

Copy Certification by Document Custodian

I, Sepehr Sharif Dashty, hereby swear (or affirm) that the attached reproduction of Covenant & Exhibit Agreement is a true, correct and complete photocopy of a document in my possession.

Signature

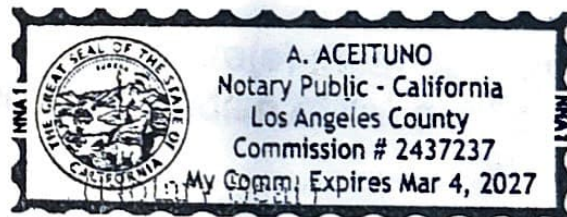
Address

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

Subscribed and sworn to (or affirmed) before me on this 9th day of January, 2025 by Sepehr Sharif Dashty proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature of Notary Public



INSTRUCTIONS

COVENANT AND AGREEMENT



Instructions for Covenant Review and Recordation

These instructions are provided as a guide to completing the attached Covenant and Agreement Form and preparing necessary materials. Covenant Forms submitted with unclear or inconsistent information will result in delays in review and approval.

1. Complete out the attached Covenant and Agreement Form. Documents must be clearly legible to produce a readable photographic record. This pertains to the document text, notary seals, certificates, and other attachments such as conditions of approval and legal descriptions.
2. Property owner(s) must print and sign their name(s). Signature(s) must be original unless the document is a certified copy issued by the appropriate custodian of the public record. Signature(s) must be notarized.
3. The legal description must be in compliance with the Los Angeles Bureau of Engineering Land Records Division. If the Lot, Block, and Tract number of the project site are not available, or if the legal description is complex or contains a lot cut reference (i.e., "Arb" number), attach a Legal Description with metes and bounds of the property as an Exhibit. This can be obtained from a Title Report, Grant Deed, or an Engineer's Survey.
4. Prior to recordation, submit the completed and notarized Covenant and Agreement Form, any Exhibits, and/or document(s) to be recorded, to Los Angeles City Planning (LACP) for approval and signature. All Exhibits must be labeled accordingly.

For projects that are solely for a Conditional Use for Alcoholic Beverage (CUB), referred to as a stand-alone CUB, the completed Covenant and Agreement Form and supplemental document(s) shall be submitted to:

Beverage & Entertainment Streamlined (BESt) Unit (Figueroa Plaza)

201 N Figueroa St, Rm 525
Los Angeles, CA 90012
planning.ccu@lacity.org

For projects processed by the Major Projects Unit, the completed Covenant and Agreement Form and supplemental document(s) shall be submitted to:

Major Projects (Figueroa Plaza)

221 N Figueroa St, Rm 1350
Los Angeles, CA 90012
planning.majorpcc@lacity.org

All other completed Covenant and Agreement Forms and supplemental document(s) shall be submitted to any of the following Development Services Center (DSC) locations:

DSC Metro (Figueroa Plaza)
201 N Figueroa St, 4th Floor
Los Angeles, CA 90012
(213) 482-7077
planning.figcounter@lacity.org

DSC Valley (Marvin Braude Building)
6262 Van Nuys Blvd, Suite 251
Van Nuys, CA 91401
(818) 374-5050
planning.mbc2@lacity.org

DSC South Los Angeles
8475 S. Vermont Avenue, 1st Floor
Los Angeles, CA 90044
planning.southla@lacity.org

5. Following City Planning review and signature, record the Covenant and Agreement Form, including any documents to be recorded, with the Los Angeles County Registrar-Recorder, and obtain a CERTIFIED copy. The original form is kept by the County Recorder and will be returned at a later date to whomever is listed under the "When Recorded Mail to:" section. Documents may be recorded at the following locations:

<u>Location</u>	<u>Address</u>
Norwalk	12400 Imperial Highway Norwalk, CA
Van Nuys	14340 Sylvan Street Van Nuys, CA
LAX / Courthouse	11701 South La Cienega Boulevard, 6 th Floor Los Angeles, CA
Lancaster	44509 16 th Street West, Suite 101 Lancaster, CA

6. Return the certified copy of the recorded Covenant and Agreement to the DSC; for stand-alone CUB projects, to BEST; and for projects processed by the Major Projects Unit, to Major Projects.

For any questions, please contact any of the DSCs listed above.

RECORDING REQUESTED BY

When Recorded Mail to:

Name: _____

Address: _____

Space Above This Line Reserved For Recorder's Use

COVENANT AND AGREEMENT

The undersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally described property located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description, if the property has a complex legal description attach the legal description on a separate page(s)):

Legal Description Lots: FR 2, FR 5, FR LT A; Block: 27; Tracts: TR 422, TR 1956, E. Bouton's Subdivision of North Half of Block 27 of Ord's Survey

Site Address 510 W 7th St.

