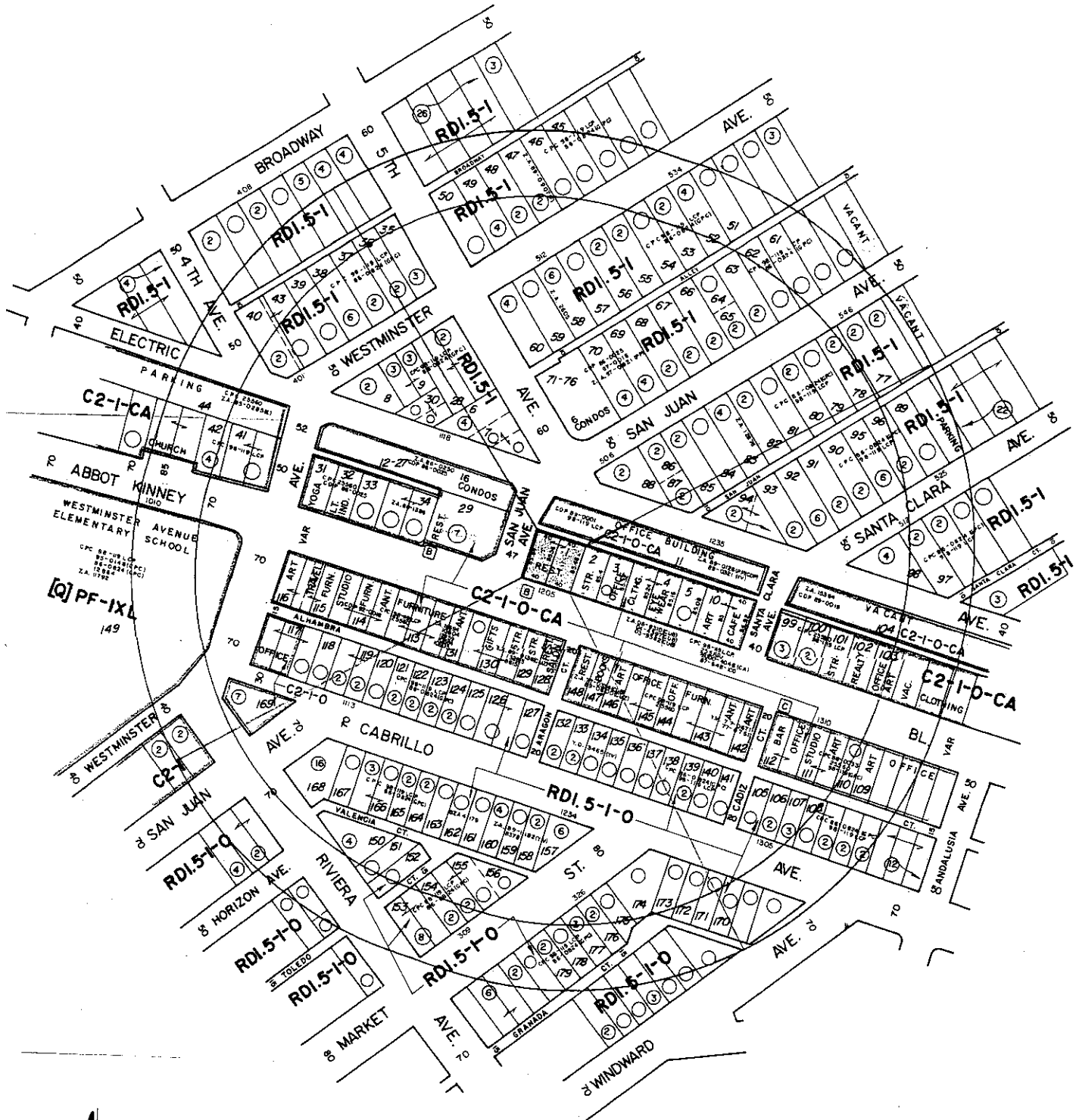
OCEAN

ZA 2008-3557

SEE 701 MAP

SEE 631 MAP





LEGAL: RALPH ROGERS SUBDIVISION OF BLK. V OCEAN PARK VILLA TRACT NO. 2 AND A PART OF RANCHO LA BALLONA, BLOCK B, LOTS 1 & 2 SEE APPLICATION

ZA 2008-3557

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

NET AC. = 0.16

THOMAS BROS. PAGE: 671     GRID: 5/H	<b>CONDITIONAL USE-ALCOHOLIC BEVERAGES</b> <b>CONTINENTAL MAPPING SERVICE</b> 6325 Van Nuys Boulevard, Van Nuys, CA 91401 (818) 787-1663	<b>CASE NO.:</b> DATE: 7-30-08 SCALE: 1" = 100' <b>USES:</b> FIELD D.M.: 108B145
C.D. II     C.T. 2733     P.A. 329	<small>W.D. CMS08-57/B</small>	