

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION***THIS BOX FOR CITY PLANNING STAFF USE ONLY*

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____

Date Filed _____

Application includes letter requesting:

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

Related Case Number(s): _____

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 Department of City Planning Application Filing Instructions (CP-7810) for more information.***1. PROJECT LOCATION**Street Address¹ 1616, 1618, 1620 W Yosemite Dr., 4745-4753 N Townsend Avenue Unit/Space Number _____Legal Description² (Lot, Block, Tract) Lot 6, 7, 9 Blackmer TractAssessor Parcel Number 5689030003 Total Lot Area 7,603.8 sq ft**2. PROJECT DESCRIPTION**Present Use Retail (Neighborhood Market)Proposed Use Retail (Off-site wine sales)Project Name (if applicable) Little Lands WinesDescribe in detail the characteristics, scope and/or operation of the proposed project Apply for a Conditional Use Permit to allow the off-site sale of wine (and limited on-site tasting) in an improved 1,480 square foot ground floor retail space including including indoor 10 seats.Additional information attached ☐ YES ☒ NO

Complete and check all that apply:

Existing Site Conditions☐ 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)¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

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

Housing Component Information

Number of Residential Units: Existing 4 – Demolish(ed)³ 0 + Adding 0 = Total 4
Number of Affordable Units⁴ Existing N/A – Demolish(ed) N/A + Adding N/A = Total N/A
Number of Market Rate Units Existing 4 – Demolish(ed) 0 + Adding 0 = Total 4
Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☒ NO

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

If so, what is/are your dedication requirement(s)? N/A ft.

If you have dedication requirements on multiple streets, please indicate: 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; follow with a description of the requested action.

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

Authorizing Code Section 12.24, W, 1

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

Action Requested, Narrative: The off-site sale of wine, limited tastings on-site

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☐ NO

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☐ NO

If YES, list all case number(s) ZA-2005-6803-CU; ENV-2005-6804-CE, ZA-2005-6803-CU-PA1-1A
ENV-2007-1665-CE, ENV-2013-3392-CE

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

⁴ As determined by the Housing and Community Investment Department

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

☐ Condition Compliance Review

☐ Modification of Conditions

☐ Revision of Approved Plans

☐ Renewal of Entitlement

☐ Plan Approval subsequent to Main Conditional Use

☒ Clarification of Q (Qualified) Condition

☐ Clarification of D (Development) Limitation

☐ Amendment to T (Tentative) Classification

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, please provide a copy of any applicable form and reference number if known.

Specialized Requirement Form _____

Geographic Project Planning Referral _____

Case Consultation Referral Form _____

Redevelopment Project Area – Administrative Review and Referral Form _____

HPOZ Authorization Form _____

Affordable Housing Referral Form _____

Transit Oriented Communities Referral Form _____

Preliminary Zoning Assessment Referral Form (Plan Check #) _____

Housing Development Project determination (PZA Sec. II) _____

Optional HCA Vesting Preliminary Application _____

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

Mello Form _____

Citywide Design Guidelines Compliance Review Form _____

GPA Initiation Request Form _____

Expedite Fee Agreement See Attached

Department of Transportation (DOT) Referral Form _____

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

Hillside Referral Form (BOE) _____

Building Permits and Certificates of Occupancy See Attached

Order to Comply _____

Low Impact Development (LID) Referral Form (Stormwater Mitigation) _____

Replacement Unit Determination (LAHD) _____

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Brion Brionson
Company/Firm Little Lands Wines
Address: 11025 Mountair Avenue **Unit/Space Number** _____
City Tujanga **State** CA **Zip Code:** 91042
Telephone 917-449-4112 **E-mail:** brion@littlelandswines.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) Offer Grinwald
Address 15445 Ventura Boulevard **Unit/Space Number** 302
City Sherman Oaks **State** CA **Zip Code:** 91403
Telephone 818-523-8484 **E-mail:** ogrinwald@mrinvestments.com

Agent/Representative name Vicrim Chima
Company/Firm Sage Consulting LA, LLC
Address: 548 S Spring Street **Unit/Space Number** 209
City Los Angeles **State** CA **Zip:** 90013
Telephone 626-755-0888 **E-mail:** sageconsultingla@gmail.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____
Name _____
Company/Firm _____
Address: _____ **Unit/Space Number** _____
City _____ **State** _____ **Zip Code:** _____
Telephone _____ **E-mail:** _____

Primary Contact for Project Information ☐ Owner ☐ Applicant
(select only one) ☐ Agent/Representative ☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts 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).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC, or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
 - **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
 - **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

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

Signature _____

Date 9/28/27

Print Name offer Grinwald

Signature _____

Date _____

Print Name _____

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On September 28, 2022 before me, Maria Nambo, Notary Public
(Insert Name of Notary Public and Title)

personally appeared offer Grinwald, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)



APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

Date: 1.11.23

Print Name: _____

DRION PAUL SUTHERLAND

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

--

EXPEDITED PERMIT FEE AGREEMENT

Section 19.01-R LAMC

City of Los Angeles - Department of City Planning

ENTITLEMENT

REQUEST(S): CUB (wine only)

Project Address: 1616 Yosemite Drive

The Owner/Applicant shall acknowledge and agree to the following statements by initialing each.