That in consideration of the Approval of Case No. ADM-2024-7453-RBPA by the Department of City Planning, I (we) do hereby promise, covenant and agree to and with the City of Los Angeles and the Department of City Planning of said City that to the extent of our interest, I (we) acknowledge and will comply with Conditions Nos. all of paragraphs a-e of CP-7846 (see attached Exhibit).

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the Department of City Planning of the City of Los Angeles approves its termination.

Peykar Family LLC c/o George Peykar

Print Name of Property Owner

[Signature]
Signature of Property Owner

Print Name of Property Owner

Signature of Property Owner

Print Name of Property Owner

Signature of Property Owner

Dated this day of , 20 .

FOR CITY PLANNING USE ONLY

Case Number: ADM-2024-7453-RBPA

Condition Number(s): e.2

and/or Ordinance Number: 187402

Approved for Recording by the Undersigned on this Date: November 20, 2024

Print Name: Matthew Campaña

Signature: Matthew Campaña Digitally signed by Matthew Campaña
Date: 2024.11.20 15:25:08 -08'00'

THIS PAGE FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE SECTION 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 December 17, 2024 before me, V. Hernandez Notary Public
Here Insert Name and Title of the Officer

Personally appeared George Peykar
Name(s) of Signer(s)

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 of 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]
Signature of Notary Public



Place Notary Seal Above



Restaurant Beverage Program - General

Section 12.22 A.34(e)(2) of Chapter 1 of the Los Angeles Municipal Code (LAMC) requires the following: Prior to the administrative clearance, the owner and operator shall execute and record a covenant and agreement acknowledging and agreeing to comply with all the terms and conditions established herein in the County Recorder's Office. A certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns.

Accordingly, the Covenant and Agreement incorporates the provisions of LAMC Section 12.22 A.34, restated here:

Section 12.22 A.34 of Chapter 1 of the Los Angeles Municipal Code (LAMC). Restaurant Beverage Program. In the CR, C1, C1.5, C2, C4, C5, CM, M1, M2, and M3 Zones, the sale or dispensing of alcoholic beverages for consumption on the premises shall be allowed administratively without obtaining a conditional use approval as otherwise required by Section 12.21 A.10 of this Code if all of the following requirements and standards are met:

a. Eligibility Criteria.

1. The restaurant is located within an area mapped and adopted by City Council Resolution for the Restaurant Beverage Program. The City Council shall have the ability to establish and subsequently modify the area by the adoption of resolutions based on a finding that the establishment or modification is in conformity with public necessity, convenience, general welfare and good zoning practice.
2. The restaurant shall be maintained as a bona fide eating place with an operational kitchen where food is prepared on-site and with a full menu containing an assortment of foods. Food service is available at all times during operating hours. The restaurant provides seating and dispenses food and refreshments for consumption on the premises and not solely for the purpose of food takeout or delivery.
3. The restaurant shall operate under a Type 41 or Type 47 license as issued by the California Department of Alcoholic Beverage Control.
4. If the restaurant or property has been the subject of nuisance abatement or revocation, it shall be eligible for the Restaurant Beverage Program upon conclusion of those proceedings only if the proceeding(s) did not result in the revocation of any permit or require any corrective conditions.
5. The restaurant shall have between a minimum of 10 patron seats and a maximum of 150 patron seats, including any outdoor seating.

6. The restaurant has obtained the necessary approvals to operate any outdoor seating, including but not limited to revocable permits issued by the Bureau of Engineering, Department of Public Works.
7. The restaurant is not a Drive-Through Fast Food Establishment, as defined in the LAMC.
8. The restaurant is not located in a Hotel, as defined in the LAMC.
9. The restaurant is not part of any multiple-tenant entitlement pursuant to Sections 12.24 W.1 and 12.24 W.18(a) of the LAMC.
10. Daily hours of operation shall be limited to the hours between 7:00 a.m. and 11:00 p.m. for both indoor and outdoor areas. There shall be no after-hours use of the restaurant, other than for routine clean-up and maintenance.
11. All food and beverages, except for takeout or delivery orders, shall be delivered to tables by an employee.
12. Pool tables and billiard tables are prohibited.
13. Dancing and Adult Entertainment pursuant to LAMC Sections 12.24 W.18 and 12.70 are prohibited.
14. There shall be no minimum drink purchase required of patrons.
15. There shall be no charge for admission.
16. The restaurant shall not organize or participate in organized events where participants or customers pre-purchase tickets or tokens to be exchanged for alcoholic beverages at the restaurant.
17. All service of alcoholic beverages shall be conducted by an employee.
18. The restaurant shall not sell distilled spirits by the bottle, or wine or champagne bottles that exceed 750 milliliters.
19. No employee, while working, shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises.
20. No employee, while working, shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while on the premises.
21. There shall be no age limitation restricting access to any portion of the restaurant.
22. The restaurant has a business tax registration certificate issued by the City of Los Angeles.

b. Development Standards and Operations.

