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April 15, 2015

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Block Party, LLC
5052 York Boulevard
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Jeffrey P. Klarin Trust (O)
5050 York Boulevard
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Wil Nieves (R)
21250 Hawthorne Boulevard, #700
Torrance, CA 90503

CASE NO. ZA 2014-3887(CUB)
CONDITIONAL USE
5052 East York Boulevard
Northeast Los Angeles Planning Area
Zone : [Q]C4-1XL
D.M. : 156A225
C.D. : 14
CEQA: ENV-2014-3888-MND
Legal Description: Lot 13, Block B,
Highland Park Electric Tract

Pursuant to Los Angeles Municipal Code Section 12.24-W,1, I hereby APPROVE:

a Conditional Use to allow the on and off-site sale of beer and wine in conjunction with a new beer and wine lounge in the [Q]C4-1XL Zone,

Pursuant to Los Angeles Municipal Code Section 12.24-W,27, I hereby APPROVE:

a Conditional Use to allow the proposed hours of operation from 11:00 a.m. to 2:00 a.m., daily, in lieu of the Mini-Shopping Center hours of limitation from 7:00 a.m. to 11:00 p.m. pursuant to LAMC Section 12.22-A,23,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. The premises shall be subject to the following restrictions:
 - a. The interior lounge and retail area shall be limited to 963 square feet with a maximum of 28 seats and the rear outdoor patio shall be limited to 2,443 square and a maximum 24 outdoor seats.
 - b. Hours of operation for the interior lounge and retail shop shall be limited from 11:00 a.m. to 12 midnight Sunday through Thursday and from 11:00 a.m. to 1 a.m., Friday and Saturday.
 - c. Hours of operation for the exterior patio shall be limited from 11:00 a.m. to 10:00 p.m. Sunday through Thursday and from 11:00 a.m. to 11:00 p.m. Friday and Saturday.
 - d. There shall be no live entertainment or amplified music permitted anywhere on the premises.
 - e. Ambient, recorded background music is permitted in the interior lounge during business hours. Ambient background music is permitted in the outdoor patio on Friday and Saturday only between the hours of 11 a.m. and 10 p.m. and Sundays from 11 a.m. until 7 p.m. No music is permitted in the patio Monday through Thursday.

- f. Plans submitted for plan check shall incorporate sound mitigation measures in the rear patio as shown on Sheet A1.0 of approved Exhibit 'A' which includes the following:
 - 4' high CMU block wall along the west property line.
 - 9' high, 1" thick pine T & G slat wall along the entirety of the west, south and east property lines with 4" of air space between neighboring walls.
 - 8' high, 1/4" thick sheet metal wall along east facing side of deck placed 4" behind wood walls.
 - 6' high, 1/2" thick wood wall 4" behind south facing wall.
 - The entire deck shall be constructed of 2' x 4" redwood.
8. The authorization granted herein for the on and off-site sale of beer and wine is for a period of **five (5) years** from the effective date of this grant. Thereafter, a new authorization to allow the on-site sale and dispensing of a full line of alcoholic beverages will be required. The applicant is advised that he/she should allow appropriate time for a new entitlement application to be processed and the application should be approved prior to the expiration date of this grant in order to continue the sale of alcoholic beverages at the restaurant.
9. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
10. There shall be no entertainment such as a piano bar, jukebox, dancing, live entertainment, movies, etc. There shall be no karaoke, disc jockey, topless entertainment, male or female performers or fashion shows. Any background music or recorded-music shall not be audible beyond the area under the control of the applicant.
11. There shall be no coin-operated game machines or video machines permitted on the premises at any time.
12. No pool or billiard tables, ping pong, foosball or similar games may be maintained on the premises.
13. The conditions of this grant, a police permit, a copy of a business license, insurance information and an emergency contact phone number for the operator and valet service(s), if any, shall be retained on the premises at all times and be immediately produced upon request of the Los Angeles Police Department, the Department of City Planning, State Department of Alcoholic Beverage Control or other responsible agencies. The manager and all employees shall be knowledgeable of these Conditions.
14. The establishment shall not be operated where an admission is charged at the door or other manner similar to a nightclub or afterhours establishment.

15. Within six months of the effective date of this action, all employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Zoning Administrator who acted on this case as evidence of compliance. In the event there is a change in the licensee, within one year of such change, this training program shall be required for all new staff. All employees who serve alcoholic beverages shall attend follow-up STAR classes every 24 months. The STAR training shall be conducted for all new hires within 2 months of their employment.
16. No employee or agent shall be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premises. Additionally, the licensee(s) shall not provide, permit or make available, either gratuitous or for compensation, male or female patrons who act as escorts, companions or guests of and for the customers.
17. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while in the premises.
18. The premises shall not be used for private parties in which the general public is excluded.
19. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the applicant.
20. The applicant shall not permit any loitering on the premises or on property adjacent to the premises.
21. No music, sound or noise shall be emitted from the subject businesses at a level prohibited by the noise regulations of the Los Angeles Municipal Code. Any sound or noise emitted under the control of the petitioner that exceeds the decibel levels that are stated in the City's Noise Abatement Laws shall constitute a violation of Section 116.01 of the LAMC, including any loud, unnecessary or unusual noise that disturbs the peace or quiet of any neighborhood or that causes discomfort.
22. The establishment shall make an effort to control any unnecessary noise made by staff or any employees contracted by the business, or any noise associated with the operation of the establishment.
23. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, including the sidewalk in front of the restaurant.
24. The applicant/restaurant operator shall identify a contact person and provide a 24-hour "hot line" telephone number for any inquiries or complaints from the

community regarding the subject facility. Prior to the utilization of this grant, the phone number shall be posted on the site so that is readily visible to any interested party. The hot line shall be:

- posted at the entry, and the cashier or customer service desk,
- provided to the immediate neighbors, schools and the Neighborhood Council,
- responded to within 24-hours of any complaints/inquiries received on this hot line, and
- the applicant shall document and maintain a log of complaints received, the date and time received and the disposition of the response. The log shall be made available for review by the Los Angeles Police Department and the Zoning Administrator upon request.

25. The applicant shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.

26. No portable bars shall be permitted.

27. Only the front door shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times other than to permit temporary access for delivery of supplies and trash removal. These doors shall be solid.

28. No pennants, banners, ribbons, streamers, spinners or balloon signs shall be permitted.

29. No obstructions shall be attached, fastened or connected to the partitions or ceiling to separate the booths/dining areas within the interior space of the licensed premises.

30. The applicant shall not maintain or construct any type of enclosed room intended for use by patrons or customers for any purpose, except for the restrooms.

31. Recyclable materials in the form of glass bottles and cans shall not be sorted, segregated, gathered or dumped in the exterior or rear of the subject premises between the hours of 9 p.m. and 8 a.m., daily.

32. Trash/recycling pick-up is permitted to occur only between the hours of 7:00 a.m. and 8:00 p.m., Monday through Friday, and 10 a.m. to 4 p.m., Saturdays and Sundays.