- [Signature] I hereby promise to pay all expenses for additional cost and physical resources necessary to expedite the permit process for the above development project.
- [Signature] I understand that the expedited service charges are in addition to and separate from the fees charged elsewhere in the L.A. Municipal Code.
- [Signature] I understand that the initial fee of \$8,500 is a deposit, and I agree to pay any additional costs that exceed this deposit to the City of Los Angeles for Planning Department Staff as well as other City Departments for time used to expedite the subject case(s), including any costs accrued during any appeal(s) of the subject case(s).
- [Signature] I am well informed that the processing of the case may be placed on hold if an invoice billing for the excessive costs becomes past due.
- [Signature] In the event that the property is sold, I understand that I am still responsible for any costs accrued until such time as the new property owners accept responsibility of fees in writing by filing a new Expedited Permit Fee Form with the Planning Department.

Initial Deposit: \$8,500

COMPANY/OWNER/APPLICANTS AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee, or authorized agent of the owner or lessee with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes, lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- The undersigned has read and accepted the above statement.

Owner/Applicant: BRION PAUL SUTHERLAND

Print Address: 1616 YOSEMITE DR
LOS ANGELES CA 90041

Telephone No.: 323 538 2618

Email Address: BRION@LITTLELANDSWINES.COM

Authorized Signature: [Signature]

Print Name: BRION PAUL SUTHERLAND

Date: 1.11.23

**Please note that the information listed above will be used for billing purposes. Please do not use a P.O. Box as the address.*

Representative: _____

Contact: _____

Print Address: _____

Telephone No.: _____

For Owner/Applicant Authorized Signature Only:

Subscribed and sworn before me this (date): 1/11/2023

, in the County of Los Angeles, State of California

Notary Public
Stamp:

[Signature]

Please See
Attached

Accepted By Expedited Processing Section

Signature: [Signature] Date: October 7, 2022

(The application must be filed within 180 days of the date referenced above.)

See the reverse for additional requirements.

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

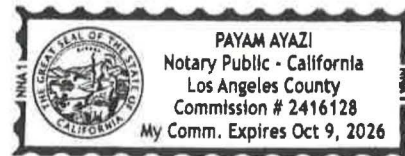
Subscribed and sworn to (or affirmed) before me on this

11th day of January 2023, ~~2022~~,
P.M.

by Brion Paul Sutherland

proved to me on the basis of satisfactory evidence to be
the person~~(s)~~ who appeared before me.


Payam Ayazi (Notary Public)



The following items shall be submitted at the time of filing:

Environmental Clearance:

- ☐ Ministerial Action (Exempt from CEQA)
- ☒ Categorical Exemption
- ☐ Environmental Assessment Form (ND/MND, Class 32 CE, SCEA, SCPE)
- ☐ Addendum to Environmental Case No. _____
- ☐ Statutory Exemption

Additional Forms/Documents Required (at filing):

- ☐ [Preliminary Zoning Assessment Referral Form \(only Sections I & II are required at filing\)](#)
- ☐ [Affordable Housing Referral Form](#) / [TOC Referral Form](#) (QPSH Referral Form)
- ☐ LAHD Housing Replacement Determination Letter
- ☐ [Redevelopment Project Area Administrative Review and Referral Form](#)
- ☐ [Geographic Project Planning Referral Form](#)
- ☒ All public noticing materials (e.g., [mailing labels](#), notification map, BTC invoice)
- ☒ Application materials shall also be provided in a digital format (thumb drives & file links are acceptable)

The following items are required and may be submitted after filing:

Additional Studies Required (Submitted within 30 days of filing):

- ☐ Written responses to [CEQA Guidelines Section 15300.2 \(Exceptions to Categorical Exemptions\)](#)
- ☐ Written responses to California Government Code Section 65913.4 (SB 35)
- ☐ A copy of completed Air Quality Study
- ☐ A copy of completed Noise Study
- ☐ A copy of completed Tree Report
- ☐ A copy of a Historic Report on the Property
- ☐ A copy of completed Geologic and/or Soils Report
- ☐ A copy of completed [Transportation Study Assessment \(LADOT Referral Form\)](#)
- ☐ A copy of a completed Traffic Study

Additional:

- ☐ Copy of Bureau of Engineering Receipt or R3 Letter
- ☐ Copy of Bureau of Engineering Planning Case Referral Form (PCRF)



LOS ANGELES
201 N. LOS ANGELES ST., STE. 13A
LOS ANGELES, CA 90012
TEL: (213)617-9600, FAX: (213)617-9643

VAN NUYS
14540 SYLVAN ST.
VAN NUYS, CA 91411
TEL: (818) 779-8866, FAX: (818) 779-8870

CONTRACT

CASE NUMBER:

BTCID: LA23-037

REFERENCE:

DATE: 2/1/2023

SITE ADDRESS: 1616 W. YOSEMITE DR.

