

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.		Existing Zone		District Map	
APC		Community Plan			Council District
Census Tract	APN	Case Filed With [DSC Staff]		Date	

CASE NO. _____

APPLICATION TYPE CUB
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 452 S Main Street, Los Angeles Zip Code 90013
 Legal Description: Lot 15 Block C Tract Rivara and Vignolo
 Lot Dimensions 39.8'x183' Lot Area (sq. ft.) 5,621.9 Total Project Size (sq. ft.) 1,999

2. PROJECT DESCRIPTION

Describe what is to be done: The applicant is requesting a conditional use to permit the on-site sales and dispensing of beer and wine with a Type 41 Department of Alcoholic Beverage Control license in conjunction with a 1,999 sq. ft. restaurant.

Present Use: Restaurant Proposed Use: Restaurant

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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No. of residential units: Existing _____ To be demolished _____ Adding _____ Total _____

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 12.24 W1 Code Section which authorizes relief: _____

***See attached

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:
ZA-2012-1227 (CUB)

4. OWNER/APPLICANT INFORMATION

Applicant's name _____ Company Skid Row Housing Trust
 Address: 1317 East 7th Street Telephone: (213) 683-0522 Fax: () _____
Los Angeles, CA Zip: 90021 E-mail: brendan@skidrow.org

Property owner's name (if different from applicant) _____
 Address: _____ Telephone: () _____ Fax: () _____
 _____ Zip: _____ E-mail: _____

Contact person for project information _____ Company Elizabeth Peterson Group
 Address: 400 S. Main Street #808 Telephone: (213) 620-1904 Fax: (213) 620-1587
Los Angeles, CA Zip: 90013 E-mail: elizabeth@epgla.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: Michael Alvarez Print: MICHAEL ALVAREZ

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On July 12, 2013 before me, Marilyn Bruce, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Michael Alvarez, 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.

Marilyn Bruce (Seal)
 Signature



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

**Conditional Use Permit Application
ATTACHMENT – 1
New Genesis- Great Balls on Tires
452 S. Main Street, Los Angeles, CA 90013**

Representative:
Elizabeth Peterson
Elizabeth Peterson Group, Inc.
400 S. Main St., Suite 808
Los Angeles, CA 90013
T: 213-620-1904
F: 213-620-1587
E: Elizabeth@epgla.com

Applicant:
Skid Row Housing Trust
1317 East 7th Street
Los Angeles, CA 90021
Ph: 213-683-0522 x161
Email: Brendan@skidrow.org

REQUEST:

Pursuant to the Los Angeles Municipal Code Section 12.24 W1, the applicant is requesting a Conditional Use to permit a Department of Alcoholic Beverage Control [Type 41] license for the on-site sales and dispensing of beer and wine, in conjunction with a new restaurant, having 1,813 sq. ft. of interior space with ~~55~~40 seats, and 186 sq. ft. and ~~12~~16 seats of patio dining on the public right of way, for a total of 1,999 sq. ft. with ~~67~~56 seats having hours of operation from 7 am to 1:30 am daily, with hours of beer and wine service from 11 am to 1:30 am, Monday-Friday and from 10 am to 1:30 am Saturday-Sunday.

BACKGROUND:

The Trust develops, manages and operates permanent supportive housing for the homeless of Los Angeles. The Trust's housing model also provides a complete range of support services necessary to move beyond poverty, illness and addiction. Skid Row Housing Trust's most recent project, New Genesis, is an affordable housing development by the Skid Row Housing Trust that will target individuals at a range of income levels. The Great Balls on Tires restaurant will provide services and amenities for those living in the New Genesis building as well as residents of Downtown Historic Core.

