

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

## 1709 LINCOLN BLVD.

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.

Our liquor store has been a fixture in this immediate community for many years. The recently new property owner has other intentions for this property and will not renew a lease for this store. As a neighborhood fixture; we have built up a tremendous amount of goodwill with our neighbors. We are the primary alcohol out let for this immediate neighborhood and we have a good record of operating harmoniously and responsibly in the community

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

This location is approximately one and a half blocks north of our existing location and is approximately the same size as our existing store, this new location also features parking off street that our existing location does not provide. \*

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.

The store we are moving into will be full re-modeled with all new equipment and fixtures. Keeping this active and successful business in this neighborhood is important to the character of development. Re-opening this store front and operating this liquor store along with the grocery and convenience items is important to this neighborhood and is in harmony with 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 are an existing and important entity to the economic welfare of this community. We are being forced to move because are lease is expiring and is not available for renewal. We are moving into a closed and definer store front and we will be making a large financial investment to remodel this location.

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

No. We are operating under our existing type-21 license.

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

No. We are a neighborhood market that now serves the grocery and other convenient items that this community needs. We also feature off street parking and will provide a security guard during evening hours. We do not operate after 12:00 A.M.

▶ **ZA 2006 8990**

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?

7 am – 11pm Sun – Thurs. 7 am – 12 am Fri and Sat.

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

No seating. B occupancy.

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?

Yes. 4

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

None.

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

Off-sales Full line of alcoholic

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)

Yes. No alcohol is consumed on the property.

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)

N/A.

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?

None.

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

NO SIGNS.

Yes

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?

N/A.

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

No single cans of beer less than 20 oz. and no bottle of wine less than 500 mL.

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

No fortified wine.

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

N/A.

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

N/A.

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

Yes, we will provide one state certified security guard every evening from 6 pm until closing

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?

Yes.

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

No MENU.

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

2 EMPLOYEES.

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.

OWNERS WILL ATTEND CLASSES SPONSORED BOTH BY THE L.A.P.D. AND THE STATE A.B.C. REGARDING ALCOHOL SALES. – RULES AND REGULATIONS WILL BE DISPLAYED PROMINENTLY IN THE EMPLOYEE AREA. A STATE CERTIFIED SECURITY GUARD WILL BE PROVIDED EVERY EVENING FROM 6 PM UNTIL CLOSING.

bb. Will there be minimum age requirements for patrons? If so, how will this be enforced?

NO.

cc. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 ft. of your proposed business? Where?

PLEASE SEE ATTACHED LIST.

dd. N/A.

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

N/A

**15. ADDITIONAL INFORMATION FOR CPC CASES:** To be specifically addressed in detail in writing as part of exhibit "C" and shall include:

Exhibit C: Justification of your request in terms of public necessity, convenience, general welfare of the community? Why?

a. Will the approval of the conditional use at this location adversely affect the economic welfare of the community? Why?

No. we are an existing and important entity to the economic welfare of this community. We are being forced to move because are lease is expiring and is not available for renewal. We are moving into a closed and definer store front and we will be making a large financial investment to remodel this location.

b. Will the approval of the conditional use result in or contribute to an undue concentration of such establishments? Why?

No. We are operating under our existing type-21 license.

c. Will the approval of the conditional use detrimentally affect nearby residential zoned properties? Why?

No. We are a neighborhood market that now serves the grocery and other convenient items that this community needs. We also feature off street parking and will provide a security guard during evening hours. We do not operate after 12:00 A.M.

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

7 am – 11pm Sun – Thurs. 7 am – 12 am Fri and Sat.

e. What is the occupancy load (number of patrons)?

No seating. B occupancy.

f. Is parking available on the site? (if so how many spaces)? If spaces are not available on the site, have arrangements been made for off-site parking? Where?

Yes. 4

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

Off-sales Full line of alcoholic

h. Will cups, glasses or other similar containers to be sold, which might be sold for the consumption of liquor on the premises?

N/A.

i. 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 last 365 days and if so, for what reason?

NO.

j. Will game machines be available for use on the subject property and if so, how many such machines will be used?

NONE.

**1,000 FOOT SURVEY**

**Date:** September 21, 2006

**Property address:** 1709 Lincoln Blvd, Venice

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

7-Eleven Market Type 20 License  
1516 Lincoln Blvd.

Joe's Liquor Type 21 License  
1901 Lincoln Blvd.

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

None.

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

Broadway Elementary School  
1015 Lincoln Blvd.