

APPLICATIONS



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 ([CP13-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: 1709 S. Lincoln Blvd* Unit/Space Number: N/A

Legal Description² (Lot, Block, Tract): Lot 1, Block 15, Venice Annex Tract

Assessor Parcel Number: 4241018001 Total Lot Area: 3,398.5 sqft

*other addresses listed on ZIMAS: 1701, 1703, 1705, and 1707 S Lincoln Blvd

2. PROJECT DESCRIPTION

Present Use: Specialty market with Type 21 ABC license

Proposed Use: Specialty market with Type 21 ABC license and Type 86 ABC license

Project Name (if applicable): Good Riddance Market

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:

Applicant is seeking approval for a Type 21 (general off-sale beer, wine, and distilled spirits) ABC license and Type 86 (instructional tastings) ABC license in conjunction with an existing specialty market operating Sunday through Thursday from 7am to 11pm, Friday-Saturday from 7am to 12am.

Additional Information Attached:

☐ YES ☒ NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e., vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g., school, park) |
| <input type="checkbox"/> 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) | <input type="checkbox"/> Site has special designation (e.g., National Historic Register, Survey LA) |

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

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

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing N/A - Demolish(ed)³ N/A + Adding N/A = Total N/A

Number of Affordable Units⁴: Existing N/A - Demolish(ed) N/A + Adding N/A = Total N/A

Number of Market Rate Units: Existing N/A - Demolish(ed) N/A + Adding N/A = Total N/A

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: _____ Required # of Parking Spaces: _____

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. of Chapter 1A?

☐ YES

☒ NO

Authorizing Code Section: 12.24 W.1

Code Section from which relief is requested (if any): N/A

Action Requested: A Class 2 CUP requesting authorization for the off-sale of beer, wine, and distilled spirits (Type 21 ABC license) and instructional tastings (Type 86 ABC license).

Authorizing Code Section: _____

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): ZA-2006-8990-CUB

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: _____ Ordinance No.: _____

- | | |
|------------------------------------------------------|---------------------------------------------------------------------------|
| <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: Cale Palmer Margol
Company/Firm: 47RONIN, LLC
Address: 1709 S. Lincoln Blvd Unit/Space Number: N/A
City: Venice State: CA Zip Code: 90291
Telephone: _____ E-mail: cale@fordenstudio.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): CHK Lincoln Properties (Carol Klein)
Address: 4554 Varna Ave Unit/Space Number: N/A
City: Sherman Oaks State: CA Zip Code: 91423
Telephone: 818-515-5674 E-mail: carolhkelin@sbcglobal.net

AGENT / REPRESENTATIVE NAME: Ralph Saltsman

Company/Firm: Solomon, Saltsman & Jamieson
Address: 426 Culver Blvd Unit/Space Number: N/A
City: Playa Del Rey State: CA Zip Code: 90293
Telephone: 310-822-9848 E-mail: rsaltsman@ssjlaw.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.

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: Carol H Klein

Date: 12/26/24

Print Name: Carol H Klein

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 December 26, 2024 before me, Robin Fishman, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Carol H Klein, 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.



(Seal)


Signature

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.
- h. 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. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. 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: 12.30.24

Print Name: _____ CALE MARGOL

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES

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).

Findings

a. General Conditional Use

- 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, 47Ronin, LLC submits this Conditional Use Permit Application, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24-W,1, to authorize the continued off-site sale of a full line of alcoholic beverages (ABC Type 21 License) and ancillary instructional tastings (ABC Type 86 License) in an approximately 1,200 square foot specialty market called Good Riddance Market operating Sunday to Thursday from 7am to 11pm, and Friday to Saturday from 7am to 12am. This Application is being submitted in the spirit of cooperation and to comply with the 2007 CUB language; however, Applicant does not waive its intention that CUBs run with the land and therefore by law do not expire.

The subject site is located at 1709 S. Lincoln Boulevard. The site has been operating as a specialty market with a Type 21 ABC license since 2008. In 2007, the Zoning Administrator granted a CUB (ZA-2006-8990(CUB)) to this address authorizing the “sale and dispensing for consideration of a full line of alcoholic beverages for off-site consumption in conjunction with a convenience market.” Ronin, LLC, the Applicant, took over the existing store in 2023 and is making this CUB application to continue the sale of alcoholic beverages at this location with an addition of a Type 86, instructional tasting license.