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 proposed project will enhance the built environment in the surrounding neighborhood by providing a service that will benefit the surrounding community. As an innovative housing model, the New Genesis apartments provide mixed-income housing

that includes support services on-site for those in need. The apartments have been opened and are currently fully occupied. The proposed restaurant to be located on the ground floor of the New Genesis apartments, “Great Balls on Tires”, serves global cuisines in the form of meatballs. Providing a unique dining experience is a part of the innovative housing development, completing the holistic living experience of New Genesis. Creating a restaurant that will serve the residents of the New Genesis apartments and the surrounding Downtown Historic Core ensures true mixed-use in the development, and will provide a viable dining option for residents of downtown and the Main Street corridor. Permitting on-site beer and wine sales will create a complete dining experience for customers, and will stimulate the local economy, activating the commercial activity and drawing visitors from surrounding areas to the businesses in the Downtown Historic Core.

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.

The project’s location, size, height, and operations will be compatible with the surrounding community and will not further degrade adjacent properties. The proposed project is contained within the New Genesis apartments, a mixed-income housing development. Thus, the proposed restaurant will cater to residents within the building and from the surrounding community. There are currently restaurants in close proximity to the proposed project location, and the New Genesis project will provide one more affordable dining alternative to the surrounding community. Concerns with the presence of a beer and wine serving establishment in a development that houses formerly homeless and residents with substance abuse addiction will be mitigated by the responsible operations and design of the proposed restaurant. The restaurant will not have internal access from the building; instead, there will only be one entrance, from the front sidewalk. This will limit easy accessibility for the residents of the New Genesis Apartments and ensure that all customers enter through one main entrance. In addition, the front façade will be primarily glass and will allow for increased vigilance of the street and surrounding area, improving public safety and welfare.

The proposed restaurant will provide a dining establishment that is convenient to downtown residents and draw customers from other areas of the region to experience and visit downtown. In addition, the presence of a comprehensive restaurant that includes beer and wine sales will help to create a sense of normalcy for residents of the New Genesis apartments.

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 proposed project will not be detrimental to the character of the developments in the immediate neighborhood as it will complement its current surroundings by reactivating this portion of Main Street by adding to the commercial vitality of the area. Also, the area is commercially zoned C2-4D for uses such as the proposed project. The

sales of beer and wine at this particular location will not adversely affect or compromise the General Plan.

The General Plan of development by the Central Los Angeles Plan Map designates the subject property as “Community Commercial” corresponding to the C4-2D zone which intends to serve the needs of its community and visiting travelers alike. The proposed project will not only maintain and uphold the objectives of the General Plan, but will set the bar higher for future establishments.

b. Additional Findings

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

The proposed use will not adversely affect the welfare of the pertinent community. Instead, it will provide a unique service to the area, providing a high quality and low-cost innovative dining experience for members of the greater community and Downtown area. There are not currently many restaurants such as this along the Main Street corridor or in the Downtown Historic Core. The addition of the proposed restaurant will benefit the surrounding community by creating an additional dining option for local residents and visitors. The addition of the proposed restaurant will increase positive pedestrian traffic in the area and in turn, increase business. This will draw more businesses to the area and further activate the streetscape, increasing public safety and stimulating the local economy. The addition of a beer and wine license to the proposed restaurant will create a comprehensive dining experience for customers and will not be detrimental to the surrounding community. Beer and wine sales within the proposed restaurant will increase the mixed-use aspect of the New Genesis Apartments by drawing customers from all demographics to the area and establishing a responsible commercial operation in the ground floor of the building.

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

The proposed project will not result in an undue concentration of such establishments because there is not currently a high concentration of such establishments in the Downtown Historic Core. The restaurant will provide a unique dining experience through its affordable prices and quick service. Creating a bona fide eating establishment with on-site beer and wine sales is unique to the downtown area, and the proposed restaurant is in a location that is currently lacking this kind of establishment. There are currently other alcohol-serving establishments, but the creation of a bona fide eating establishment with beer and wine options is unique to the area, and the diverse menu provides a dining option that is unmatched in the surrounding community.

iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

The approval of this application will not detrimentally affect nearby residential zones or uses, it will in fact benefit the surrounding residential community by providing an affordable menu of global cuisines. The addition of an affordable restaurant with healthy options will benefit the surrounding community and provide a local spot for residents to dine and to meet. Providing this unique dining experience to the area of the Downtown Historic Core will create a space for surrounding residents to have lunch or dinner and draw visitors to the Main Street corridor. The creation of a business along this portion of Main Street will increase public safety due to increased vigilance from management and customers, and will help to increase the growth of business in the surrounding area.

SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT ESTABLISHMENTS (CUX) – LAMC 12.24 W.1 & 12.24 W.18

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS* (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

For a CUB or CUX request to be considered, the following additional information and findings must be provided.

1. **RADIUS MAP REQUIREMENTS.** In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):
 - Radius Maps for alcohol uses must show land use to a 600-foot radius.
 - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
 - A **LIST OF THE FOLLOWING USES** within 600 feet is also required:
 - (1) residential uses and type (single-family, apartment, hotel, etc.);
 - (2) churches;
 - (3) schools, including nursery schools and child-care facilities;
 - (4) hospitals;
 - (5) parks, public playgrounds and recreational areas; and
 - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.
2. **FINDINGS (on a separate sheet)**
 - 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.
 - 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.
 - 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.
 - b. **Additional Findings**
 - i. Explain how the proposed use 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.
 - iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

3. **QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE**

- a. What is the total square footage of the building or center the establishment is located in? _____
- b. What is the total square footage of the space the establishment will occupy? _____
- c. What is the total occupancy load of the space as determined by the Fire Department? _____
- d. What is the total number of seats that will be provided indoors? _____ Outdoors? _____
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? _____
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? _____
 - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? _____
- g. Are you adding floor area? _____ If yes, how much is enclosed? _____ Outdoors? _____

h. Parking

- i. How many parking spaces are available on the site? _____
- ii. Are they shared or designated for the subject use? _____
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? _____
- iv. Have any arrangements been made to provide parking off-site? _____
 - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? _____

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

- 2. Please 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.
- 3. Will valet service be available? _____ Will the service be for a charge? _____
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? _____
- j. 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 B17? _____

4. **QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT**

- a. 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							
Proposed Hours of Alcohol Sale							

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: _____

Note: *An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.*

- c. Will there be minimum age requirements for entry? _____ If yes, what is the minimum age requirement and how will it be enforced? _____

- d. Will there be any accessory retail uses on the site? _____ What will be sold? _____

e. **Security**

- i. How many employees will you have on the site at any given time? _____

- ii. Will security guards be provided on-site? _____

1. If yes, how many and when? _____

- iii. Has LAPD issued any citations or violations? _____ If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? _____

- ii. Will "fortified" wine (greater than 16% alcohol) be sold? _____

- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? _____

- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? _____

v. **Food**

1. Will there be a kitchen on the site? _____

2. Will alcohol be sold without a food order? _____

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? _____

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

vi. **On-Site**

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

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

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

- a. If yes, a request for off-site sales of alcohol is required as well.

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

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? _____
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? _____

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

5. CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? _____
 - i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? _____
 1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
 - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - b. if issuance would result in, or add to an undue concentration of licenses.
 - b. 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**.

6. ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs. In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: *Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.*

LEGAL DESCRIPTION

LOT 13 AND THE SOUTHERLY 30 FEET OF LOT 14, IN BLOCK "C" OF THE RIVARA AND VIGNOLO TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 110 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 5148-009-010

LOT 15 AND THE NORTHERLY 10 FEET OF LOT 14 IN BLOCK "C" OF THE RIVARA AND VIGNOLO TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 110 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 5148-009-011

SEE ATTACHED SURVEY FOR INFORMATION

ZONING DATA

ZONING: [Q]C4-2D

MAXIMUM ALLOWABLE HEIGHT: 150'-0" (SEE "O" CONDITION)
PROJECT HEIGHT: 85'-0"

LOT SIZE:
 BEFORE 5' SIDEWALK EASEMENT 16,855 SF
 AFTER 5' SIDEWALK EASEMENT 16,253 SF

BUILDING SETBACKS & DEDICATIONS: NO SETBACKS REQUIRED PER LAMC ORDINANCE #179076
 5' SIDEWALK EASEMENT ALONG MAIN STREET

NUMBER OF UNITS: 106 UNITS
 (98) EFFICIENCY + (8) 1 BEDROOM W/ MEZZANINE

BUILDABLE AREA: 18,055 SF
 (LOT + 1/2 OF ALLEY)

