



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number
Env. Case Number
Application Type
Case Filed With (Print Name) Date Filed

Application includes letter requesting:

Waived hearing
Concurrent hearing
Hearing not be scheduled on a specific date (e.g. vacation hold)
Related Case Number

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.
Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address 1 14054 W Ventura Boulevard (14052-14060 W Ventura Boulevard) Unit/Space Number
Legal Description 2 (Lot, Block, Tract) Lot 1 & Lot 2 Arb 1, Block B, TR 4954 Tract
Assessor Parcel Number 2266014001 Total Lot Area 10,268.488

2. PROJECT DESCRIPTION

Present Use Pharmacy
Proposed Use Liquor store with tasting room
Project Name (if applicable) Bottle Dojo

Describe in detail the characteristics, scope and/or operation of the proposed project A Conditional Use to permit the off-site sale of a full line of alcoholic beverages and the on-site tasting of a full line of alcoholic beverages in conjunction with a 965 s.f. store with proposed hours of operation from 8 a.m. to 12 a.m. daily.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

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 use 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)

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)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: _____ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 0 - Demolish(ed)³ 0 + Adding 0 = Total 0
 Number of Affordable Units⁴ Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0
 Number of Market Rate Units Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0
 Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO
 Is your project required to dedicate land to the public right-of-way? YES NO
 If so, what is/are your dedication requirement(s)? _____ ft.
 If you have dedication requirements on multiple streets, please indicate: _____

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; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section 12.24-W,1

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

Action Requested, Narrative: A Conditional Use to permit the off-site sale of a full line of alcoholic beverages and the on-site tasting of a full line of alcoholic beverages in conjunction with a 965 s.f. store.

Authorizing Code Section 12.24-W,17

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

Action Requested, Narrative: A Conditiona Use to permit hours of operation from 8 a.m. to 12 a.m. daily in a mini-shopping center.

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF 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) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master 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:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form _____

b. Geographic Project Planning Referral _____

c. Citywide Design Guidelines Compliance Review Form _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Preliminary Zoning Assessment Referral Form _____

l. SB330 Preliminary Application _____

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

n. Order to Comply _____

o. Building Permits and Certificates of Occupancy _____

p. Hillside Referral Form (BOE) _____

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____

r. SB330 Determination Letter from Housing and Community Investment Department _____

s. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Michael Christopher LLC

Company/Firm _____

Address: 3143 Dona Sarita Place Unit/Space Number _____

City Studio City State CA Zip Code: 91604

Telephone _____ E-mail: _____

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) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name Eddie Navarrette

Company/Firm FE Design & Consulting

Address: 327 E 2nd Street Unit/Space Number 222

City Los Angeles State CA Zip: 90012

Telephone (213)687-6963 x207 E-mail: dafne@fedesignandconsulting.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information (select only one) 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.

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 applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **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 the agent for service of process or 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 the agent for service of process or 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).** A 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.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 1/25/2021

Print Name MARCO R Cudde

Signature _____

Date _____

Print Name _____

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 January 25th, 2021 before me, Alexis Gavrilyeva, a Notary Public
(Insert Name of Notary Public and Title)

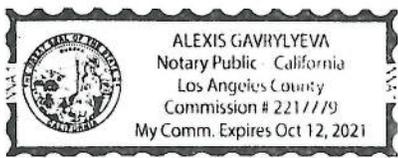
personally appeared Mario Roberto Guddemi, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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]
Signature

(Seal)



APPLICANT

8. **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.
 - i. 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 it 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. 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: 

Date: 1/25/2021

Print Name: Mario Cuddeiri

**OPTIONAL
NEIGHBORHOOD CONTACT SHEET**

9. **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).



FE DESIGN & CONSULTING

Conditional Use Permit-Alcohol (CUB) Additional Information/Findings 14054 W Ventura Boulevard

Michael Christopher LLC (A)(O)
3143 Dona Sarita Place
Studio City, CA 91604

FE Design & Consulting (R)
327 E. 2nd St. #222
Los Angeles, CA 90012

Sherman Oaks – Studio City – Toluca Lake – Calhuenaga
Pass Planning Area
Zone: C2-1VL
D.M.: 165B153
C.D.: 4
Legal Description: Lot 1 & Lot 2 Arb 1, Block B, Tract TR
4954

REQUEST

A Conditional Use to permit the off-site sale of a full line of alcoholic beverages and the on-site tasting of a full line of alcoholic beverages in conjunction with a 965 s.f. store.