The specialty market will continue to fulfill a niche need for the local community by offering unique retail offerings with a curated selection of alcoholic beverages for off-site consumption. The operations, with strict adherence to the imposed conditions and under proper management and supervision, will continue to enhance the environment of the surrounding neighborhood and provide a benefit to the community. The specialty grocery store will continue to offer a beneficial and unique shopping experience to the nearby community. Similar to the 2007 CUB, the Applicant, Ronin, LLC, also proposes to volunteer a set of conditions to ensure that the alcoholic beverage use will not negatively impact the community:

- No sale of fortified wine shall be permitted
- No sale of “airline” shot bottles shall be permitted
- No sign shall be permitted which are visible from the outside which advertises the availability of alcohol on the premises
- Alcohol shall not be allowed to be consumed on any adjacent property under the control of the applicant

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

This site has operated as a specialty market with alcohol sales for over 20 years (since 2008)

and has held a Conditional Use Permit to authorize the sale of alcoholic beverages for off-site without issue in that time. Thus, this Conditional Use Permit application does not propose anything outside of that which was previously approved. Again, this Application is being submitted in the spirit of cooperation and to comply with the 2007 CUB language; however, Applicant does not waive its intention that CUBs run with the land and therefore by law do not expire. Thus, there is no reason to suggest any adverse change with the approval of this application. The project's location, size, height, operations and other significant features will continue to be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

In fact, according to Case No. ZA 2006-8990(CUB), the Zoning Administrator determined that:

“The market allows for a continuation of services and needs which have been provided to the area. The nature of the use remains essentially the same as that which currently existed at the prior location. Thus, as proposed, the use will provide a service that will continue to serve public convenience and welfare and the location is appropriate in terms of the surrounding uses and the character of development.” (Page 9). Those findings remain true today.

The specialty store will continue to operate at this location responsibly. The store and subject sales will continue to serve to strengthen the economic vitality of the area. As detailed above, the operations are compatible with the surrounding properties and uses. The project is consistent with the pattern of commercial uses in the immediate vicinity. The operational characteristics of the store are not detrimental to the properties in the immediate vicinity and the store will continue to operate with due regard for the adjacent uses.

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.

The subject site has a Community Commercial land use designation and is located in the [Q]C2-1-CDO Zone. The subject property is also located in the Lincoln Boulevard Community Design Overlay Zone and in the Venice Coastal Zone Specific Plan. In all of the applicable plans, this site is zoned for commercial use.

The Zoning Administrator in Case No. ZA 2006-8900(CUB) states:

“The subject property is planned and zoned for commercial uses. The retail use is permitted by right. The conditional use authorization for the sale of beer and wine for off-site consumption is allowed through the approval of the Zoning Administrator subject to certain findings. The required findings in support have been made herein.” (Page 10). These findings remain true today.

Moreover, the General Plan promotes the provision of services throughout the City in locations that are convenient to the public, but that do not negatively impact neighboring properties. The General Plan is also intended to guide development in order to create a healthful and pleasant environment. The requested use at this site is in conformance with the objectives of the General Plan and Specific Plan for Commercial Land Uses. This

neighborhood specialty market will continue to serve the needs of the community and will overall provide products in conformance with the General Plan goals to provide a strong and competitive commercial sector.

The store has operated responsibly with regard for its neighbors and patrons for the last two decades and will continue to be a responsible operator and neighbor with the continuation of this specialty store with off-site sales of alcoholic beverage and ancillary instructional tastings. The store will provide neighboring residents and the local workforce with a convenient option that will bolster pedestrian activity in the neighborhood.

b. Additional Findings

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

The proposed use will not adversely affect the welfare of the pertinent community. The approval and operation of the site to continue as a specialty market use with the off-site sale of a full line of alcoholic beverages and on-site instructional tastings, will provide a benefit to the nearby community and will not be detrimental to the character of the immediate area but rather have a positive impact on the welfare of the community. This store has been part of this community for over two decades without adverse impacts to the surrounding community because of the imposed conditions and responsible management.