- a. Trash/recycling containers shall be locked when not in use and shall not emanate offensive odors.
- b. Trash/recycling containers shall not be placed in or block access to required parking.

33. Security cameras shall be maintained on the premises and images kept for a minimum of one month. Cameras shall provide views of all entrances, exits and common areas. Recordings shall be furnished to the Los Angeles Police upon their request.
34. No pay phone may be maintained on the exterior of the premises.
35. Within 30 days of the effective date of the Department of Alcoholic Beverage Control license, and within 30 days of the effective date of any modification or alteration of terms of said license, the applicant shall transmit a copy of the valid Department of Alcoholic Beverage Control license to the Zoning Administrator for attachment to the case file.
36. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require the petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review the petitioner's compliance with and the effectiveness of the conditions of the grant. The petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.

The following Conditions 37 through 46 are Mitigation Measures included in ENV-2014-3888-MND and shall be complied with.

37. Aesthetics (Vandalism). Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
38. Aesthetics (Vandalism). The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
39. Green House Gas Emissions. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
40. Asbestos. Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.

41. Lead Paint. Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
42. Noise Levels.
 - a. A 6-foot-high solid decorative masonry wall adjacent to the residential properties shall be constructed, if no such wall currently exists.
 - b. The proposed facility shall incorporate noise-attenuating features (physical as well as operational) designed by a licensed acoustical sound engineer to assure that operational sounds shall be inaudible beyond the property line.
43. Fire. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
44. Police. The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.
45. Local Water Supplies.
 - a. All restroom faucets shall be of a self-closing design.
 - b. Install/retrofit high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.

- c. Install/retrofit restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- d. Install/retrofit and utilize only restroom faucets of a self-closing design.
- e. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- f. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

46. Utilities (Solid Waste Recycling).

- a. (Operational). Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- b. (Construction/Demolition). Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- c. (Construction/Demolition). To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

47. Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

48. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Zoning Administrator for approval

before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after April 30, 2015, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied

by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://planning.lacity.org>. Public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report of the Zoning Analyst thereon, the statements made at the public hearing on March 4, 2015, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The subject site is located in the Northeast Los Angeles Community Plan and has a Neighborhood Commercial land use designation. The project site is a 5,200 square-foot site, consisting of a rectangular-shaped lot. The site is currently improved with a 2,160 square-foot retail building consisting of a vacant tenant space and an art gallery. The 'Q' on the subject site was established by Ordinance No. 174,236 that became effective October 30, 2007. The 'Q' condition on the subject site requires that the residential density be limited to the RD1.5-1 Zone and that 100% residential developments be prohibited.

The applicant is requesting to allow the on and off-site sale of beer and wine in a new 963 square-foot beer and wine lounge with gourmet retail sales and a 2,443 square-foot

outdoor patio. The beer and wine lounge will offer beer and wine tastings. The lounge and retail store will have 28 indoor seats and 24 outdoor dining seats, with hours of operation 11:00 p.m. to 2:00 a.m., daily. The project includes tenant improvements to an existing tenant space that was previously occupied by a bar/cafe.

The application and plans previously proposed interactive games and a billiard table in the patio. However, according to the Department of Building and Safety, games are not allowed in the C4 Zone. The applicant submitted revised plans that removed the interactive games for the proposed use.

According to the application, the proposed use is for the establishment of a craft beer bar and gourmet grocery shop. No additional floor area is proposed. There are no parking spaces available on-site. No arrangements have been made to provide parking off-site, however there are several surface city-owned public parking lots in the area. Valet Service will not be available. No live entertainment is proposed. There will be no minimum age requirement for entry. Proof of age verification will be required for alcohol beverage sales. There will be accessory retail uses on the site that will include beer and wine, and gourmet food. There will be 2-3 employees present at site at any given time. No security guard is provided at this time. LAPD has not issued any citations or violations. Fortified wine greater than 16% alcohol will be sold. Alcohol will not be consumed on any adjacent property. Signage will be visible from the exterior that advertise the availability of alcohol. No kitchen is proposed. Alcohol will be sold without a food order. The sale of alcohol will exceed the sale of food items on a quarterly basis. A bar will be maintained on-site. Off-site sales of alcohol will be provided accessory to on-site sales. Discounted alcoholic drinks ("Happy Hour") will be offered at any time. Cups, glasses, and other containers will be sold which might be used for the consumption of alcohol on the premises, but only in conjunction with on-sale purchase. Beer and wine coolers will be sold in single cans, or will be sold in containers less than 1 liter.

Surrounding uses consists of commercial uses to the north across York Boulevard in the [Q]C4-1XL Zone, single-family and a duplex to the south in the [Q]C4-1XL Zone, and commercial uses to the east and west in the [Q]C4-1XL Zone.

The site is located in the Special Grading Area, within a Fault Zone, within the Alquist-Priolo Fault Zone, and the East Los Angeles State Enterprise Zone.

Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property:

Ordinance No. 174,236: The Ordinance became effective October 30, 2001. The 'Q' condition on the subject site requires that 100% residential development be prohibited and that the residential density be limited to the RD1.5-1 Zone.

Previous Cases, Affidavits, Permits, and Orders on Surrounding Properties:

Case No. ZA 2014-2044(CUB): On November 17, 2014, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the [Q]C4-1XL Zone; and approved a Conditional Use to permit a deviation from the otherwise permitted hours of operation between 7 a.m. to 11 p.m. daily, located at 5101 East York Boulevard.

Case No. ZA 2013-4121(CUB): On December 8, 2014, the Zoning Administrator approved a Conditional Use to permit the on-site sale and dispensing of a full line of alcoholic beverages and ancillary off-site sales of beer and wine, in conjunction with a proposed restaurant, located at 5022 East York Boulevard.

Case No. ZA 2013-0690(CUB): On October 10, 2013, the Zoning Administrator approved a Conditional Use, to permit the addition of beer brewing, sales and consumption in conjunction with an existing, 3,200 square-foot, 96-seat bar with sales and dispensing of beer and wine for on- and off-site consumption, located at 5125-5129 York Boulevard.

Case No. ZA 2011-0907(CUB)(CU): On July 29, 2011, the Zoning Administrator approved a conditional use to permit the sale of beer and wine only for on-site consumption, in conjunction with the operation of a new 1,006 square-foot restaurant ("Ba Restaurant") with seating for 24 patrons and hours of operation from 11 a.m. to midnight, daily within the [Q]C4-1XL Zone, located at 5102 East York Boulevard.

Case No. ZA 2005-1584(CUB): On August 4, 2005, the Zoning Administrator approved a conditional use to permit the sale of a full line of alcoholic beverages for on-site consumption, in conjunction with the reestablishment of a 1,175 square-foot neighborhood tavern ("Johnny's Bar") with one coin operated pool table accommodating 50 patrons with hours of operation from 2 p.m. to 2 a.m., daily, within the [Q]C4-1XL Zone, located at 5006 York Boulevard.

