



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

ED1 Eligible AB 2097 Eligible

Case Number: _____

Env. Case Number: _____

Application Type: _____

Case Filed With (Print Name): _____ Date Filed: _____

Application includes letter requesting:

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

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

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. Refer to the City Planning Application Filing Instructions ([CP-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: 2222 E. Damon St., Los Angeles, CA 90021 Unit/Space Number: _____

Legal Description² (Lot, Block, Tract): Lots:37-38;Block:None;Tract:C.A.Smith's Third Add.

Assessor Parcel Number: 5166-022-036 Total Lot Area: 8,015.4 sf

2. PROJECT DESCRIPTION

Present Use: Office / Workspace

Proposed Use: Membership office / club

Project Name (if applicable): TBD

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).

Describe in detail the characteristics, scope and/or operation of the proposed project:

Sale of a full line of alcohol for on-site consumption in conjunction with a proposed membership office / club with 63 seats. Hours of operation 6am to 2am daily.

Additional Information Attached:

YES NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- Site is undeveloped or unimproved (i.e., vacant)
- Site has existing buildings (provide copies of building permits)
- Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)
- Site is located within 500 feet of a freeway or railroad
- Site is located within 500 feet of a sensitive use (e.g., school, park)
- Site has special designation (e.g., National Historic Register, Survey LA)

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Removal of any on-site tree
- Removal of any street tree
- Removal of protected trees onsite/in public right-of-way
- Grading
- Haul Route
- New construction: _____ square feet
- Additions to existing buildings
- Interior tenant improvement
- Exterior renovation or alteration
- Change of use and/or hours of operation
- 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

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

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097? YES NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: Four Required # of Parking Spaces: Four

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- Contain fewer than 20 dwelling units
- Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Planning Case Referral Form](#) to BOE? (if required) YES NO

Is the project required to dedicate land to the public right-of-way? YES NO

If so, what is/are the dedication requirement(s)? N/A feet

If dedications are required on multiple streets, identify as such: N/A

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, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10? YES NO

Authorizing Code Section: 12.24-W,1

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

Action Requested: CUB to allow sale of full line of alcohol for on-site consumption at a membership office / club with 63 seats. Hours of operation 6am to 2am daily.

Authorizing Code Section: N/A

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

Action Requested: _____

Additional Requests Attached: YES NO

4. RELATED 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): N/A

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.: N/A Ordinance No.: N/A

- | | |
|--|---|
| <input type="checkbox"/> Condition Compliance Review | <input type="checkbox"/> Clarification of Q (Qualified) Condition |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Clarification of D (Development) Limitation |
| <input type="checkbox"/> Revision of Approved Plans | <input type="checkbox"/> Amendment to T (Tentative) Classification |
| <input type="checkbox"/> Renewal of Entitlement | <input type="checkbox"/> Plan Approval subsequent to Main 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:

N/A

5. RELATED DOCUMENTS / REFERRALS

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

Are there any recorded Covenants, affidavits or easements on this property?

YES (provide copy) NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: Craig Block

Company/Firm: Block Family Trust

Address: 2222 E. Damon St. Unit/Space Number: _____

City: Los Angeles State: CA Zip Code: 90021

Telephone: 800-222-5777 E-mail: craig@liquorlicense.com

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): Same as applicant

Address: _____ Unit/Space Number: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

AGENT / REPRESENTATIVE NAME: Brett Engstrom

Company/Firm: LiquorLicense.com

Address: 2222 Damon St. Unit/Space Number: _____

City: Los Angeles State: CA Zip Code: 90021

Telephone: (626) 993-7350 E-mail: brett@liquorlicense.com

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 agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): N/A

Name: _____

Company/Firm: _____

Address: _____ **Unit/Space Number:** _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

Primary Contact for Project Information⁶

(Select only one. Email address and phone number required.)

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.

⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

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 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 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).** An 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.



ALCOHOL & ENTERTAINMENT ESTABLISHMENTS Class 2 Conditional Use Permit

Related Code Sections

Los Angeles Municipal Code (LAMC) Section 12.24 W.1 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications for alcohol establishments (CUB); and Section 12.24 W.18 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications for entertainment establishments (CUX). Procedures for a Class 2 Conditional Use Permit are governed by LAMC Section 13B.2.2. of Chapter 1A.