GROSS BUILDABLE AREA: 54,165 SF
 (BUILDABLE AREA X 3) ("D" CONDITION)

DENSITY BONUS: 73,123 SF
 (35% FLOOR AREA INCREASE PER LAMC ORDINANCE #179076)

ALLOWABLE F.A.R. 3.1 x 35% INCREASE PER LAMC ORDINANCE #179076 = 4.05.1

PROJECT F.A.R. 2.68:1
 (LAMC 12.03, P/BC 2002-021)

AREA SCHEDULE - (FLOOR AREA)		
Name	LEVEL	AREA
AREA (A-3 OCCUPANCY)	1ST FLOOR FFE	1813 SF
AREA (M OCCUPANCY)	1ST FLOOR FFE	775 SF
AREA (R-2 ACCESSORY)	1ST FLOOR FFE	4144 SF
R-2 OCCUPANCY	2ND FLOOR FFE	8410 SF
R-2 OCCUPANCY	3RD FLOOR FFE	8479 SF
R-2 OCCUPANCY	4TH FLOOR FFE	8470 SF
R-2 OCCUPANCY	5TH FLOOR FFE	8475 SF
R-2 OCCUPANCY	6TH FLOOR FFE	8420 SF
R-2 OCCUPANCY	6TH FLOOR MEZZ. FFE	883 SF
Grand total		49868 SF

PARKING REQUIREMENTS

RESIDENTIAL
 NO GUEST PARKING REQUIRED PER LAMC ORDINANCE #179076, GREATER DOWNTOWN HOUSING INCENTIVE AREA.

LAMC 12.22A SEC 2.29(c)(3) NO PARKING SPACE SHALL BE REQUIRED FOR DWELLING UNITS OR GUEST ROOMS DEDICATED TO OR SET-ASIDE FOR HOUSEHOLDS THAT EARN LESS THAN 50% OF THE AMI AS DETERMINED BY LAHD.

LAMC 12.22A.2.29(c)(4) NO MORE THAN ONE PARKING SPACE (INCLUDING SPACES ALLOCATED FOR GUEST PARKING) SHALL BE REQUIRED FOR EACH DWELLING UNIT.

25 TOTAL PARKING SPACES PROVIDED ON SITE FOR RESIDENTS. 78 UNITS ARE SET ASIDE FOR HOUSEHOLDS EARNING LESS THAN 50% OF THE AREA MEDIAN INCOME THEREFORE NO PARKING SPACES ARE REQ'D PER GREATER DOWNTOWN HOUSING INCENTIVE AREA ORDINANCE #179076 W/ REFERENCE TO LAMC 12.22 A29 (c)(3).

COMMERCIAL
 NO PARKING PROVIDED PER INFO. BULLETIN P/ZC 2002-011. PROJECT IS IN THE DOWNTOWN PARKING DISTRICT. LAMC 12.21a4 EXCEPTION NO.2 TO COMMERCIAL REGULATIONS:
 THE FOLLOWING USES NEED ONLY PROVIDE PARKING AT THE FOLLOWING RATIOS IN LIEU OF THE PARKING REQ'D BY THE GENERAL PROVISIONS OF SECTION 12.21.A4 BUSINESS, COMMERCIAL, OR INDUSTRIAL - 1 PER 1,000 SF FOR BLDGS 7,500 SF OR MORE. NO PARKING REQ'D IF LESS THAN 7,500 SF.