Case No. ZA 2004-6700(CUB)(CUX)(CU)(ZV): On May 4, 2005, the Zoning Administrator denied a conditional use to permit public dancing; denied a conditional use to permit hours of operation after 11 p.m.; approved a conditional use to permit the sale and dispensing of beer and wine for on-site consumption, in conjunction with a 3,225 square-foot restaurant ("Italiano's Restaurant") with seating for 110 patrons, live entertainment, and hours of operation from 11 a.m. to 11 p.m., daily; approved a zone variance to permit a reduction in the total number of required on-site parking spaces from 22 spaces to 10 spaces within the [Q]C4-1XL Zone, located at 5101 and 5105 East York Boulevard.

Case No. ZA 93-1011(PAB): On February 3, 1994, the Zoning Administrator approved a determination of deemed-to-be-approved conditional use status for an existing liquor store and the relocation of the store into an approximately 5,200 square-foot premises, located within the same single-story commercial building, located at 5049 York Boulevard.

Public Hearing

A public hearing was held by the Zoning Administrator on March 4, 2015 in Los Angeles City Hall. The hearing was attended by the applicants and by the applicants' representative, Mr. Will Nieves, a local resident, and by L.A.P.D. Officer Berumen. Mr. Nieves provided background on the proposed business and the applicants' experience in hospitality and outlined the requested entitlement. He noted that the request for the on and off-site sale of beer and wine was for a 963 square-foot beer and wine lounge with an outdoor patio to the rear. He indicated that the lounge would also have a gourmet shop that would sell retail items such as cheeses of the world. The applicant is seeking a Type 42 license which permits wine and beer tasting as an accessory use. Boutique wines and craft beers would be available for off-site sales.

Mr. Nieves noted that outreach was conducted within a 500' radius of the subject site and that the Council District 14 was in support of the applicant's request and that the local Neighborhood Council also supported the request subject to limited hours of operation in the patio and installation of sound barriers/mitigations in the patio. He noted that the original concept included free games in the rear patio but in response to concerns raised by the Council Office, there would be no games on the premises.

Mr. Jason Eisner, one of the co-applicants noted that all the staff are certified cicerones and sommeliers with experience and a successful record. He noted that he lives in the community less than ½ mile from the site and is committed to being a good neighbor. The establishment would provide a healthy alternative with an emphasis on plant based cuisine and customers can build their own cheese/charcuterie plates. The retail component will include pre-packaged items available for sale.

A local resident/broker spoke in support of the request. She noted that the proposed beer and wine lounge would be a great addition to the neighborhood and that the site is ideally located and situated for the proposed use as York Boulevard has evolved into a walkable neighborhood.

Officer Berumen of the L.A.P.D. testified on behalf of Sergeant Carrasco. He requested that the matter be taken under advisement for two weeks to afford him the opportunity to meet with the applicants and review the proposed business plans. He requested that live entertainment be prohibited and that patio hours also be restricted.

The Zoning Administrator took the request under advisement for two weeks to allow LAPD to review the proposed business plan with the applicant and requested the applicant to submit additional information concerning proposed noise mitigations in the patio.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- All service of alcoholic beverages shall be conducted by a waitress or waiter or bartender.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.
- The alcoholic beverage license shall not be exchanged for a public premises type license nor operated as a public premises.
- All personnel selling, dispensing and serving the alcoholic beverages must be 21 years old or older.
- The subject Alcoholic Beverage license shall not be exchanged for a public premises type license.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for the sale of beer and wine for on-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

FINDINGS

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. 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 site is located in the Northeast Los Angeles Community Plan and has a Neighborhood Commercial land use designation. The project site is a 5,200 square-foot site, consisting of a rectangular-shaped lot with approximately 40 feet of frontage on the south side of York Boulevard between Avenue 50 and 51. The site is currently improved with a 2,160 square-foot retail building consisting of a vacant tenant space and an art gallery.

The applicant is requesting to allow the on and off-site sale of beer and wine in a new 963 square-foot beer and wine lounge with gourmet retail sales and a 2,443 square-foot outdoor patio. The beer and wine lounge will offer craft beer and boutique wines. The applicant seeks a Type 42 ABC License which permits accessory on-site tastings and off-site sales. The lounge and retail store will have 28 indoor seats and 24 outdoor dining seats, with hours of operation 11:00 p.m. to 2:00 a.m., daily.

The project consists of interior tenant improvements to an existing tenant space that was previously occupied by a bar/caf . Improvements will also be made to the rear yard of the building to create an outdoor patio. Patio improvements include landscaping and sound mitigation measures.

The lounge and gourmet retail store will offer pairings with beer and wine as well as gourmet cheeses. Customers can build their own Charcuterie board and will provide a unique alternative to existing bars, taverns and restaurants on York Boulevard. The sale of craft beer will provide a service that will benefit the community by providing patrons with an amenity in a prime commercial corridor of York Boulevard and Avenue 51 in the Highland Park neighborhood. The lounge and gourmet retail store is at a convenient location that residents and businesses can reach by walking or by public transit. Thus, the proposed lounge and gourmet shop will be desirable to the public convenience and is conveniently located near residential, local businesses, and commercial uses, and is zoned for such.

The lounge and retail store, in conjunction with the imposition of operational conditions, will provide a function that is fitting and compatible with the character of the surrounding community and commercial viability of the region as a whole. The adopted conditions will serve to ensure that the built environment is not jeopardized but, rather, enhanced by the service of beer and wine use.

2. 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 currently improved with a 2,160 square-foot retail building consisting of a vacant tenant space and an art gallery. Surrounding uses consist of a mixture of commercial and residential uses. The surrounding uses consist of commercial uses to the north across York Boulevard in the [Q]C4-1XL Zone, single-family and a duplex directly adjoining the site to the south in the [Q]C4-1XL Zone, and commercial uses to the east and west in the [Q]C4-1XL Zone.

The applicant is requesting to allow the on and off-site sale of beer and wine in conjunction with a new 963 square-foot beer and wine lounge with gourmet retail sales and a 2,443 square-foot outdoor patio. The lounge and retail store will have 28 indoor seats and 24 outdoor dining seats. The applicant proposed hours of operation from 11:00 a.m. to 2:00 a.m., daily. However, the subject site directly adjoins residential uses to the rear and there are no buffers separating the subject site from adjoining residential uses. Therefore, the approved hours of operation have been limited from 11:00 a.m. to 12 midnight Sunday through Thursday and from 11:00 a.m. to 1 a.m., Friday and Saturday. The use of the patio is limited from 11:00 a.m. to 10:00 p.m. Sunday through Thursday and from 11:00 a.m. to 11:00 p.m. Friday and Saturday and ambient music in the patio is also restricted to prevent late night noise on adjoining properties. The approved hours of operation for the business, including the patio hours, are consistent with the hours approved under Case No. ZA-2013-4121(CUB) at 5022 York Boulevard a few doors west of the subject site and consistent with the patio hours approved under Case No. ZA-2014-1492(PAB) at 5018 York Boulevard (note: the existing bar at 5018 York Boulevard is otherwise grandfathered).