AUTHORIZED BY: WINSTON

DESCRIPTION OF SERVICES AND FEES:

Reinstatement Fee		x 20.00 %	
Color Fold Over Labels and Mailing	0	x \$2.68	
Color Fold Over Mailing Only	406	x \$2.28	\$925.68
Appeals – Number	0	x \$2.68	
Posting of Site – Number of signs	1	x \$85.00 (1 st)	\$155.00
	1	x \$70.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$14.00
All Weather Posting (optional)	2	x \$20.00	\$40.00
Removal of Signs (optional)	0	x \$50.00	
Credit Card fee		x 0.00 %	\$0.00

TOTAL DUE: \$1,134.68

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO
HAVE YOUR APPLICATION DEEMED "COMPLETE"

Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.

x VC

The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).

x VC

REFUNDS, CREDITS, ONLY VALID 120 DAYS, REINSTATEMENTS, VALID ONLY 180 DAYS FROM THE FILING DATES.

Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices.

x VC

If instructed by the city that your case has gone to appeal or plum, we will immediately mail out per city instructions. The cost of mail and processing of \$2.68/label, (price may change without notice if postage increases) is immediately due to us from you. It is to be paid within 10 days. If we do not receive payment within 10 days, a 10% a month (starting after 10 days) fee will be charged and due.

x VC

Signature: _____

Telephone: (626) 752-0888

Print Name: BRION PAUL-SUTHERLAND/VICIM CHIMA



PAID

2-1-2023

CK# 3582

5689 30
SCALE 1" = 80'