PARKING SCHEDULE (STALL TYPE)	STALLS
P1	
RESIDENTIAL	26
Grand total	26

SUBJECT TO PARKING:
 106-81 = 25 UNITS

NO. OF PARKING REQ'D PER LAMC 12.22A29 c4:
 25 x 1 = 25 SPACES

40% COMPACT ALLOWED:
 25 x 40% = 10 SPACES
 7 COMPACT + 3 TANDEM PROVIDED

PARKING SCHEDULE (STALL SIZE)	STALLS
P1	
(1) STANDARD	13
RESIDENTIAL	13
(2) COMPACT	8
RESIDENTIAL	8
(3) ACCESSIBLE	2
RESIDENTIAL	2
(4) TANDEM	3
RESIDENTIAL	3
P1	26
Grand total	26

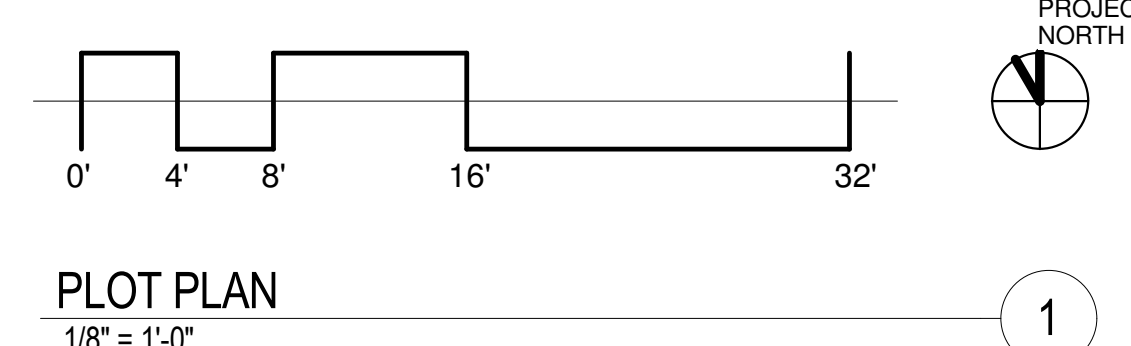
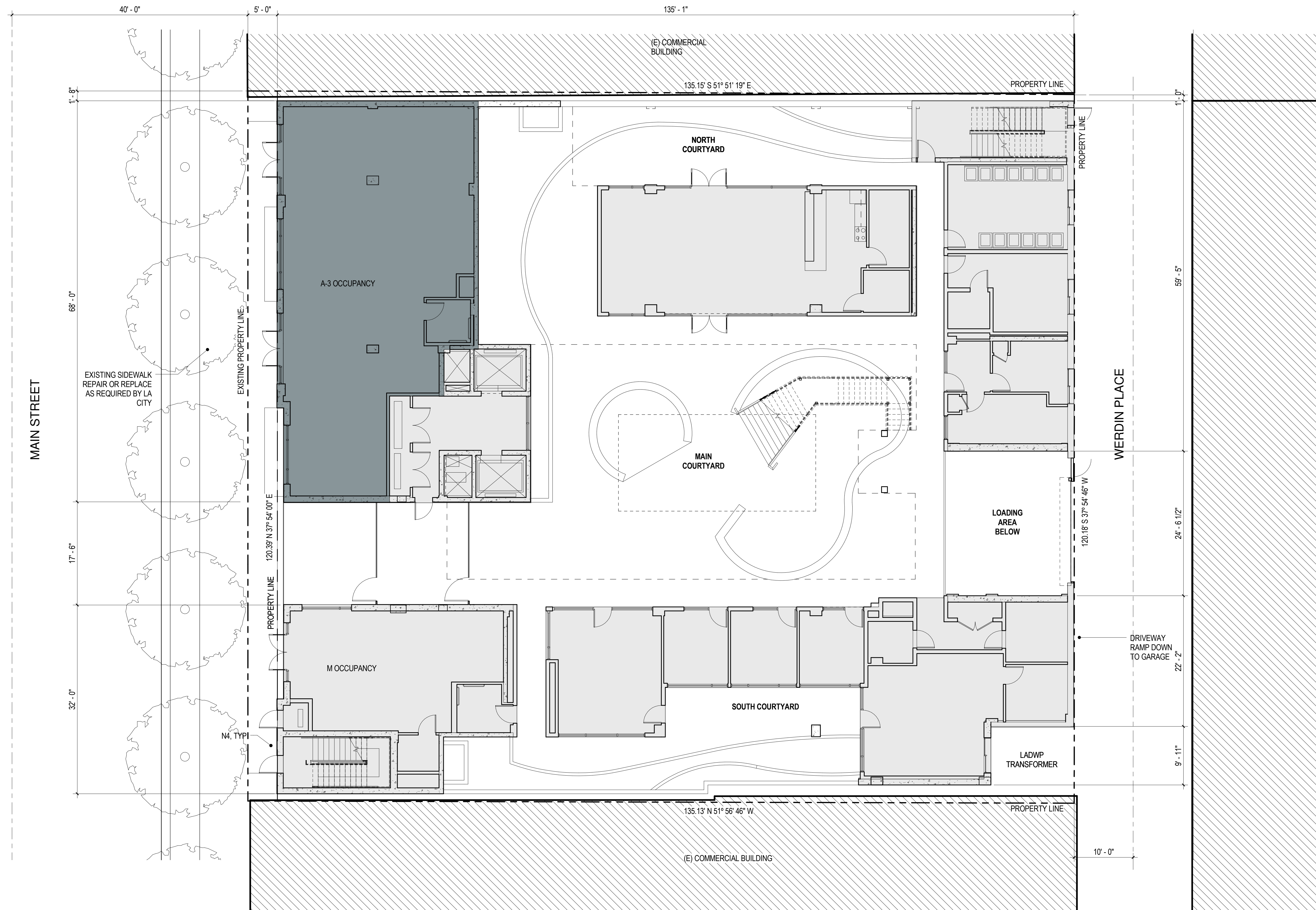
OPEN SPACE REQUIREMENTS