As sited and as conditioned, the location is compatible with the surrounding community. The proposed lounge and retail store in conjunction with the imposition of a number of conditions addressing noise and alcohol-related issues will safeguard public welfare and enhance public convenience. The sale of alcohol is regulated by the State of California through the issuance of an Alcohol Beverage Control License. The Zoning Administrator has recommended a set of Conditions related to alcohol sales and distribution for consideration by the State of California Department of Alcoholic Beverage Control (ABC) and the Los Angeles Police Department (LAPD) that will safeguard adjacent properties while maintaining public health, safety and welfare. Such conditions are not imposed by the Zoning Administrator in order to preclude intruding upon the jurisdiction of the ABC. The Conditional Use Permit regulates land use issues such as loitering, noise and security. The land use conditions imposed herein, combined with the enforcement authority of ABC and LAPD will ensure that the limited sale of alcohol will not be detrimental to the public health, safety and welfare.

3. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any 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 the 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 Northeast Los Angeles Plan Map designates the property for Neighborhood Commercial land use with the corresponding zones of C1, C1.5, P, C2, C4, and RAS3. The Northeast Los Angeles Community Plan text is silent with regards to alcohol sales. In such cases, the Zoning Administrator must interpret the intent of the Plan. The project is not located within a Specific Plan area. The proposed request for the sale of on and off-site alcohol in conjunction with the bar and retail store is consistent with the commercial land use discussion of the Community Plan, including:

Objective 2-1: To conserve and strengthen potentially viable commercial areas in order to stimulate and revitalize existing businesses and create opportunities for appropriate new commercial development.

Given the numerous conditions of approval and that proposed bar would be consistent with the commercial land use designation, the proposed project substantially conforms with the purpose, intent and provision of the General Plan.

ADDITIONAL REQUIRED FINDINGS FOR THE SALE OF ALCOHOLIC BEVERAGES

4. **The proposed use will not adversely affect the welfare of the pertinent community.**

The subject site is planned for Neighborhood Commercial land use with the corresponding zones of C1, C1.5, P, C2, C4, and RAS3. The Plan is zoned for commercial uses and will be utilized as such with a beer and wine lounge and retail store with the sale of beer and wine.

The request does not include public dancing or live entertainment and amplified music, video and game machines are prohibited. The absence of these specific activities will reinforce the primary business of a lounge and gourmet retail store that specializes in craft beer, boutique wines and gourmet cheese. The grant is authorized for a term of five years, after which time the applicant will need to file a new conditional use or plan approval for the continued sale of beer and wine for on and off-site consumption. The limited term of the grant allows the City to review the operation of the establishment and consider any changes in the surroundings. The operation's conduct and any negative impacts it causes will be considered when a new plan approval is requested.

The Zoning Administrator has imposed numerous conditions to prevent impacts and integrate the use into the community as well as protect community members from adverse potential impacts. Additional conditions have been recommended for consideration by the California Department of Alcoholic Beverage Control that regulates the sale of alcoholic beverages to prevent adverse impacts to the neighborhood. Other conditions imposed will maintain the order and ensure cleanliness of the bar and retail store and its surroundings. Therefore, the granting of the request will not adversely impact the welfare of the pertinent community.

5. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

According to the California State Department of Alcoholic Beverage Control licensing criteria, 2 on-site and 1 off-site licenses are allocated to the subject Census Tract No. 1834.01. There are currently 3 on-site and 2 off-site licenses active within this census tract.

Statistics from the Los Angeles Police Department's Pacific Vice Unit reveal that in Crime Reporting District No. 1125, which has jurisdiction over the subject property, a total of 209 crimes were reported in 2013, compared to the citywide average of 180 crimes and the high crime reporting district average of 216 crimes for the same period. Of the 209 crimes reported, 6 arrests were made for liquor laws, 20 arrests were for under the influence of alcohol, and 7 arrests were for driving under the influence. Crime reporting statistics for 2014 are not yet available.

Over concentration can be undue when the addition of a license will negatively impact a neighborhood. Over concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience. Although the above figures indicate that the lounge and retail store is located in a crime reporting district where the crime rate is slightly above the citywide average, no evidence was submitted for the record linking the subject site to any crimes. Based on the mode and character of the proposed business, which consists of a beer and wine lounge with a gourmet retail shop and does not include dancing or live entertainment, it is not anticipated that the proposed use will result in or contribute to any criminal or nuisance activity. The Los Angeles Police Department submitted a letter dtd March 5, 2015 stating the department was not opposed to the request subject to

conditions such as those related to the STAR Program, age verification and security cameras which have been imposed by the Zoning Administrator in conjunction with this approval. The Zoning Administrator has also recommended conditions related to the sale and distribution of alcohol for further consideration by the State Department of Alcoholic Beverage Control as conditions in the alcohol license. Therefore, the project will not result in an undue concentration of establishments providing alcoholic beverages.

6. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

The following sensitive use is located within 1,000 feet of the subject site:

- Pyong Kang Church – 4949 East York Boulevard
- Buchanan Street Elementary School – 5024 Buchanan Street
- Awesome Playground – 5158 York Boulevard
- Single and multi-family residential uses.

The surrounding neighborhood has been and continues to be a commercial neighborhood with a mixture of retail, restaurant, and residential uses. The proposed use will not detrimentally affect the sensitive uses, neighboring residential, and commercial properties or other sensitive uses in the area because the sale of alcoholic beverages will be in a controlled environment within the lounge and retail store by trained employees and subject to multiple security measures. The proposed use will not detrimentally affect these sensitive uses within proximity of the subject site because conditions that will reduce any potential impacts related to the sale of alcoholic beverages have been imposed by the Zoning Administrator and for consideration by the State Department of Alcoholic Beverage Control. In order to minimize potential late night noise impacts on adjoining residential uses, the approved hours of operation have been limited from 11:00 a.m. to 12 midnight Sunday through Thursday and from 11:00 a.m. to 1 a.m., Friday and Saturday. The use of the patio is limited from 11:00 a.m. to 10:00 p.m. Sunday through Thursday and from 11:00 a.m. to 11:00 p.m. Friday and Saturday and ambient music in the patio is also restricted to prevent late night noise on adjoining properties. Condition 7.f of the grant also requires that sound mitigation measures be incorporated into the design of the proposed outdoor patio.

ADDITIONAL MANDATORY FINDINGS

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside of a Flood Zone.

8. On February 11, 2014, the City Planning Department issued Mitigated Negative Declaration No. ENV-2014-3888-MND (Article V - City CEQA Guidelines). This Mitigated Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level. I hereby adopt that action. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

Inquiries regarding this matter should be directed to Christina Lee, Planning Staff for the Office of Zoning Administration.