1. There shall be no shared seating between the restaurant and other restaurants.
2. The restaurant shall only use fixed bars that are depicted on floor plans. Portable bars are prohibited.
3. Where booth or group seating is provided, no walls or partitions separating the booth or seating area from the main dining room shall be installed which exceed 48 inches in height above the surface on which occupants' feet are intended to rest. Where a private dining or banquet room is provided, a minimum of 50 percent of the vertical surface area of that portion, extending up to six feet above the floor, of any wall or partition separating the private dining or banquet room from the main dining room shall be fully transparent and ensure the occupants are visible to persons looking into the private dining or banquet room.
4. For properties abutting or across an alley from an A or R zoned lot:
 - i. a wholly enclosed building, at least eight feet in height above grade and extending at least the full length of the outdoor dining area, shall be located between the outdoor dining area and an A or R zoned lot that may or may not be separated by an alley. This requirement shall not apply to outdoor dining permitted on a public sidewalk by a revocable permit issued by the Bureau of Engineering, Department of Public Works; and
 - ii. outdoor seating shall be limited to the ground floor only.
5. Outdoor food and beverage service shall be limited to seated patrons.
6. Live entertainment, karaoke, or disc jockeys on the premises are prohibited.
7. Television monitors or screens are prohibited in all outdoor areas.
8. Music or speakers are prohibited in all outdoor areas.
9. Entertainment in conjunction with the restaurant shall be limited to indoor ambient music at a low volume that is not audible outside of the building.
10. Any music, sound or noise which is under the control of the restaurant shall comply with Sections 112.06 or 116.01 of the LAMC (citywide noise regulations). A City representative from a department authorized to inspect for compliance with noise regulations may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds the level allowed by the citywide noise regulations, the owner/operator shall be notified and shall be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design, and implement noise control measures within the property, such as noise barriers, sound absorbers, or buffer zones.

11. A City-issued placard pursuant to this section issued by the Department of City Planning shall be posted by the restaurant in an area clearly visible to the public, indicating that the restaurant is subject to the requirements and restrictions of the Restaurant Beverage Program.
12. A copy of this ordinance shall be retained on the premises at all times and produced upon request by the Los Angeles Police Department, the Department of Building and Safety, the Department of City Planning, or the California Department of Alcoholic Beverage Control.
13. No more than 50 percent of the entire restaurant may be closed to the public for private events at a given time.
14. Any portion of the restaurant used for private events shall be subject to all the same development standards and operations, including hours of operation, stated herein.
15. A telephone number and email address shall be provided for complaints or concerns regarding the operation of the restaurant. The phone number and email address shall be provided on the restaurant's website or, if there is no website, on its social media pages. The phone number and email address also shall be posted on a sign at least 8.5 × 11 inches in size, which shall be updated to reflect any changes, at the following locations:
 - i. Entry, visible to pedestrians; and
 - ii. Customer service desk, front desk or near the reception area.
16. The restaurant shall respond to complaints within 24 hours. The restaurant shall maintain a log of all calls and emails, detailing the date the complaint was received, the nature of the complaint, and the manner in which the complaint was resolved. This log shall be made available to the Department of Building and Safety upon request.

c. Security.

1. Within the restaurant, the interior shall be adequately illuminated so as to make discernible all objects and persons, or have a minimum average surface illumination of 2.0 footcandles (21.5 lx).
2. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space, or have a minimum average surface illumination of 0.2 footcandles (2.15 lx). Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
3. A camera surveillance system shall be installed and in operation at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days.

d. Monitoring.

1. The restaurant shall maintain the premises and adjoining rights-of-way free of debris and litter.
2. The restaurant shall monitor both patron and employee conduct on the premises and within the parking areas under its control to prevent behavior that adversely affects or detracts from the quality of life for adjoining residents, property owners, and businesses.
3. The restaurant shall take all reasonable steps to ensure that the conditions and activities on the premises and within the parking areas under its control do not adversely affect or detract from the quality of life for the adjoining residents, property owners, and businesses. For purposes of this subparagraph, reasonable steps include, but are not limited to:
 - i. Requesting that those persons engaging in conduct that constitutes a nuisance cease such conduct, unless the owner or operator has reasonable cause to believe such request may jeopardize personal safety;
 - ii. Contacting the Los Angeles Police Department or other law enforcement agency if the owner or operator's attempts to abate the nuisance conduct have been unsuccessful, or if the owner or operator has reasonable cause to believe such attempts may jeopardize personal safety; and
 - iii. Taking timely preventive actions to address conditions that facilitate loitering and other nuisance activity on the premises, such as removing furniture from areas adjacent to the entry of the restaurant, or prohibiting persons from using any portion of the premises for the installation or operation of a temporary business or other use.
4. Within 24 hours of its occurrence, all graffiti on the property under the restaurant's control shall be removed or painted over to match the color of the surface to which it is applied.
5. All trash and recycling bins under control of the restaurant shall be kept closed and locked at all times when they are not in use, and shall be maintained such that they do not overflow.
6. Loitering is prohibited in all areas under the control of the restaurant. A "No Loitering or Public Drinking" sign that is a minimum of 4 × 6 inches shall be posted outside next to every exit.
7. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.