Furthermore, negative impacts commonly associated with the sale of alcoholic beverages shall be mitigated by imposition of applicable conditions. As previously mentioned, the Applicant has volunteered a set of conditions similar to the 2007 CUB approval in order to ensure the continued sale of alcoholic beverages at this site will not negatively impact the surrounding community. In addition, the Zoning Administrator, through this CUB approval, will include applicable conditions to ensure the operation provides adequate security measures, lighting, and compliance with the City's Noise Ordinance. The ABC will impose their own set of conditions, if necessary, which the Applicant will also be required to abide. Both Conditions of Approval and the requirements of the California Department of Alcoholic Beverage Control are intended to protect the public health, welfare, and safety. Therefore, with the imposition of conditions, the sale of alcoholic beverages for off-site consumption and ancillary instructional tastings will not adversely affect the welfare of the pertinent community.

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

As previously mentioned, Ronin, LLC, the Applicant, took over the existing store in 2023 and as a result, the previous owner's ABC license was transferred to the Applicant. Therefore, the approval of this CUB will not result in adding a new ABC license retailer to the census tract, and thus will not contribute to an undue concentration of such establishments.

iii. Explain how the approval of the application will not detrimentally affect

nearby residential zones or uses.

The continued operation of the specialty market at this location will serve the needs of the local community. The request for off-site consumption will not be detrimental to residential neighbors, but rather will provide a desired amenity. The store has been part of this community for over two decades and has become a staple local business the nearby residents expect and rely on. Furthermore, the combination of conditions imposed by the Zoning Administrator and by the Department of Alcoholic Beverage Control shall reduce any potential impacts related to the sale of alcohol and the proposed use will, therefore, not be detrimental to these sensitive uses within proximity of the subject site.

Although there are residential uses in the vicinity, this site is located in a commercial corridor and thus, the diversity amongst the uses is not uncommon. Again, the proposed project with the imposition of applicable conditions will make the use compatible with the surrounding uses and will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.



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?

2. What is the total square footage of the space the establishment will occupy? _____
3. What is the total occupancy load of the space as determined by the Fire Department? _____
4. What is the total number of seats that will be provided: Indoors? _____ Outdoors? _____
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?

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? _____ Outdoors? _____

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~~ N/A

Parking

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

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

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

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?

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							

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

If YES, describe: _____

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? _____

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

If YES, what will be sold? _____

Security

23. How many employees will be on the site at any given time? _____

24. Will security guards be provided onsite? ☐ YES ☐ NO

If YES, how many and when? _____

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? _____

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?

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.

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

COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-

PROJECT TITLE

[Can be the project address in lieu of a formal title]

COUNCIL DISTRICT

CD 11 - Traci Park

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

1709 S. Lincoln Blvd., Venice, CA 90291

☐ Map attached.

PROJECT DESCRIPTION:

A CUB for the sale of a full line of alcoholic beverages (ABC Type 21 off-site and Type 86 tasting) at an existing specialty market

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

47RONIN, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Solomon, Saltsman & Jamieson c/o Ralph Saltsman