Christina Toy Lee
City Planning Associate
(213) 473-9723



FERNANDO TOVAR
Associate Zoning Administrator

FT:CL:jjq

cc: Councilmember Jose Huizar
Fourteenth District
Adjoining Property Owners

PLAN CHECK SET - NOT FOR CONSTRUCTION

FIRE SAFETY NOTES

EGRESS WIDTH

邓小平同志的接见，使他深感振奋，坚定了他献身于党的新闻事业的决心。

DECISIONS OF THE STATE OF TEXAS

PEELING TABLE 100-1. THE TOTAL MEANS OF COMFORT RATING SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD DIVIDED BY THE MEANS OF EXTERIOR COOLING, THE SUM OF THE COOLING LOADS FOR SHADING AND BY 0.75 TIMES THE OCCUPANT LOAD FOR OTHER BUSINESS COMPONENTS.

EGRESS NOTES

USE	SD FT	FACTOR	OCCUPANCY	LEGEND
MAIN	182	1.00	4	
STOREROOM	18	0.00	1	
BREAKROOM	165	0	8	
CORRIDOR	183	0	0	
STAIRS - RAILINGS	30	1.5		
STAIRS - ELEVATOR	429	15	41.9	
STAIRS - LANDING	257	7	36	
TOTAL BLDG			223	
TOTAL EXTERNS			223	
RELAY IN PROPERTY			0	

EGRESS WIDTH

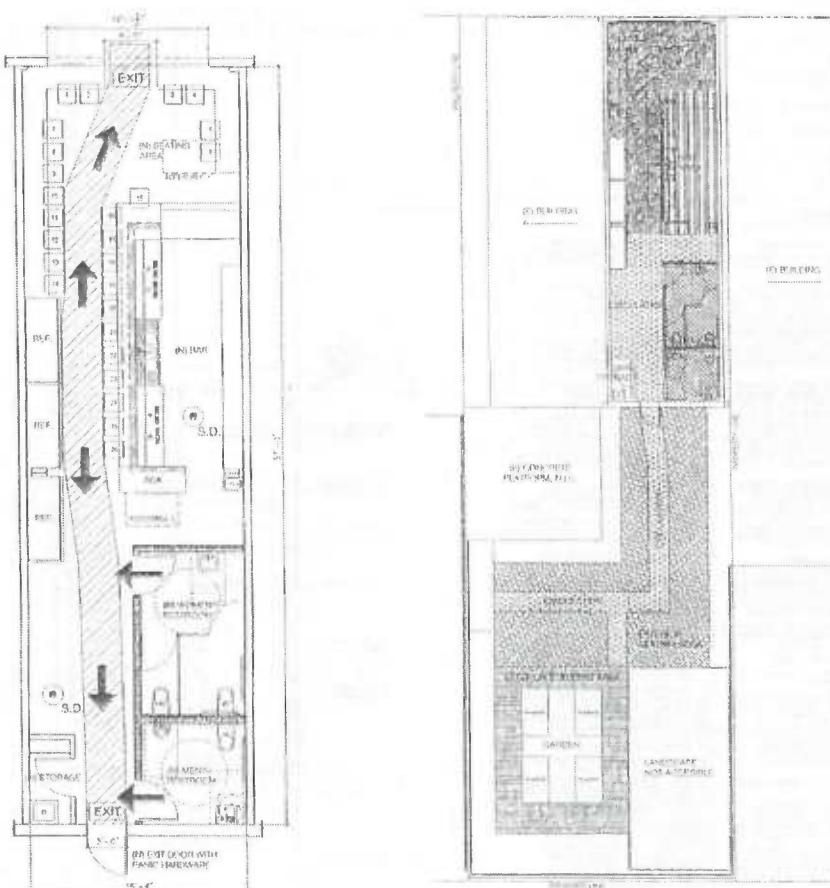
REQUIRED EGRESS WIDTH: 100' 0" x 12' 0" = 1200 SF

DETERMINED BY ROLLING 12' 0"

ROLLING TABLE 1-13: THE TOTAL MEANS OF EGRESS IN INCHES OR FEET MUST BE LESS THAN THE TOTAL OCCUPANT LOAD DERIVED BY THE MEANS OF EGRESS. THE ROLLING 12' 0" ROLLING FOR EXTERNS AND FOR STAIRWAYS AND ELEVATORS THAT OCCUR IN THE ROLLING 12' 0" MUST NOT BE INCLUDED WHEN COMPUTING THE TOTAL OCCUPANT LOAD OF THE BUILDING. (IRC 2010, MC 1003.22.2.1)

EGRESS NOTES

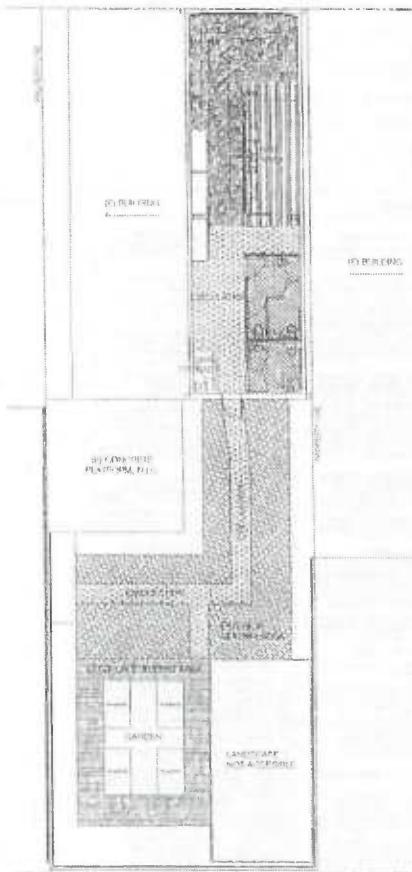
- ALL PORTIONS OF THE MEANS OF EGRESS SHALL COMPLY WITH SECTION 101 OF THE ROLLING
- ACCESSES USE AREAS THAT ARE NORMALLY OCCUPIED BY THE PERSONS WHO OCCUPY THE MAIN AREA OF THE OCCUPANCY SHALL BE PROVIDED WITH A MEANS OF EGRESS AS THOUGH THEY ARE PROVIDED AS SEPARATE USE AREAS. THIS ROLLING 12' 0" MUST NOT BE INCLUDED WHEN COMPUTING THE TOTAL OCCUPANT LOAD OF THE BUILDING. (IRC 2010, MC 1003.22.2.1)
- REGARDLESS OF THE OCCUPANT LOAD DERIVED ALL EXIT SIGNAGE SHALL BE PROVIDED FROM THE BLDG WITHOUT THE USE OF A KEY OR SPECIAL ACCESS CODE.
- REGARDLESS OF MEAN OF EGRESS PROVIDED FOR LOOKING OUTWARD, THE MEAN OF EGRESS SHALL BE PROVIDED FOR LOOKING INWARD. THIS MEAN OF EGRESS SHALL BE THE MAIN EXIT CONSIDERED AS A SINGLE FAMILY DWELLING WHERE IT IS READILY VISIBLE FROM THE EXTERIOR OF THE BLDG. THIS MEAN OF EGRESS SHALL BE PROVIDED FOR LOOKING OUTWARD PROVIDED THIS BUILDING IS LOCATED IN SEC. 1003.1.1
- THE EXIT SIGN SCHEDULE FOR EACH HABITABLE OR BEDROOMS, ALL EXIT POSSIBLE, AND BLDG'S WITH A KEY OR SPECIAL ACCESS