UNIT	# OF UNITS	OPEN SPACE REQUIRED	
		REQ'D OPEN SPACE (100 SF FOR EFF/ 125 SF FOR 1BR)	PER LAMC ORD. 179076
1-BR	3	375 SF	188 SF
1-BR+MEZZ	5	625 SF	313 SF
Efficiency	98	9800 SF	4900 SF
Grand total		10800 SF	5400 SF

PER LAMC ORDINANCE #179076 REQUIRED AMOUNT OF OPEN SPACE REDUCED TO 1/2.

OPEN SPACE PROVIDED	
NAME	AREA
OPEN SPACE PROVIDED:	
LANDSCAPED: 1354 SF	
COMMUNITY ROOM	1084 SF
COURTYARD-MAIN	2679 SF
COURTYARD-NORTH	830 SF
ENTRY	340 SF
MULTI-PURPOSE ROOM	443 SF
SIXTH FLOOR	104 SF
Grand total	5481 SF

26 TREES TOTAL REQ'D. 13 PROVIDED ON-SITE. 13 REQ'D OFF-SITE. PROVIDE TO URBAN FORESTRY. SEE L115 UDS NOTE.



New Genesis Apartments
 Affordable Housing Project
 452-458 South Main Street
 Los Angeles, California 90013

Skid Row Housing Trust