A Conditional Use to permit hours of operation from 8 a.m. to 12 a.m. daily in a mini-shopping center.

BACKGROUND

The subject property is a flat, rectangular-shaped parcel made up of two tied lots, being a total of 10,268.488 sq. ft. and having a frontage of 93.36 feet along the south side of Ventura Boulevard and 110 feet along the east side of Hazeltine Avenue. The property is zoned C2-1VL and is developed with a one-story multi-tenant commercial building with associated surface parking. The subject request is for a new specialty liquor store, “Bottle Dojo,” which will take up the space that was most recently a pharmacy. The applicant, Mario Guddemi, is also the property owner. He and his partners have an extensive history in the restaurant industry in Los Angeles – they also own Local Peasant in Sherman Oaks and Woodland Hills, Black Market in Studio city, Scopa Italian Roots and Old Lightning in Marina Del Rey, Dama Fashion District in downtown, and The Chestnut Club in Santa Monica. Through their experience in the restaurant industry, they’ve gotten the chance to learn about some unique alcohol brands. They realized that many of their favorite brands are only available to consumers at restaurants and bars and can’t be found at stores. In response, they are proposing a new store which will specialize in high-end and hard-to-find alcohol products. They do not intend to compete with major chain stores or neighborhood liquor stores; they want to be a destination for customers that either want a specific product they can’t find elsewhere, or for customers looking for something unique for a special



FE DESIGN & CONSULTING

occasion or a gift. The plan is to sell a full line of alcoholic beverages, so we are requesting a Type 21 license to allow a full line of alcohol for off-site consumption. Since they will focus on unfamiliar products, they would also like to have on-site alcohol tastings using a Type 86 license. This license allows certain qualified suppliers to conduct “instructional tasting events” at off-sale retail locations, and to provide tastes of alcoholic beverages to consumers under very specific conditions, restrictions and limitations. While a Type 86 license is applied for and held by a retail licensee, its core privileges require the involvement or participation of a qualified supplier.¹ The ABC places strict restrictions on tastings held under a Type 86 license, including:

- No charge of any sort shall be made for tastings at an instructional tasting event.
- An instructional tasting event may only take place between the hours of 10 a.m. and 9 p.m. The city or ABC can further limit these hours.
- At all times during an instructional tasting event, the instructional tasting event area shall be separated from the remainder of the off-sale licensed premises by a wall, rope, cable, cord, chain, fence, or other permanent or temporary barrier. The type 86 license-holder shall prominently display signage prohibiting persons under 21 years of age from entering the instructional tasting event area.
- A single tasting of distilled spirits cannot exceed one-fourth of one ounce and a single tasting of wine cannot exceed one ounce.
- No more than three tastings of distilled spirits or wine shall be provided to any person on any day. The tasting of beer is limited to eight ounces of beer per person per day.

Mario and his team are excited to bring this new concept to Sherman Oaks. They hope this store will be a source of pride to the local community, and will give neighbors the chance to discover new products to enjoy at home. The table below illustrates the requested details of this application:

	New Approval
Use	Retail
Square Footage	965 sq. ft.
Unit/Address	14054 W Ventura Blvd
Hours of Operation	8 a.m. to 12 a.m. daily
Type of Alcohol	Type 21 License- Full Line Off-Site Type 86 License - Instructional Tasting full line
Food	None
Seats	None
Live Entertainment	None
Off-Site Sales	Yes, full line of alcohol
Private Parties	None
Census Tract	1412.02
Neighborhood Council	Sherman Oaks
Council District	CD-4 – Nithya Raman

¹ <https://www.abc.ca.gov/wp-content/uploads/2019/06/Advisory-Type-86.pdf>



FE DESIGN & CONSULTING

SURROUNDING PROPERTIES

Property to the north of the subject property (#161 on the radius map) is zoned [T][Q]C2-1VL and is developed with a one-story commercial building housing a grocery store and a bank.

Property to the south (#118) is zoned [Q]RD3-1 and is developed with a single-family home.

Property to the west (#105) is zoned C2-1VL and is developed with a one-story commercial building housing a drug store.

Property to the east (#114) is zoned C2-1VL and is developed with a one-story commercial building housing a dry cleaners.

CIRCULATION

Ventura Boulevard, fronting the subject site, is designated as a Boulevard II with a 110-foot right-of-way dedication and all improvements including curbs, gutters, sidewalk, and street lights.

Hazeltine Avenue, the side frontage, is designated as a Local Street-Standard with a 60-foot right-of-way dedication and all improvements including curbs, gutters, sidewalk, and street lights.