EXITING DIAGRAM

SCALE: 1/4" = 1'-0"

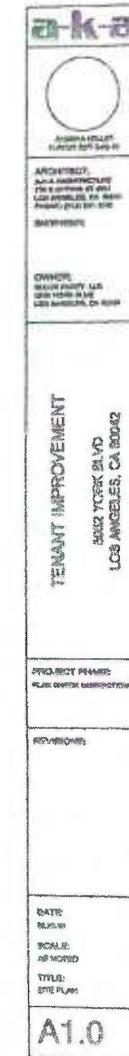
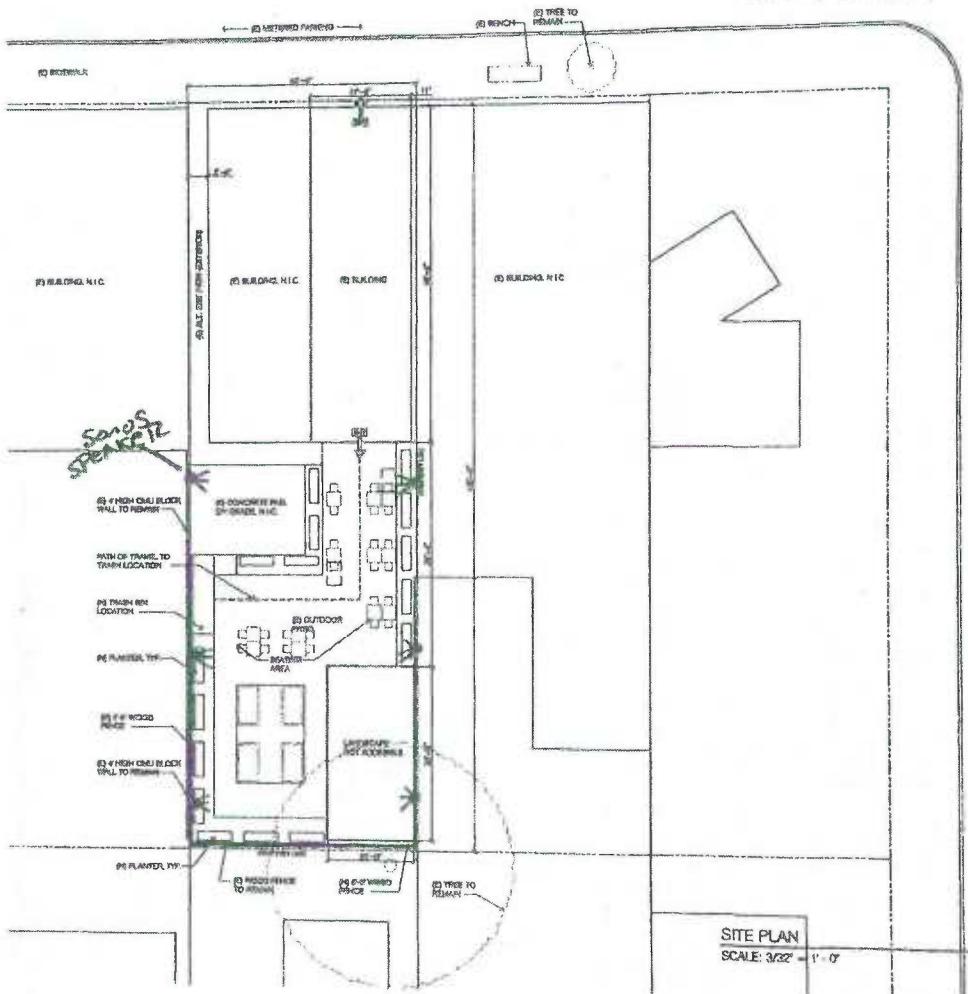
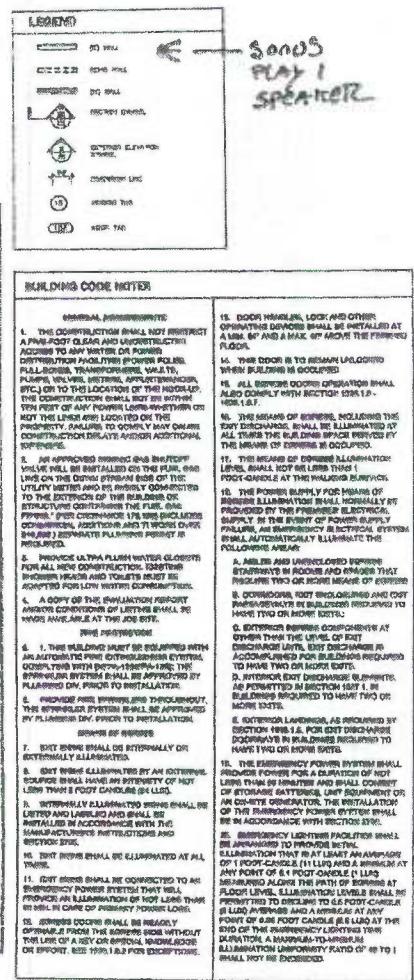
2



OCCUPANCY DIAGRAM

SCALE: 1/8" = 1'

 ANDREA KELLY, P.E. 03/09/2014	
ARCHITECT: ANDREA KELLY, P.E. 721 S RAYMOND AVE. LOS ANGELES, CA 90003 PH: (213) 363-1474	
ENGINEER:	
OWNER: BURGESS GROUP, LLC 5052 YORK BLVD LOS ANGELES, CA 90042	
TENANT IMPROVEMENT	
PROJECT PHASE: PLAN CHECK	
REVISIONS:	
DATE: 12/24	
SCALE: AS NOTED	
TITLE: 0301 TOWER - ELEVATION PLATES	
A0.3	



PLAN CHECK SET - NOT FOR CONSTRUCTION

LEGEND

SE. WALL	STOCKADE AREA	EPoxy sealed poured concrete	Painted wood base molding	SEMIGLOSS PAINTED drywall over brick	SEMIGLOSS PAINTED drywall
SE. WALL	BAR	EPoxy sealed poured concrete	CERAMIC SUBWAY TILE	SEMIGLOSS PAINTED drywall over brick	SEMIGLOSS PAINTED drywall
STOCKADE AREA	STOCKADE AREA	EPoxy sealed poured concrete	GLAZED CERAMIC COKE BASE TOP	CERAMIC SUBWAY TILE	SEMIGLOSS PAINTED drywall
RESTROOM	RESTROOM	EPoxy sealed poured concrete	CERAMIC SUBWAY TILE	CERAMIC SUBWAY TILE FULL HEIGHT	SEMIGLOSS PAINTED drywall