Public Hearing and Notice

Notification of a public hearing for the above process includes Property Owners and Occupants (i.e., tenants) within 300 feet from the boundaries of the subject site and the Certified Neighborhood Council representing the area in which the property is located, as well as on-site posting of the notice. This is for informational purposes only and not required at the time of filing, unless otherwise requested. Refer to the Mailing Procedures Instructions (CP13-2074) and Posting Instructions ([CP-7762](#)) for applicable requirements.

Specialized Requirements

When filing for the above application, the following items are required in addition to those specified in the City Planning Application Filing Instructions (CP13-7810).

Radius Map Requirements

Requests for alcohol establishments pursuant to LAMC Section 12.24 W.1 of Chapter 1 are required to include the following. Note that these requirements are separate from the Public Noticing requirements detailed in the Mailing Notification Procedures (CP13-2074), which will be requested by the Project Planner 6-8 weeks prior to the public hearing.

- A 600-foot radius map showing land uses. See Radius Map Guidelines ([CP-7826](#)) for applicable additional requirements.
- A list of alcohol establishments between 600 and 1,000 feet of the site. Include the type of license and address.
- A list of the following types uses within 600 feet:
 - Residential uses and type (e.g., single-family, apartment, hotel)
 - Churches

- Schools, including nursery schools and child-care facilities
- Hospitals
- Parks, public playgrounds, and recreational areas
- Establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises

Additional Requirements for Main CUBs or CUXs

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating the:
- Type of alcohol permit sought
 - Square footage of each particular restaurant, bar, or event space
 - Address or suite/unit number corresponding to each CUB or CUX request
 - Tenant-operator of each alcohol or adult entertainment establishment (if known)

Specialized Questions

The items below cover important information which will help acquaint the decision maker with your request. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials. In the space below, or on separate paper, if necessary, complete the following:

Physical Development of the Site

1. What is the total square footage of the building or center in which the establishment is located?
5,760 sf
2. What is the total square footage of the space the establishment will occupy? 5,760 sf
3. What is the total occupancy load of the space as determined by the Fire Department? TBD
4. What is the total number of seats that will be provided: Indoors? 63 Outdoors? N/A
5. If there is an outdoor area, will there be an option to consume alcohol outdoors?
 YES NO N/A
6. If there is an outdoor area, is it located on private property or the public right-of-way, or both?
N/A
7. If an outdoor area is within the public right-of-way, has a revocable permit been obtained?
 YES NO N/A

8. Is floor area being added? YES NO

If YES, how much is enclosed? N/A Outdoors? N/A

9. Is the site located within 1,000 feet of any schools (public, private, or nursery), churches or parks? YES NO

10. 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 B.17 of Chapter 1? YES NO

Parking

11. How many parking spaces are available on the site? There are four parking spaces.

12. Are they shared or designated for the subject use? For subject use

13. If adding floor area, what is the parking requirement as determined by the Department of Building and Safety (LADBS)?

Not adding floor area

14. Have any arrangements been made to provide off-site parking? YES NO

If YES, is the parking secured via a private lease or a covenant/affidavit approved by LADBS?
N/A

Note: Required parking must be secured via a covenant pursuant to LAMC Section 12.26 E.5 of Chapter 1. A private lease is only permitted by a Variance.

15. 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.

16. Will valet service be available? YES NO

17. Will the service be for a charge? YES NO

Operation of the Establishment

18. Has the use been discontinued for more than a year? YES NO

If YES, it is **not eligible** for the Plan Approval process.

If NO, the applicant may be required to prove that the discontinuance of the use did not occur.

See LAMC Section 12.23 B.9 or 12.24 Q of Chapter 1.

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

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	6am - 2am	6am - 2am	6am - 2am	6am - 2am	6am - 2am	6am - 2am	6am - 2am

20. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc.? YES NO

If YES, describe: up to 3 musicians/singers, speakers

Note: An establishment that allows for dancing needs a Class 2 Conditional Use Permit pursuant to 12.24 W.18 of Chapter 1.