1989

REVISED
6/28/11 6.10
69121952C
700619614
88091304-000001

BLACKMER TRACT
M. B. 79-52-53



CODE
4

FOR PREV ASSM'T SEE: 528-6 & 7



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



C.D. 14
 C.T. 1816
 P.A. NORTHEAST LOS ANGELES
 N.C. EAGLE ROCK

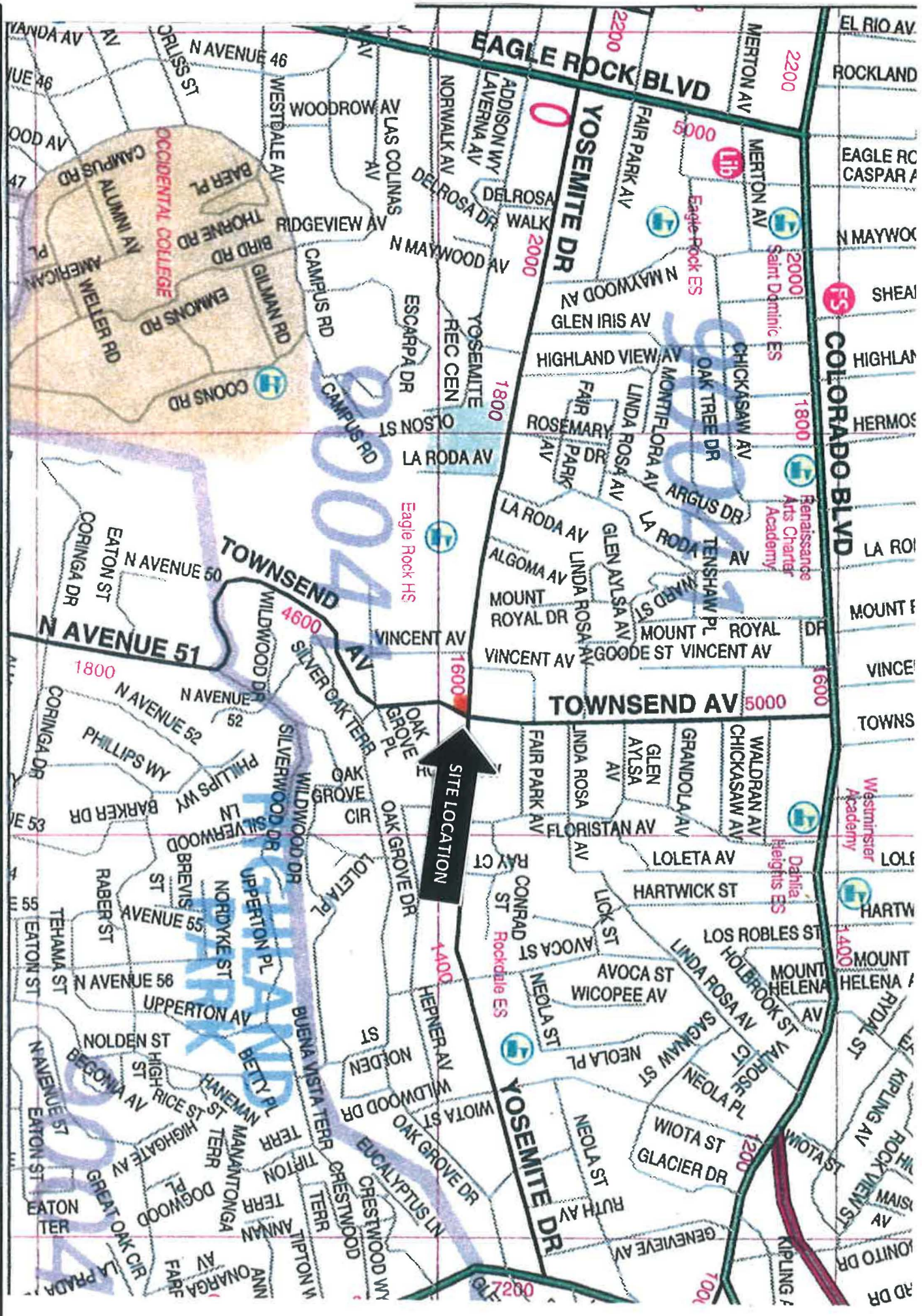


0.178 NET AC.

VICINITY MAP

SITE LOCATION:
1616 W. YOSEMITE DRIVE
LOS ANGELES, CA 90041

CASE NO.:
