

**CONDITIONAL USE PERMIT—ALCOHOL (CUB)
ADULT ENTERTAINMENT (CUX)**

ZONE CODE SECTIONS: OFF-SITE and ON-SITE 12.24 W 1. In South Central sales are governed by Specific Plan 171,681. **ADULT ENTERTAINMENT 12.24 W 18** for dance hall, hostess dance hall, dancing, massage parlor or sexual encounter establishment.

The **MASTER LAND USE APPLICATION INSTRUCTION SHEET—500' RADIUS** should also be followed.

IN ADDITION, 2 DUPLICATE COPIES OF THE APPLICATION, THE FINDINGS BELOW, THE RADIUS MAP, AND THE FLOOR PLAN ARE REQUIRED.

1. **ADDITIONAL RADIUS MAP REQUIREMENTS:** Public hearing notification is for 500 feet but land use must be shown to 600 feet. Furthermore, 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
- (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.

2. 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.

3. **ADDITIONAL INFORMATION/FINDINGS:** Please answer the following questions on the form or on additional sheets.

In order to grant your request the following findings/questions must be addressed. 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 the development of the community. *LINCOLN BLVD. GREATLY NEEDS UPSCALE ESTABLISHMENTS TO KEEP WITH VENICE COMMUNITY DEVELOPMENT OF PAST 3 YEARS.*
- b. Why does applicant believe the location of the project will be desirable to the public convenience and welfare. *RAPID INCREASE IN PROPERTY VALUES EAST OF LINCOLN BLVD. IN PAST TWO YEARS; WILL PROVIDE QUALITY & ENJOYABLE DINING EXPERIENCE IN AREA.*
- 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. *RESTAURANT PROVIDES COMMUNITY/FAMILY NEED IN THE AREA. LOCATED & ZONED FOR COMMERCIAL USES & IS WELL DEVELOPED FOR THESE PURPOSES.*
- d. Will the approval of the Conditional Use at this location adversely affect the economic welfare of the community? Why? *NO. RESTAURANT PROVIDES COMMUNITY/FAMILY NEED IN THE AREA, WILL EMPLOY MAJORITY OF STAFF FROM LOCAL COMMUNITY, WILL CONTRIBUTE TO BUS. TAX BASE.*
- e. Will the approval of the Conditional Use result in or contribute to an undue concentration of such establishments? Why? *NO. LINCOLN BLVD. GREATLY NEEDS UPSCALE ESTABLISHMENTS TO KEEP WITH DEVELOPMENT OF VENICE COMMUNITY. SALE OF ALCOHOL BEVERAGES WILL BE INCIDENTAL TO FOOD SALES.*
- f. Will the approval of the Conditional Use detrimentally affect nearby residentially zoned properties? Why? *NO. LINCOLN BLVD. IS A MAIN THOROUGH FARE WITH PLENTY OF METERED PARKING, SPACE PREVIOUSLY ZONED RESTAURANT, ALCOHOLIC BEVERAGES SOLD TO BE INCIDENTAL TO FOOD SALES, LOCATION FITS HARMONIOUSLY WITH NEIGHBORHOOD AND COMMERCIAL ACTIVITY OF LINCOLN BLVD.*