21. Will there be minimum age requirements for entry? YES NO

If YES, what is the minimum age requirement and how will it be enforced? N/A

22. Will there be any accessory retail uses onsite? YES NO

If YES, what will be sold? N/A

Security

23. How many employees will be on the site at any given time? 2-20

24. Will security guards be provided onsite? YES NO

If YES, how many and when? N/A

25. Has LAPD issued any citations or violations? YES NO

If YES, provide copies.

Alcohol

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

27. Will "fortified" wine (greater than 16% alcohol) be sold? YES NO

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

YES NO

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

YES NO

Food

30. Will there be a kitchen on the site?

YES NO

31. Will alcohol be sold without a food order?

YES NO

32. Will the sale of alcohol exceed the sale of food items on a quarterly basis? YES NO

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

On-Site

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

YES NO

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

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

YES NO

If YES, a request for off-site sales of alcohol is also required.

36. Will discounted alcoholic drinks ("Happy Hour") be offered at any time?

YES NO

Off-Site

37. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises?

YES NO

38. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 750 ml?

YES NO

Note: Contact the California Department of Alcoholic Beverage Control (ABC) regarding its requirements at <http://www.abc.ca.gov/>.

Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)

39. Is this application a request for on-site or off-site sales of alcoholic beverages?

YES NO

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

No, business will be an office/workspace/private club

If NO, contact ABC to determine whether the proposed site is located in an area where issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or if issuance would result in, or add to an undue concentration of licenses.

Notes: If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience** or **necessity**. This is in addition to obtaining the Conditional Use Permit or Plan Approval. Contact the ABC regarding its requirements at <http://www.abc.ca.gov/>.

Findings

The decision maker must decide if the facts presented in the record support the findings (i.e., criteria for approval) established in the LAMC. On a separate sheet, provide a detailed justification/explanation of how the proposed project conforms with the following:

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.
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.
3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

Supplemental Findings

In addition to the above findings for approval, the decision maker must also consider the following matters. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials.

1. The proposed use will not adversely affect the welfare of the pertinent community.
2. 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.

APPLICATION TO THE ZONING ADMINISTRATOR FOR CONDITIONAL USE PERMIT – ALCOHOLIC BEVERAGES (CUB)

APPLICANT: BLOCK FAMILY TRUST

**PROPERTY: 2222 E. DAMON ST.
LOS ANGELES, CA 90021**

REFERENCE: CONDITIONAL USE PERMIT (CUB) TO ALLOW THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOL FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH THE OPERATION OF A MEMBERSHIP OFFICE / CLUB

The applicant is requesting a Conditional Use Permit (CUB) to allow the sale and dispensing of a full line of alcohol for on-site consumption in conjunction with the operation of a membership office / club. The office / workspace currently operates at the site. The business offers 63 interior seats which are found within seven offices, 16 cubicles, two meeting rooms and a general seating & gathering area. The property owner will be adding an ABC Type 57 - private club license to the business. This license will allow the business to sell alcoholic beverages to members who will be utilizing the membership office / club. The beverages would be available for consumption on site, no off-site consumption is proposed. The guests of members would also be allowed to enter the premises and enjoy the alcoholic beverages. The Type 57 license does not require a kitchen or food service in conjunction with the sale of alcohol. The operation will also periodically offer limited live entertainment in the form of up to three musicians / singers, or live speakers. Entertainment would not occur more than 24 times per year. The entertainment will be an ancillary aspect, no dancing is proposed. Hours of operation are 6am to 2am daily.

BACKGROUND

The property is a single parcel, level, rectangular-shaped, consisting of two lots and a single parcel. It totals 8,015.4 sf with eighty feet of frontage along the southside of E. Damon St. This site is located in the [MM1-CDF1.5][IX4-FA][CPIO] zone. The property is developed with a single-story commercial building totaling 5,760 sf. The entire building will be operated as the membership office / club. The business offers 63 interior seats which are found within seven offices, 16 cubicles, two meeting rooms and a general seating & gathering area. The site has a small surface parking lot with four spaces for the subject use. The parking area is surrounded by a six foot metal fence and rolling gate, which remains shut and locked unless a vehicle is passing through it. The abutting properties along Damon St. are also zoned [MM1-CDF1.5][IX4-FA][CPIO] and include a variety of industrial uses. There are no residential or sensitive uses in the vicinity of the project site.