T.B. PAGE: 565 GRID: B-6



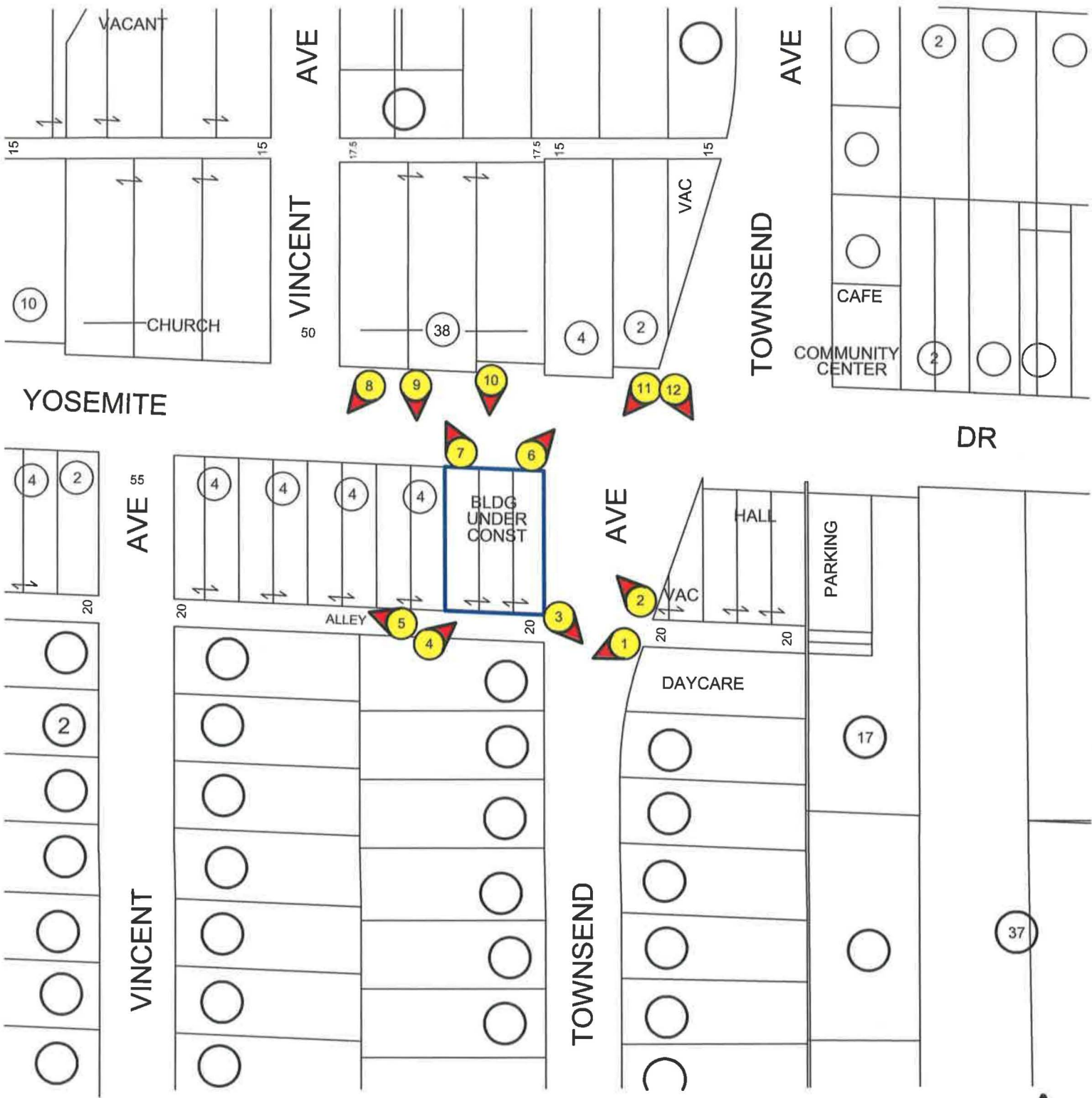


PHOTO BROCHURE

RADIUS MAPS ETC
3544 PORTOLA AVENUE
LOS ANGELES CA 90032
OFF/FAX (323) 221-4555
RADIUSMAPSETC@YAHOO.COM

SITE LOCATION:
1616 W. YOSEMITE DRIVE
LOS ANGELES, CA 90041

CASE NO.
DATE: 08 - 05 - 2022
SCALE: 1" = 100'
D.M. 160.5 A 225
T.B. PAGE: 565 GRID: B-6
A.P.N.: 5689-030-003



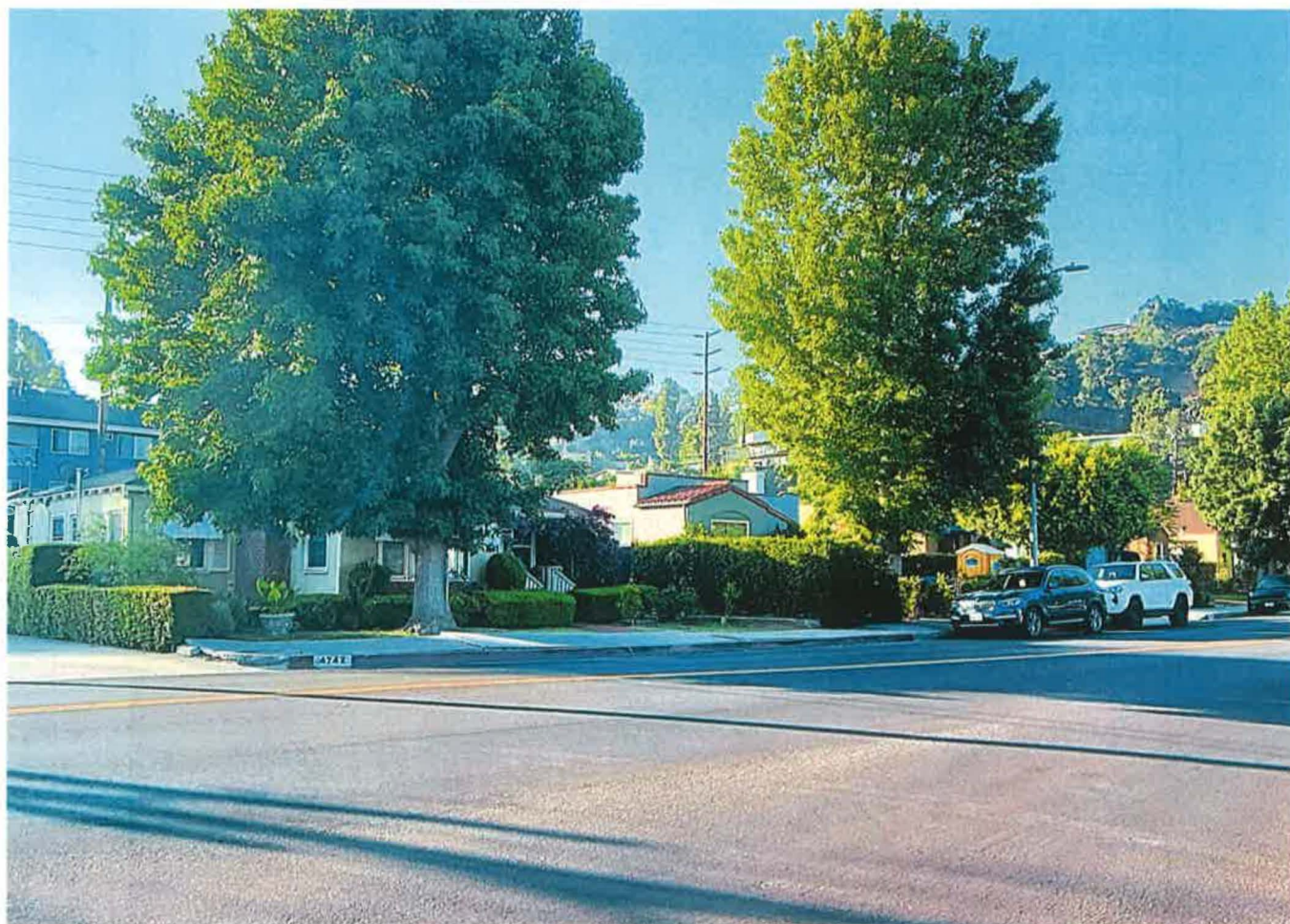
1.