FINISH SCHEDULE

6

HANDICAPPED ACCESSIBILITY STANDARDS

SHOW RECOMMENDATION FORM

LAWRENCE

A. MIN. 30' X 30' HORIZONTAL SPACES IS PROVIDED IN FRONT OF LATRINE THAT ALLOWS FOR CLOTHING AND PERSONAL HYGIENE.

B. REQUIRED CLEAR GROUND AREA AROUND OR OVERHEAD AN ACCESSIBLE FLUSH AND ATTENDED LATRINE IS 10' IN LENGTH AND 10' IN DEPTH. IF THE LATRINE IS NOT ATTENDED, THE LATRINE IS 10' IN LENGTH AND 10' IN DEPTH, WILL HAVE A MIN. 10' DISTANCE TO CENTER OF FEATURE.

C. MAX. HEIGHT OR MIN. HEADROOM ABOVE FLLOOR SURFACE.

D. MAX. CLEARANCE FROM BOTTOM OF LATRINE TO THE FLOOR.

E. MAX. CLEARANCE FROM THE FLOOR TO THE CEILING. IF THE LATRINE IS ATTENDED, THE LATRINE IS 10' IN LENGTH AND 10' IN DEPTH FROM THE FRONT OF THE LATRINE.

F. MAX. CLEARANCE UNDER LATRINE IS A MIN. OF 7' HIGH, 2' WIDE AND EXTENDS A FARM. 1' IN DEPTH FROM THE FRONT OF THE LATRINE.

G. DRAIN AND HOT WATER PIPING IS ISOLATED OR CONNECTED TO PREVENT OVERFLOW.

H. THERE ARE NO SHARPS OR ABRAZIVE ELEMENTS UNDER LATRINE.

I. FAUCETS ARE LEVER TYPE, ELECTRONICALLY ACTIVATED OR AUTOMATICALLY ACTIVATED BY CLOSING VALVE AND 10 SECONDS ONFAUCET.

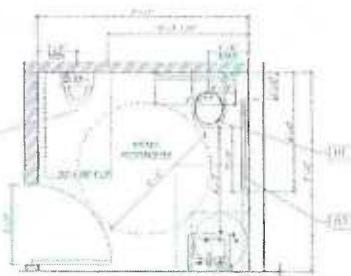
J. FAUCETS ARE DEACTIVATED WHEN THE FAUCET IS NOT USED OR DO NOT REQUIRE FAUCET TO BE TURNED ON AND OFF TO ACTIVATE FAUCET.

K. LATRINE IS PROVIDED WITH AUTOMATIC CONTROLS.

L. 10' MAX. HEADROOM PROVIDED TO AUTOMATIC CONTROLS.

WOMEN'S RESTROOM

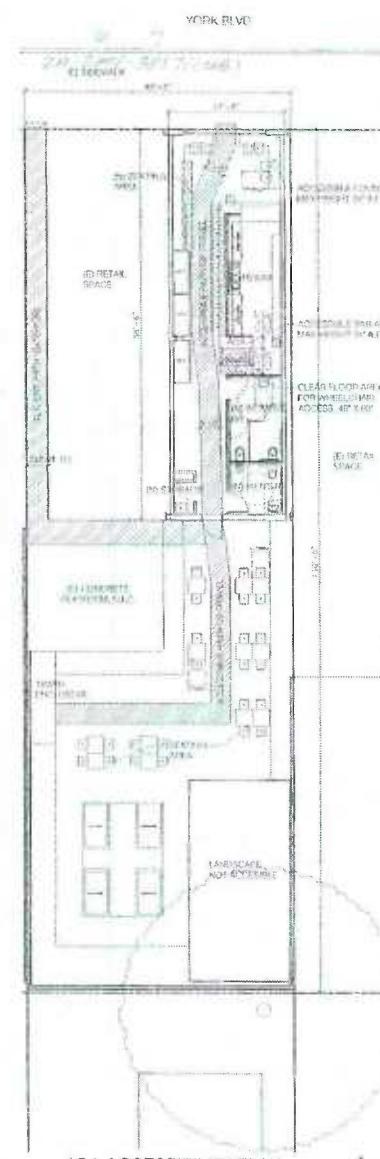
WOMEN'S REST
SCALE: 1 = 1.00



MEN'S RESTROOM

**NOTE: ALL RESTROOM DOORS TO BE EQUIPPED WITH
SELF-CLOSING DEVICES**

RESTROOM FIXTURE SCHEDULE 2



ADA ACCESSIBILITY PL

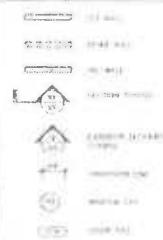
SCALE: 1/8" = 1'

PROJECT NUMBER: 12345678901234567890	
PROJECT NAME: THE PROJECT	
ADDRESS: 12345 FAIRFIELD DR. SUITE 100 FAIRFIELD, CA 94533 PHONE: (415) 555-1234	
ENGINEER: ARCHITECT: ANDREW ZELLER SOMETHING LTD. (P.O. 3333)	
OWNER: BILBON PARTNERS, LTD. 5052 YORK BLVD. LOS ANGELES, CA 90042	
TENANT IMPROVEMENT 5052 YORK BLVD LOS ANGELES, CA 90042	
PROJECT PHASE: PLANNING/DESIGN	
PREVIOUSS:	
DATE:	07/22/31
ROLE:	ARCHITECT
TITLE:	BATH RETRAN

A2.

PLAN CHECK SET - NOT FOR CONSTRUCTION

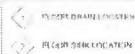
LEGEND



ART.	ITEM	TYPE	MANUFACTURER	MANUFACTURE DATE	REMARKS	BLD.
1	5	STAINLESS STEEL SINK	CHINAH	1974-1-10		
2	3	PELICAN	PELICAN	1974-1-14		
3	1	NEOPRENE	CHINAH	1974-1-18		
4	3	STAINLESS STEEL SINK	CHINAH	1974-1-18		
5	2	HARDWARE	CHINAH	1974-1-18		
6	1	SHELVES	CHINAH			
7	1	WATER HEATER	CHINAH	1974-1-18		
8	1	WATER BOTTLE	CHINAH	1974-1-18		

BAR EQUIPMENT SCHEDULE

KEY NOTES



DRY STORAGE

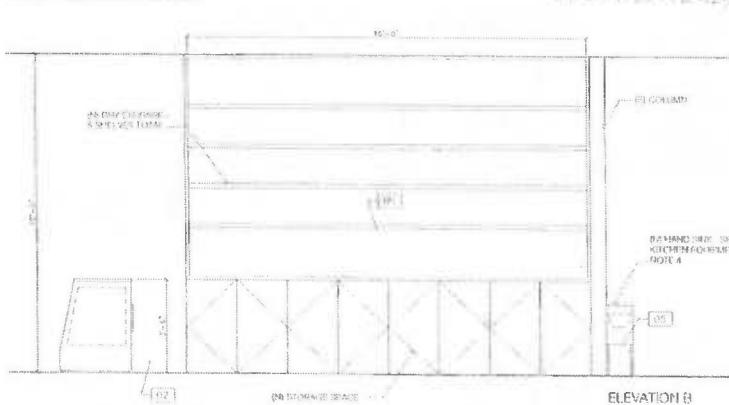
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KITCHEN EQUIPMENT NOTES

HEALTH DEPT. NOTES

1. At the time of the flight to the October 2000
international flight safety meeting, the
operator had not yet obtained a
type rating for a Cessna 172 aircraft.