- 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? *10AM-10PM SUN-THURS
10AM-12AM FRI-SAT.*
- h. What is the occupancy load as determined by the Fire Department (number of patrons)? What is the proposed seating in all areas? *PROPOSED SEATING 45*
- i. 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 by lease or covenant? Where? How many off-site spaces? *NO. PLENTY OF PARKING ON LINCOLN BLVD., SEE FILING OF "EXCEPTION FROM GEOGRAPHICALLY SPECIFIC PLAN".*
- j. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) (On-site only) *NO*
- k. Is a full line of alcoholic beverages to be served or just beer and wine? *FULL LINE*
- 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) *N/A*
- 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) *INCLUDED, SEE FLOOR PLANS*
- 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 Section 12.03 of the Los Angeles Municipal Code? *YES, THERE WILL BE A KITCHEN ON SITE PER LAMC*
- 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*
- 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 sales occur (i.e., take out)? *NO*
- u. Will discount alcoholic drinks or a "Happy Hour" be offered at any time? *YES*
- v. Will security guards be provided and if so, when and how many? *NO, THE APPLICANT DOES NOT ANTICIPATE THE NEED FOR SECURITY GUARDS GIVEN THE SIZE AND SCALE OF OPERATION.*
- 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? *DO NOT BELIEVE SO.*
- y. Provide a copy of the proposed menu if food is to be served. *SEE MENU PROVIDED WITH THIS APPLICATION.*
- z. How many employees will you have on the site at any given time?

aa. What security measures will be taken including:

- (1) Posting of Rules and Regulations on the premises. **YES**
- (2) To prevent such problems as gambling, loitering, theft, vandalism and truancy. **APPLICANT WILL COMPLY WITH ALCOHOLIC BEVERAGE CONTROL, POLICE DEPARTMENT & OFFICE OF ZONING ADMIN. STANDARDS.**
- (3) Will security guards be provided and if so, when and how many? **NO**
- (4) Other measures. **AS NECESSARY AND SECURITY LIGHTING.**

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? **VENICE UNITED METHODIST CHURCH**

1020 VICTORIA AVE, VENICE, CA, 90291

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)? **N/A**

NOTE: Remember to contact the State Alcoholic Beverage Control Department (ABC) regarding its requirements at the appropriate office.

2. For applications in the South Central Alcohol Beverages Specific Plan, answer the following questions: **N/A**

- a. The proposed use will not adversely affect the welfare of area residents. **N/A**
- b. The granting of the application will not result in an undue concentration in the area of establishments dispensing alcoholic beverages. **N/A**
- c. The proposed use will not detrimentally affect nearby residentially zoned communities in the area. **N/A**

CALDERA BILL
ADDITIONAL INFORMATION REGARDING ALCOHOLIC BEVERAGE REQUESTS

State legislation (Caldera Bill*) in effect since January 1, 1995, may significantly impact your request to sell alcoholic beverages. If you plan to file an application with the City for any new on- or off-site alcoholic beverage sales except for a restaurant or hotel/motel retail use, you will need a City Council determination that issuance of the license would serve the "public convenience or necessity" if your site is located in an area where:

- (1) there is "high" crime,
- (2) there is an overconcentration of existing licenses, or
- (3) the use would tend to create a law enforcement problem.

The California Department of Alcoholic Beverage Control (ABC) cannot issue a new alcoholic beverage license without the City Council finding of "public convenience or necessity" if your proposed location is subject to one of the three criteria listed above.

Before you file your new conditional use application with the City of Los Angeles and even if you have received conditional use approval from the City since January 1, 1995 for alcoholic beverage sales, you must call one of the local ABC offices listed below to determine if your location is in a census tract with high crime or an overconcentration of licenses. If the answer is yes, you will need not only a City land use entitlement (conditional use), but a separate new finding of "public convenience and necessity" from the City Council before the ABC may issue a license. There is a separate City procedure for requesting the "public convenience or necessity" finding which will be explained to you by the Planning Department staff at our public counters. You should also contact the City Councilmember of the District in which the site is located and the local City Police Department Vice Section and ask them to comment in writing whether or not they believe your request "would tend to create a law enforcement problem."

If one of the three criteria listed above applies to your proposed site, you should be prepared to provide a strong justification of why you believe issuance of the license would provide a "public convenience or necessity." If there are other similar alcohol uses already existing nearby in the community, there would have to be a very special or unusual circumstance about your new request for it to be justified. If you do not believe a strong justification can be made, you should seriously consider finding another site in a different census tract which was not subject to one of the three criteria listed under the new State alcohol legislation.

*California Business and Professions Code Sections 23958 and 23958.4.