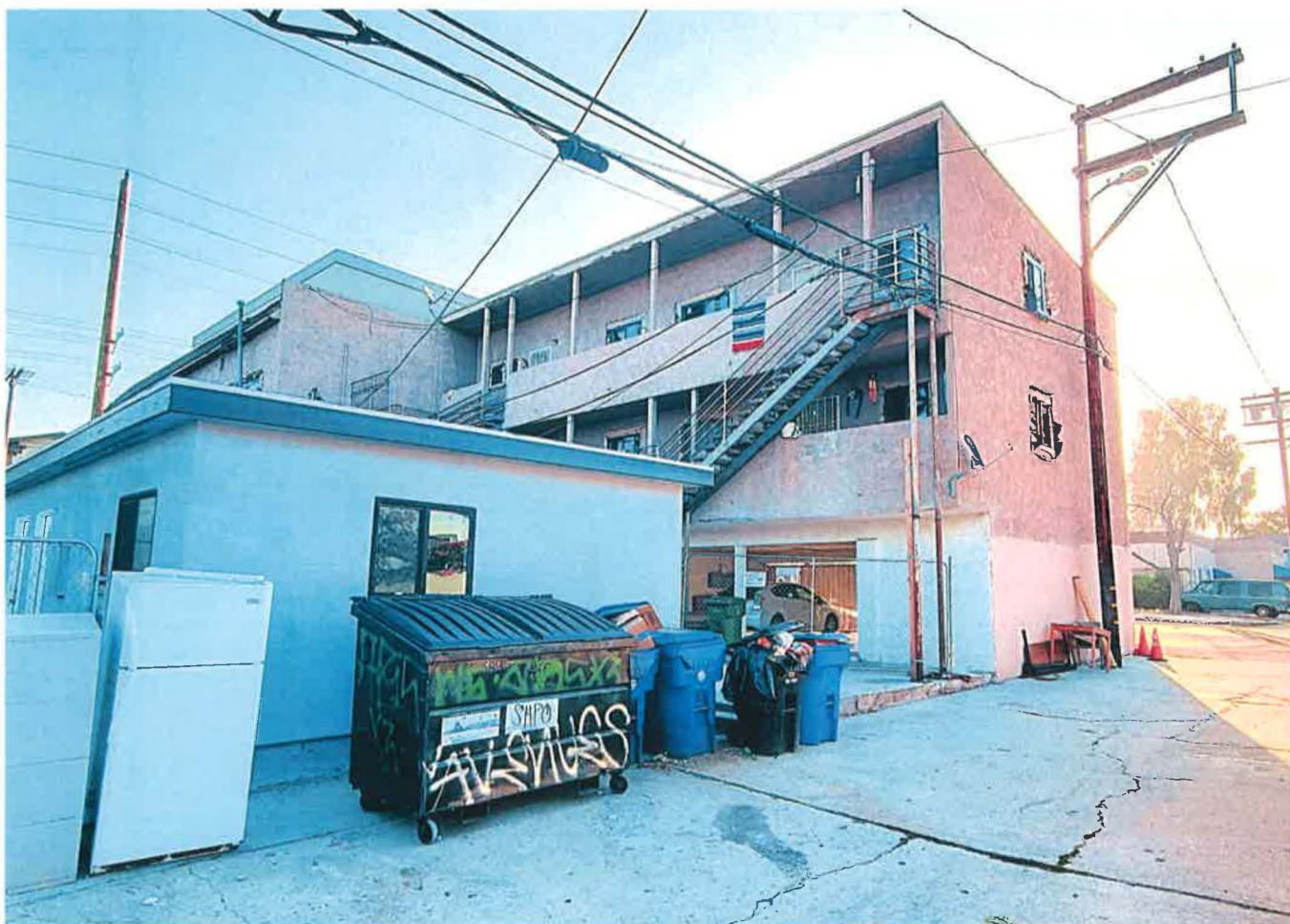
2.



3.



4.



5.



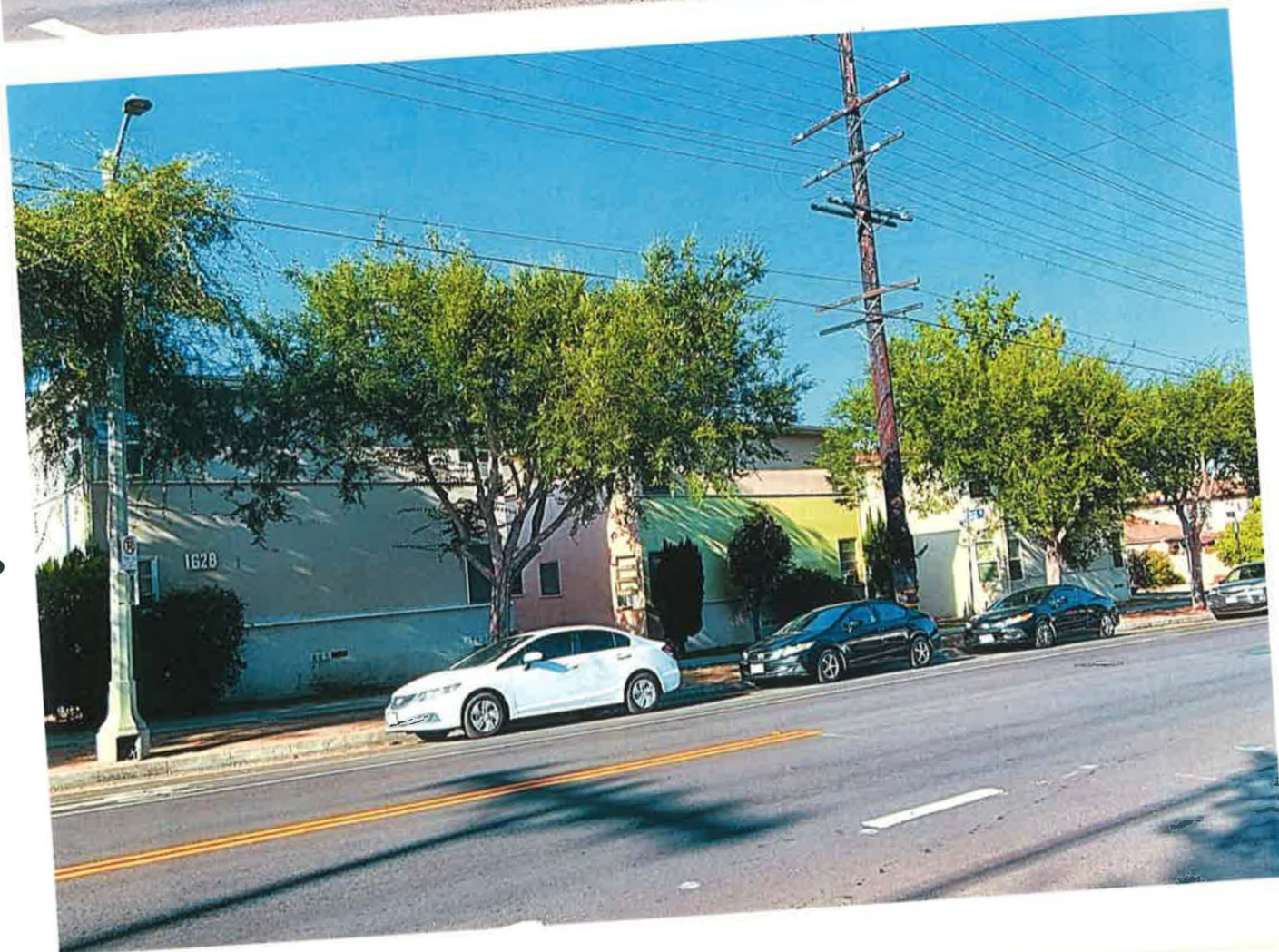
6.