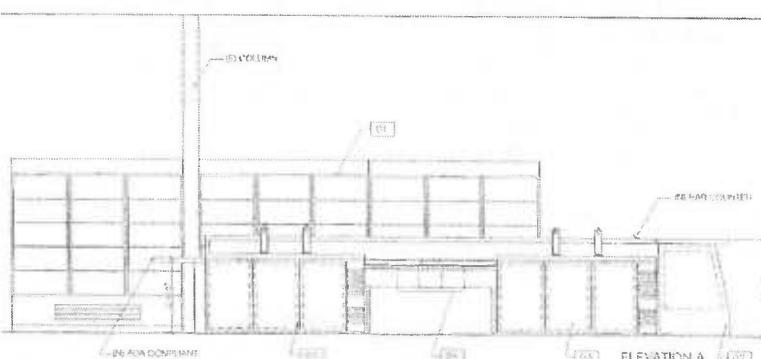
BAR SECTION DETAIL



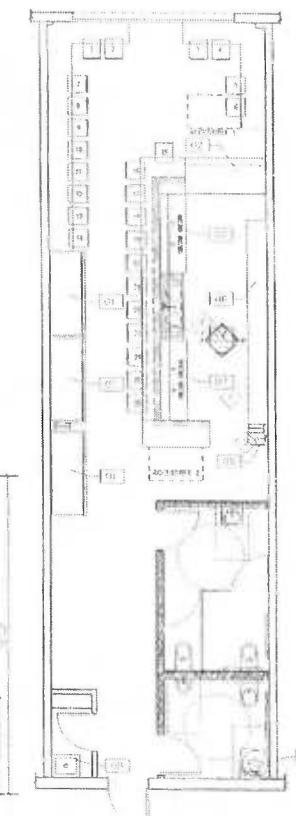
**NOTE: NO COOKING EQUIPMENT.
NO GREASE WASTE**

ROOM NAME	FLOOR	TYPE, BASE, AND FINISHES	SIZE	STATUS
OFFICE AREA	EPoxy Sealed Polymer Coated	Resin with 6mm Metacrylic	2000x1000x100 mm (approx.)	READY FOR OCCUPANCY
BAR	EPoxy Sealed Polymer Coated	Castable Resin TILE	1500x700x100 mm (approx.)	READY FOR OCCUPANCY
STORAGE ROOM	EPoxy Sealed Polymer Coated	Resin with 6mm Metacrylic	800x600x100 mm (approx.)	READY FOR OCCUPANCY
RESTROOM	EPoxy Sealed Polymer Coated	Castable Resin TILE	1000x600x100 mm (approx.)	READY FOR OCCUPANCY

FINISH SCHEDULE



BAR ELEVATIONS



EQUIPMENT PLAN

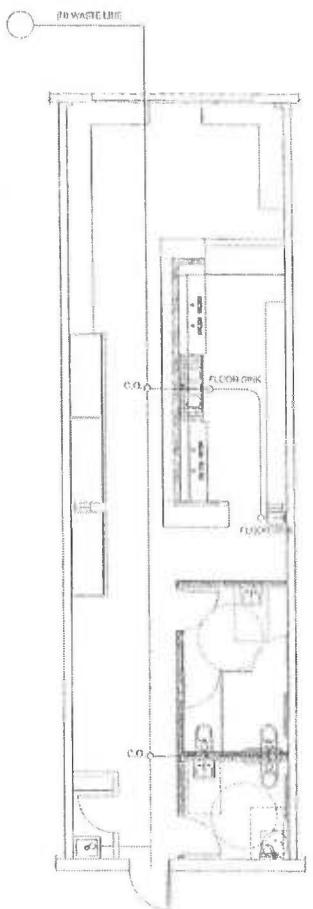
A2.2

ARCHITECT:
A+J ARCHITECTURE INC.
10000 WILSHIRE BLVD.
SUITE 1000
LOS ANGELES, CA 90020
(310) 286-1732
ENGINEER:
OWNER:
BLACK PARRY INC.
1000 VICTOR DRIVE
LOS ANGELES, CA 90038

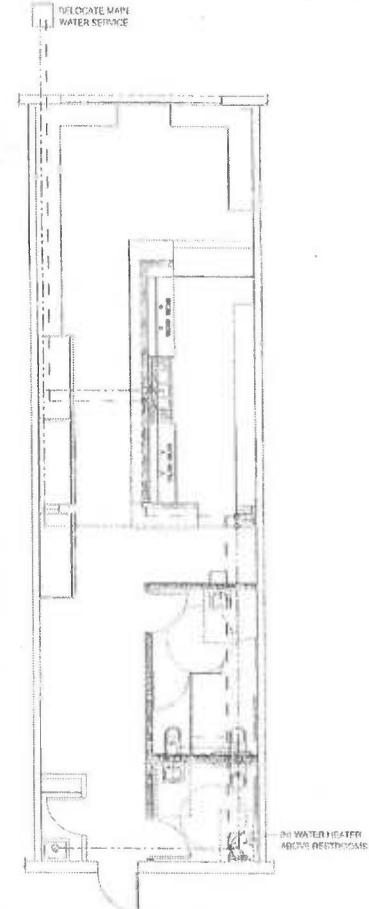
TENANT IMPROVEMENT
5052 YORK BLVD.
LOS ANGELES, CA 900412

PROJECT PHASES

DATE:
12.22.14
SCALE:
AS NOTED
TITLE:
BAN DETAILS



WASTE PLAN
SCALE: 1/4" = 1'-0"



HOT AND COLD WATER PLAN
SCALE: 1/4" = 1'-0"

 ARCHITECT: AKA-ARCHITECTURE 7250 BURBANK BLVD. LOS ANGELES, CA 90044 PHONE: (213) 251-1742	OWNER:
	RELOCATE MAIN WATER SERVICE
	5032 YORK BLVD LOS ANGELES, CA 90042
TENANT IMPROVEMENT	
PROJECT PHASE:	PLAN CHECK SET
REVISIONS:	
DATE:	12/24/14
SCALE:	AS NOTED
TITLE:	PLUMBING PLANS
	P-1