8. The restaurant shall comply with California Labor Code 6404.5 which prohibits the smoking of tobacco or any non-tobacco substance, including from electronic smoking devices or hookah pipes, within any enclosed place of employment.
9. A minimum of one on-duty manager with authority over the activities within the restaurant shall be on the premises at all times that the restaurant is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the California Department of Alcoholic Beverage Control. The restaurant shall be responsible for discouraging illegal and criminal activity on the subject premises and any exterior area under its control.
10. Within the first six months of the Restaurant Beverage Program administrative clearance, all employees involved with the sale of alcohol shall enroll in a training program as required by the California Department of Alcoholic Beverage Control and/or the Los Angeles Police Department, such as the California Department of Alcoholic Beverage Control "Responsible Beverage Service" (RBS) training program. Upon completion of such training, the restaurant shall request the Los Angeles Police Department or California Department of Alcoholic Beverage Control to issue a letter identifying which employees completed the training. Said letter shall be maintained on the premises and shall be made available to the City upon request. All required training shall be conducted for all new hires within three months of their employment.

e. Administration.

1. Upon submission of an application for the Restaurant Beverage Program administrative clearance, the applicant shall pay the fees required per LAMC Section 19.04 for: Administrative Clearance - Restaurant Beverage Program; Monitoring Restaurant Beverage Program Compliance; and Inspection and Field Compliance Review of Operations. The applicant must also submit the following with the application:
 - i. A floor plan and site plan to the Department of City Planning demonstrating compliance with the requirements and standards pursuant to Section 12.22 A.34 of the LAMC;
 - ii. A revocable permit from the Bureau of Engineering, Department of Public Works is required for any outdoor dining area located in the public right-of-way. A copy of the approved revocable permit, including a plan and any conditions thereto, shall be provided to the Department of City Planning prior to placing any seating in the public right-of-way as permitted by this administrative clearance.
2. Prior to the administrative clearance, the owner and operator shall execute and record a covenant and agreement acknowledging and agreeing to comply with all the terms and conditions established herein in the County Recorder's Office. A certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns.

3. The City shall have the authority to conduct inspections to verify compliance with any and all of the requirements and standards pursuant to Section 12.22 A.34 of this Code. Upon payment of fees pursuant to Section 19.04, the applicant is subject to the following:
 - i. Within the first 24 months of the administrative clearance, an inspector will conduct a site visit to assess compliance with, or violations of, any of the provisions of Section 12.22 A.34. A second inspection shall take place within 36 months of the first inspection.
 - ii. The owner and operator shall be notified in writing of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective actions taken by the City.
4. The City Council District office, the Los Angeles Police Department, and the Certified Neighborhood Council within which the restaurant is located shall be notified at the time an application for the Restaurant Beverage Program, pursuant to LAMC Section 12.22 A.34, is filed. If the restaurant is not within the boundaries of a Neighborhood Council, then notification to only the applicable Council District office shall be sufficient.
5. If three citations for violating the Restaurant Beverage Program, LAMC Section 12.22 A.34 (a) through (e), are issued to the restaurant in any two-year period, the existing administrative clearance shall terminate and the restaurant shall not be eligible to rely on the exception to Section 12.21 A.10 or Section 12.24 W.1 of the LAMC provided by Section 12.22 A.34 for five years commencing on the date of the third citation.
 - i. A citation shall include citations issued by the Los Angeles Police Department or Orders to Comply issued by the Department of Building and Safety.
 - ii. The California Department of Alcoholic Beverage Control shall be notified by the Los Angeles Police Department or other enforcement agency of the issued citations.
6. The owner or the operator of the restaurant shall reapply for the administrative clearance if there is:
 - i. a change in State alcohol license type;
 - ii. a modification to the floor plan, including, but not limited to, floor area or number of seats, or a modification to outdoor seating; or
 - iii. a change in the ownership or the operator of the restaurant.