RELATED PRIOR CASES

Subject Property:

ZA-1989-194-PAB - On February 28, 1989, the Zoning Administrator approved the request for the property located at 14058 Ventura. There are no publicly available project documents.

Surrounding Property:

ZA-2010-309-CUB - On May 12, 2010, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the continued operation of a 3,800 square-foot restaurant in the C2-1VL and R3-1 zones, with hours of operation from 11 a.m. to 1 a.m. Monday to Thursday, 11 a.m. to 2 a.m. Friday and Saturday, and 11 a.m. to 11 p.m. Sunday, for the property located at 14015 West Ventura Boulevard.

ZA-1995-0394(CUB) - On September 20, 1995, the Zoning Administrator approved a conditional use to permit the continued sale and dispensing of alcoholic beverages for on-site consumption, in conjunction with a 3,800 square-foot restaurant and 500 square-foot patio area (Cafe Cordial) with live entertainment, for the property located at 14015 West Ventura Boulevard. On November 30, 1995, the Zoning Administrator



FE DESIGN & CONSULTING

issued a Letter of Correction to state the hours of operation to be read as follows: The facility may operate between the hours of 11 a.m. and 1 a.m. Monday through Thursday, 11 a.m. and 2 a.m. Friday, Saturday, and 11 a.m. and 11 p.m. Sunday. The restaurant may also remain open until 2 a.m. on day or eve of New Years, the 4th of July, Labor Day and Christmas.

ZA-1985-0652(PAD) - On September 20, 1985, the Zoning Administrator approved an interpretation of conditional use status and the approval of plans which has the status of an approved conditional use site for the sale of alcoholic beverages for consumption on the premises, for the property located at 14015 West Ventura Boulevard.

GENERAL CONDITIONAL USE FINDINGS

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 subject request is for a specialty, high-end liquor store that will provide the neighborhood and the city with a unique shopping experience. The applicants have extensive experience in the restaurant industry at establishments with specially curated bar programs. They are excited to bring unique and hard-to-find products directly to consumers through a store open to the public. They hope to have a range of customers from people who already know these specialty products to those looking to discover something new. The Type 86 license will allow them to introduce the public to new products they may have never tried before by offering instructional tastings. Store staff will be experts in the products and will be able to guide customers. This will not be a typical store, and will provide a unique function and service that is beneficial to the community and city.

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.

The property is already developed as a commercial building, and there are no proposed alterations to the exterior, so the proposed new business will not alter or significantly impact adjacent properties or the surrounding neighborhood. The requested hours of operation are until midnight daily, however, the Type 86 license restricts alcohol tastings to between 10 a.m. to 9 p.m. At no time will this business operate as a bar with late-night alcohol tastings. Instead, the hours of operation are there to accommodate customers who may be traveling from another area, or who work long hours but still want to pick up something nice to bring home. The business is midblock on a busy commercial thoroughfare with other similar uses, and other late-night uses. The property also provides on-site parking for customers. When all of the above is taken into consideration, it can be seen that the project will not adversely impact nearby properties or the surrounding neighborhood's health, welfare, and safety.



FE DESIGN & CONSULTING

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.

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Map designates the property for General Commercial land uses. The lot is zoned C2-1VL, so it is planned and zoned for commercial uses.

Goal 2 of the Plan is for a “strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district.”² This project is located within an existing commercial plaza. The proposed business will be a unique shopping experience that will be a source of pride for the local community. Ventura Boulevard is the commercial center of Sherman Oaks, and this use will complement existing businesses while also serving the local community, helping to achieve the goals of the Plan.

The site is also located within the Ventura-Cahuenga Boulevard Corridor Specific Plan. The project is not considered a project per the Specific Plan since it is an existing retail space, and there is no proposed change of use or alterations to the exterior of the building.

ADDITIONAL FINDINGS

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

As mentioned above, the proposed business is a high-end specialty store meant to serve a unique clientele. It will not operate as a regular liquor store and will not sell any products with a low price-point. Instead, the store will enhance the community by offering local neighbors the opportunity to discover new products for special occasions. The business is a retail store and tastings have restricted hours and pour sizes, so it will never function as a bar. The property has on-site parking and there are parking meters in front, so patrons will not need to drive through the residential area to find parking. As a result of all these factors, it can be seen that the business will not negatively impact the welfare of the surrounding community.

² Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, page III-6



FE DESIGN & CONSULTING

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

There are currently two other type 21 licenses in census tract 1412.02. This tract has a slight overconcentration (1 off-site license is allocated), however, this situation is common of commercial corridors. The allocation is based on the population of the census tract but does not take into account the fact that this commercial area services large residential areas which may not have any alcohol licenses. In addition, this store is meant to serve customers from outside of the census tract since it will offer specialty products not available in other census tracts. Given these conditions, the ABC can and does approve new licenses even when there is an overconcentration.

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

The approval of the Conditional Use will not detrimentally affect nearby residentially zoned properties due to the fact that the subject property is an existing retail store. Self-policing by the owner is essential for an establishment to not adversely impact the community. The applicant-owners will monitor all areas of the establishment in order to prevent loitering and noise. All employees involved in the sale of alcoholic beverages will attend STAR training and a certificate or similar document of proof will be kept on-site at all times. In addition, security cameras and sufficient night lighting are maintained on the property in order to create an environment conducive to a responsible establishment.

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?

The store is inside of a 6,330 square-foot, 1-story building.

b. What is the total square footage of the space the establishment will occupy?

The store will be 965 square feet.

c. What is the total occupancy load of the space as determined by the Fire Department?

This will be determined through the pending building permit process.

d. What is the total number of seats that will be provided indoors? Outdoors?

None.



FE DESIGN & CONSULTING

e. If there is an outdoor area, will there be an option to consume alcohol outdoors?

N/A

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? If yes, how much is enclosed? Outdoors?

No.

h. Parking

i. How many parking spaces are available on the site?

15 (12 tandem and 3 standard).

ii. Are they shared or designated for the subject use?

Shared between the tenants of the plaza.

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?

No.

1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety?

N/A.



FE DESIGN & CONSULTING

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.

N/A.

3. Will valet service be available? Will the service be for a charge?

No.

i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks?

See attached radius maps.

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.

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 and Proposed Hours of Alcohol Sales?

Hours of operation and off-site alcohol sales are proposed to be 8 a.m. to 12 a.m. daily. Per ABC regulations, on-site tastings will only occur between 10 a.m. and 9 p.m.

b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: Note: An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.

No.

c. Will there be minimum age requirements for entry? If yes, what is the minimum age requirement and how will it be enforced?

No, this is a retail store with no age requirements. Patrons who are under 21 are welcome to enter the store and purchase non-alcoholic items. Anyone who wishes to purchase alcohol will need to be 21 years of age or older and must show proper identification at the time of purchase. In addition, the alcohol tastings which will be offered in conjunction with the Type 86 license will be limited to patrons 21 years of age and older. The



FE DESIGN & CONSULTING

store will check IDs of anyone wishing to be involved in the tastings. The tastings will occur in a back area of the store, so it will be convenient for staff to cordon off an area for tastings and ensure that no one under 21 is allowed anywhere near the alcohol consumption.

d. Will there be any accessory retail uses on the site? What will be sold?

Yes, they will sell hats, shirts, bottles, glassware, bar supplies, and other related items.

e. Security

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

There will be approximately 2 employees on-site at any given time depending on the day and time.

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? If yes, please provide copies.

No.

f. Alcohol

i. Will there be beer & wine only, or a full-line of alcoholic beverages available?

A full line of alcohol.

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

Yes, high-end fortified wine such as port, marsala, sherry, or vermouth may be sold.

iii. Will alcohol be consumed on any adjacent property under the control of the applicant?

No.



FE DESIGN & CONSULTING

iv. Will there be signs visible from the exterior that advertise the availability of alcohol?

There will be interior alcohol displays visible from outside due to the fact that this is a very small store.

v. Food

1. Will there be a kitchen on the site?

No.

2. Will alcohol be sold without a food order?

Yes. There is no food.

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis?

Yes.

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

N/A.

vi. On-Site

1. Will a bar or cocktail lounge be maintained incidental to a restaurant?

No. There is a rear tasting room, but it will be for Type 86 tastings only.

a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

N/A.

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")?

Off-site sales are the main use of the business.

a. If yes, a request for off-site sales of alcohol is required as well.

Yes.



FE DESIGN & CONSULTING

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. They will sell glassware, but it will be to take home.

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

There may be specialty products which are sold in smaller containers.

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements.

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?

Both.

i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?

No.