7.



8.



9.



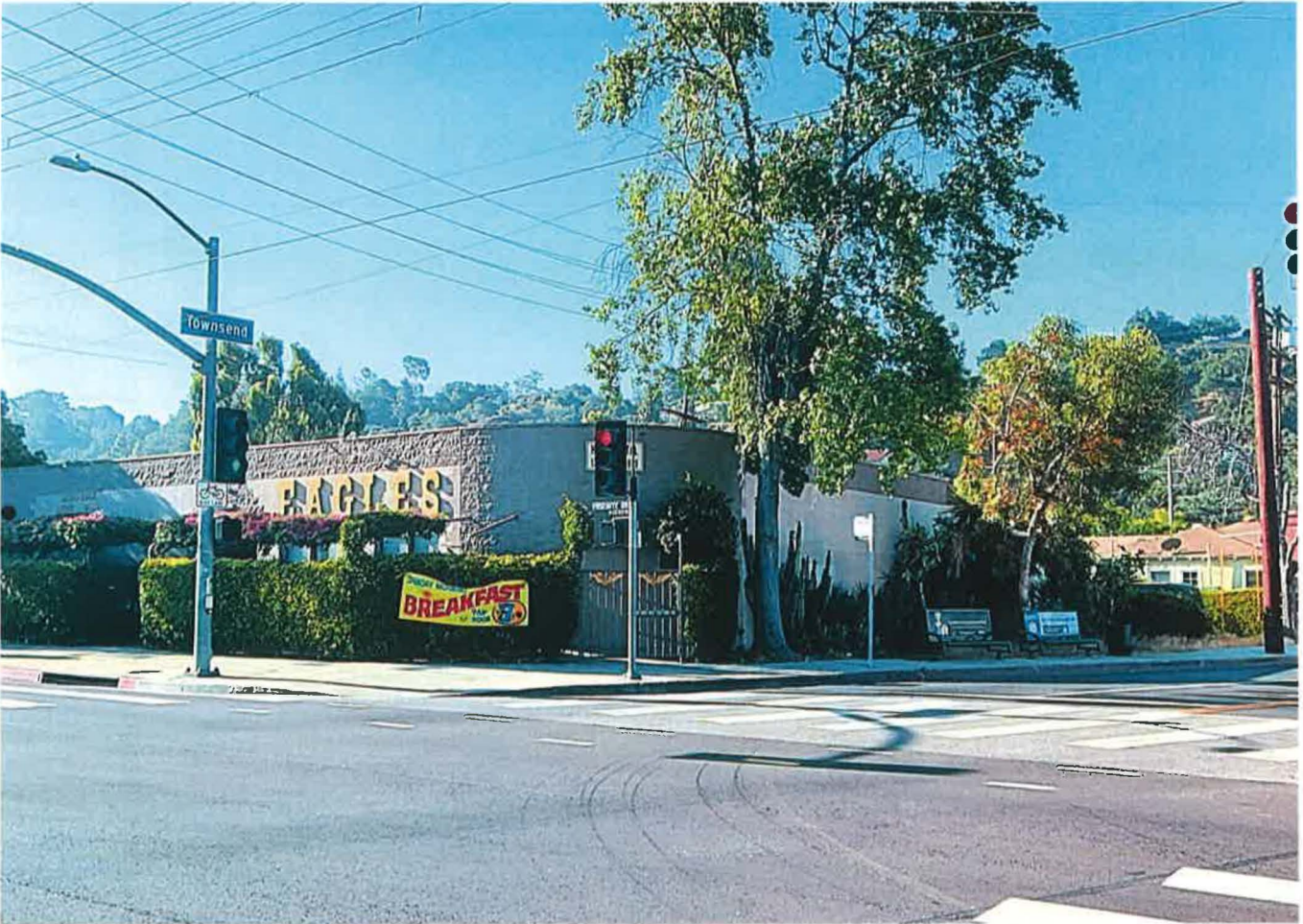
10.



11.



12.



CONDITIONAL USE - ATTACHMENT - 1

1616 W Yosemite Avenue – Little Lands Wines

Representative:

Sage Consulting LA, LLC
548 S Spring Street, #209
Los Angeles, CA 90013
T: 626-755-0888
sageconsultingla@gmail.com

Applicant:

Brion Brionson
Little Lands Wines, LLC
1125 Mountair Avenue
Tujunga, CA 91402
Email : brion@littlelandswines.com

REQUESTED ENTITLEMENTS:

Pursuant to 12.24 W, 1 A new CUP to permit the off-site sale of wine within an improved tenant space of 1,480 square feet with 10 permanent seats to accommodate limited wine tastings on site. Hours of operation from 12 pm to 10 pm.