GENERAL 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 site is zoned [MM1-CDF1.5][IX4-FA][CPIO] and designated for Hybrid Industrial uses. The surrounding neighborhood includes a variety of industrial uses. The property is developed with a single-story commercial building totaling 5,760 sf. The entire building will be operated as the membership office / club. The applicant is requesting a Conditional Use to permit the sales and service of a full-line of alcoholic beverages in conjunction with the operation of the membership office / club. No changes to the interior or exterior of the structure are being proposed under the subject request. It is anticipated that the overall mode and character of the use would be maintained. The introduction of the private club license to the business would increase the popularity of the space and help to activate the area and will improve public safety. The use will attract creative additional professionals and stimulate activity in the area. As such, the membership office/club with a full line of alcoholic beverages for on-site consumption will offer a convenient location for a unique experience for local workers and visitors, and will perform a function and provide a service that is beneficial to the surrounding community.

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 the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The subject site is zoned [MM1-CDF1.5][IX4-FA][CPIO] with a Hybrid Industrial land use designation in the Downtown Community Plan Area. The site is developed with a 5,760 sf single-story commercial building. The site includes a small surface parking lot with four spaces, which are dedicated to the subject use. The business will be utilizing the entire property. The building was constructed in 2001, and blends well with the industrial nature of the properties in the vicinity. As such, the location, size, height, and operations are compatible with the adjacent properties and surrounding neighborhood. Suitable operating conditions can be included in the CUB approval that can address any perceived issues regarding the sale of alcohol, loitering, noise, etc. The applicant would readily agree to the standard safety conditions including implementation of a camera surveillance system, use of an age verification system and undergoing STAR Training. These operating conditions in combination with the Monitoring, Verification and Inspection Program (MViP) will allow the City the opportunity to continue to monitor the operation of the new restaurant and ensure compliance with imposed conditions. Therefore with appropriate conditions and responsible operation, the proposed sale of alcohol for on-site consumption in conjunction with the proposed membership office / club will not adversely affect or further degrade the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety of the community.

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 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 Downtown Community Plan Map designates the property for Hybrid Industrial land uses.

The Land Use Element of the City's General Plan divides the city into 35 Community Plan areas. The Downtown Community Plan designates the property for Hybrid Industrial land uses with a corresponding zone of [MM1-CDF1.5][IX4-FA][CPIO]. The purpose of the Community Plan is to promote an arrangement of land uses, streets and services which encourage and contribute to the economic, social

ADJACENT PARCEL
NOT A PART

70'-0"

PARKING #1

PARKING #2

PARKING #3

PARKING #4

PROJECT SITE
EXISTING 5,790 SF BUILDING

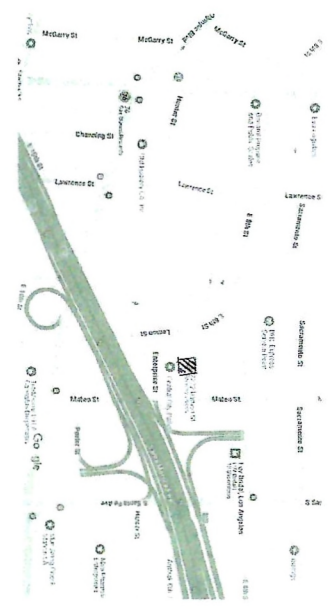
PROPERTY LINE

ROLLING GATE

6 FT METAL FENCE

DAMON STREET

ADJACENT PARCEL
NOT A PART



PROJECT SITE
 2222 E. DAMON ST.
 LOS ANGELES, CA 90021

LOTS: 37, 38
 BLOCK: NONE
 TRACT: C.A. SMITH'S THIRD
 APN: 6186-022-009

LOT AREA: 9,078.4 SF
 ON-SITE PARKING: FOUR SPACES
 PROJECT AREA: 5,790 SF
 SEAT COUNT: 63

SEVEN OFFICES
 2 MEETING ROOMS
 2 MEETING ROOMS

SCALE: 1/8" = 1'-0"