1/28/2021 DG

Seal

Key Plan



PLANNING SET 12/22/2020

No. Issue Name Date

Date

Scale
 As noted

Sheet Title

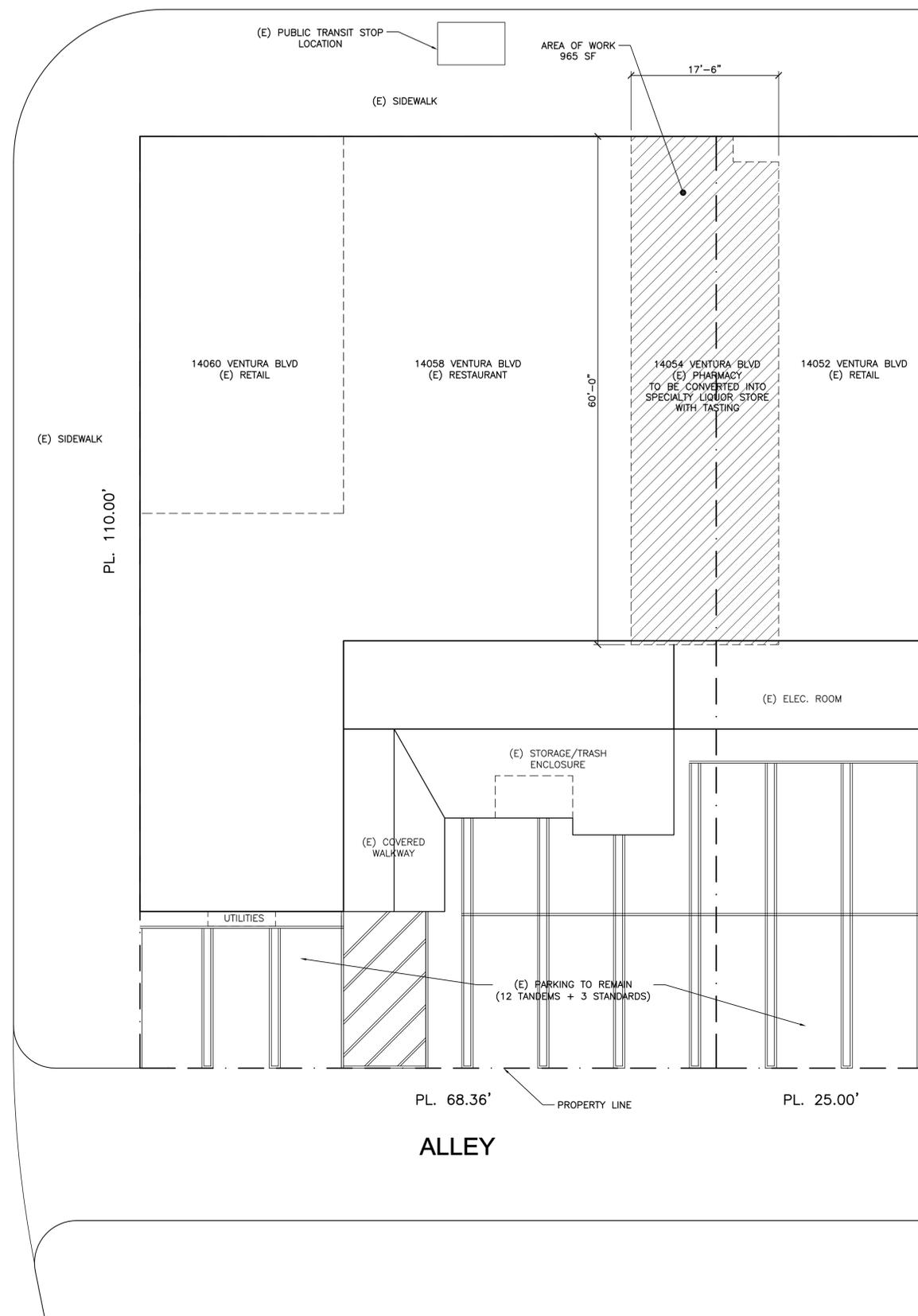
SITE PLAN

Sheet No.

A0.0

VENTURA BLVD

HAZELTINE AVE



SUMMARY TABLE:

(N) RETAIL SPACE	556 SF
(N) RETAIL AND TASTING ROOM	177 SF
(E) COVERED ENTRY	16 SF
(E) STORAGE 1	100 SF
(E) STORAGE 2	36 SF
(E) BATHROOM	25 SF
(E) HALL	55 SF
TOTAL =	965 SF

* (E) SHARED STORAGE/ELEC. ROOM 278 SF
 NOT PART OF INTERIOR REMODEL

*PARKING SUMMARY:
 15 SPACES PROVIDED (12 TANDEMS + 3 STANDARDS) - NO CHANGE