CONDITIONAL USE FINDINGS

- i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The applicant is requesting the off-site sale of wine within an improved 1,480 square foot tenant space with 10 permanent seats to accommodate occasional tastings and operating from 12 pm to 10 pm. Little Lands Wines will be improving a ground floor neighborhood commercial space which was previously used as convenience store, as well as pursuing exterior improvements to the existing structure. The project includes updating structural components to allow for the inclusion of enlarged window openings along the buildings Yosemite Drive elevation. The wine store's inventory consists of organically grown wines, a specific niche market within the larger wine industry.

The previous tenant ceased operations at some point in 2020, during the COVID pandemic. The market was issued a Type 40 On-Sale Beer license in 2004 (#411738) but no Conditional Use Permit for the on-site sale of beer could be located for the site. The current applicant will be substantially improving the former space. The new business is designed to provide services and amenities for both the local population as well as draw patrons from the surrounding areas by providing high quality organic wines in a contemporary interior space.

The site is zoned [Q] C1-1XL and is subject to the policies within the Northeast Los Angeles Community Plan Area. The Plan Area promotes as a goal for commercial uses "Strong and competitive commercial areas that suitable serve the needs of the community and attracts customers from outside the plan area by satisfying market demand and maximizing convenience

and accessibility while preserving unique historic and cultural identities of each commercial area.”

Little Lands Wines would achieve such a goal, identifying a niche space in the market that is not currently served in the area for which there is a high demand. The conversion of the neighborhood convenience store to a modern wine store with occasional tastings serves a market demand for organically grown wines that is not catered to by other businesses in the area. The business’ uniqueness and quality will contribute to the community’s economic base, as well as enhance the streetscape by activating an otherwise vacant storefront at the intersection of a minor and major arterial. An activated storefront, with increased storefront transparency will contribute to public safety and spur investment within the commercial block. Further, the owner of Little Lands Wines envisions the space for more than just the sale of wine. It’s common area and built in facilities will provide a space for community groups to gather, listen to non-amplified music, host reading clubs, and act as a place of community building and gathering.

ii. That the project’s location, size, height, operations and other significant features will be compatible with and not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The proposed use will operate in a space that previously operated as a convenience store. The project will utilize and improve that ground floor space without impacting the housing units on the second floor of the building. The project will result in an improvement to the existing exterior materials and storefront windows of the building along Yosemite Drive. The project will result in the aesthetic improvement to the building, improving a highly visible structure at the intersection of a main and secondary thoroughfare. The wine store will operate within reasonable hours and host community gathering and events.

The Neighborhood Commercial block within which the property is located is nearly surrounded by single family and multi family structures. The applicant is fully aware of the residential nature of the surrounding area and has incorporated those facts into his operational strategy. Maintaining reasonable hours will discourage the presence of loitering or consuming alcohol in the vicinity. The exterior improvements will provide additional transparency linking the interior space to the sidewalk and discouraging nuisance behaviors. Further, the business model seeks to incorporate the community by providing a space for local patrons to purchase high quality wines and to meet and practice other community building activities, including sampling non-amplified music and forums for discussion.

This project will not change the scale or character of the neighborhood in an adverse way.

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 Northeast Area Community Plan Map designates this property as Neighborhood Commercial, indicating its suitability for commercial activity. The subject property is zoned [Q] C1-1XL, which designates it for commercial uses.

ADDITIONAL CUB FINDINGS

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

The pertinent community is represented by a diverse mix of local residents and community serving businesses. After the devastating effects of the COVID pandemic on local businesses, the introduction of a new business operating with a model based on integrating the local community will not adversely affect the welfare of the community, rather it will contribute to the community's economic stability and serve as a base for future growth. The new business will be providing amenities that will serve locals and draw revenue from surrounding areas. It will enliven the streetscape, physically improving and activating a corner property on a prominent intersection. As a small-scale neighborhood wine shop, it will not attract the nuisance activities sometimes associated with off-site alcohol sales. The wine shop will be responsibly managed and operated by knowledgeable staff. Further, the project team will work with neighborhood stakeholders, LAPD, the Council District office, and Planning Department staff to inform and address any potential concerns.

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

The number of licenses in this census tract and surrounding tracts will be investigated during the ABC Licensing process. This premises was issued a Type 40 On-Sale Beer license in 2004 (#411738) which was auto revoked in 2021. The applicant will be applying for and obtaining a Type 20 license. According to the definition of "undue concentration" if the ratio of off-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of off-sale retail licenses to population in the county in which the applicant premises are located, there is an undue concentration. According to the Census Tract Authorization data on abc.ca.gov, the ratio of off-sale licenses to county population in Los Angeles is $1605/10044458 = .000159$. The Census Tract in which the premises is located is 1816.00. It reports 2 off sale license for a population of 4247 ($2/4247 = .000470$).

It appears there may be an undue concentration of off-sale licenses in this tract. However, there appears to be a license at the premises that was issued and subsequently suspended. In this case,