(AREA CODE) TELEPHONE NUMBER

310-822-9848

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) _____

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Eveline Bravo Ayala

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

NOWITA COURT

PROJECT SUMMARY

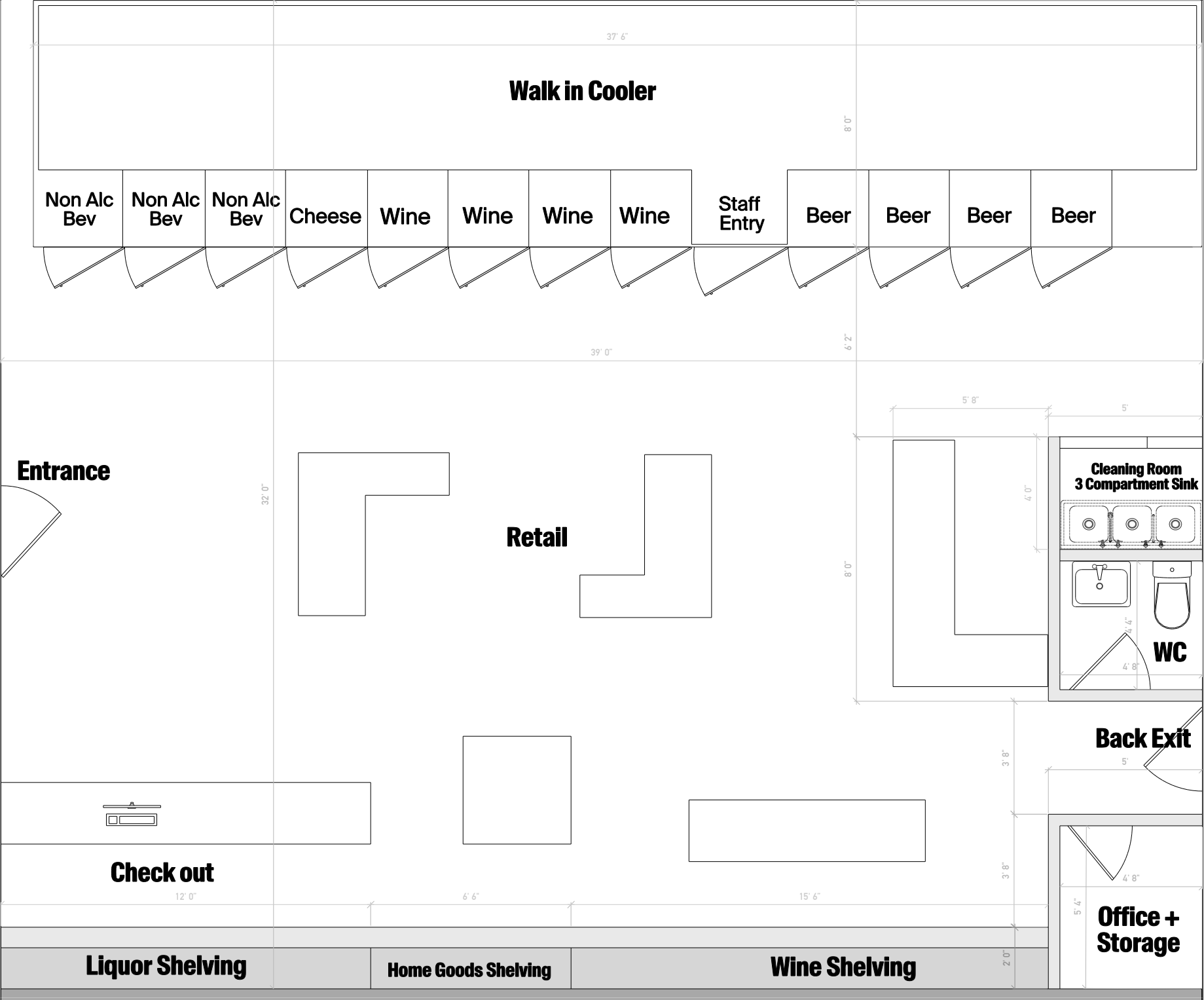
1907 S. Lincoln Blvd

Premises space: 1,200 sq ft

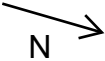
Alcohol display: 221.4 sqft

Alcohol storage: Alcohol is only stored in the front of the house display areas

LINCOLN BLVD



NOWITA PLACE



FLOOR PLAN

SCALE 1/4" = 1'- 0"

PROJECT SUMMARY

SITE ADDRESS: 1709 S. LINCOLN BLVD

LOT/PARCEL AREA: 3,398.5 SQFT

PREMISES AREA: 1,200 SQFT

APN: 4241018001

LEGAL DESCRIPTION: VENICE ANNEX BLOCK 15
LOT 1

ZONING: [Q]C2-1-CDO

CURRENT USE: SPECIALTY MARKET

PROPOSED USE: NO CHANGE

EXISTING PARKING: 6 SPACES

LINCOLN BLVD

SIDEWALK

NOWITA COURT

GATED PARKING

1709 LINCOLN BLVD

1703 LINCOLN BLVD

VACANT / NO TENANT

(NOT PART OF PROJECT SCOPE)

1701 LINCOLN BLVD

VACANT / NO TENANT

(NOT PART OF PROJECT SCOPE)

4

3

2

1

PARKING

N

NOWITA PLACE

SITE PLAN

SCALE 3/4" = 10'-0"