 1317 East 7th Street
 Los Angeles, CA 90021

ADDENDUM #1

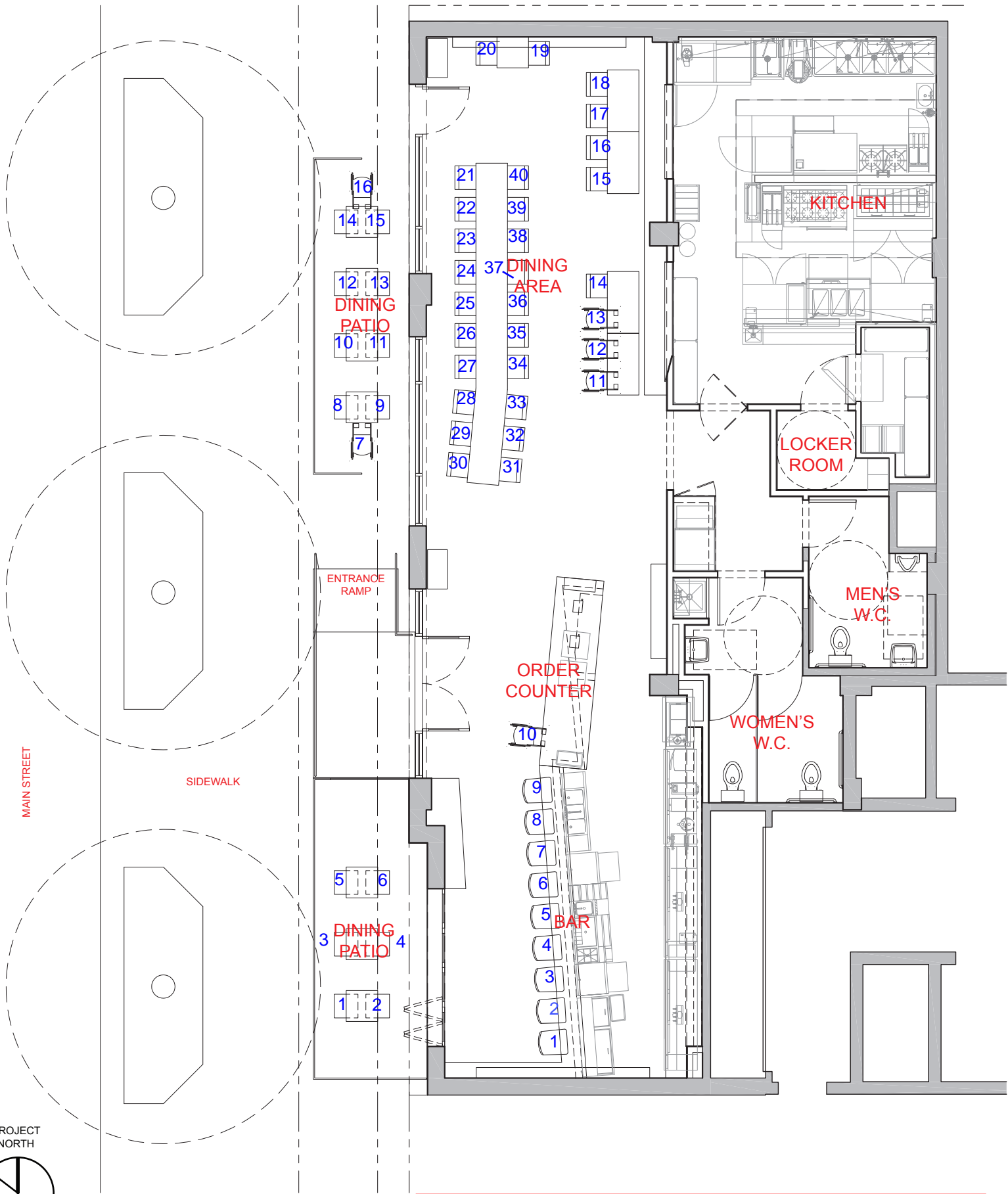


1625 OLYMPIC BOULEVARD
 SANTA MONICA, CA 90404
 P.H.O.N.E. 310-399-7975
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REVISIONS:	DATE
Schematic Design	04.28.08
Design Development	06.18.08
Plan Check Submittal	07.21.08
Bid Set	01.16.09

DATE: 05.08.09
 CHECKED: F A PM
 SCALE: As indicated
 SHEET TITLE: PLOT PLAN
 SHEET NUMBER: A000

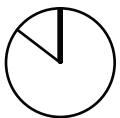
4/3/2012 4:42:05 PM



Seats: Indoor - 40, Outdoor - 16, Total - 56

Square footage: Indoor - 1813 SF, Outdoor - 186 SF
 Kitchen - 438 SF; Bar/entry/dining - 980 SF; Bathrooms/Utility - 395 SF

PROJECT NORTH



452 SOUTH MAIN ST.
 LOS ANGELES CA, 90013