

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: 2009 2763 ZA Case No.: 2009-2762 CPC Case No.: _____
Council District No.: 04 Community Plan Area: 070 Hollywood

PROJECT ADDRESS: 1929 N. HILLHURST AVENUE

Major Cross Streets: FRANKLIN AVE.
Name of Applicant: ALCOVE, INC. C/O TOM TRELLIS
Address: 3735 LOWRY ROAD, LOS ANGELES, CA 90029
Telephone No.: 323-644-0100 Fax No.: 323-644-0111 E-mail: _____

OWNER

Name: RICCI CORPORATION
1521 N. COLUMBUS AVE.

Address: GLENDALE, CA 91202

Telephone No: 818-242-5058

Signature: *Francis P. Ricci*

APPLICANTS REPRESENTATIVE
(Other than Owner)

Name: CLR ENTERPRISES, INC.
LEE RABUN (Contact Person)

Address: 420 S. SAN PEDRO ST #225, LA 90013

Telephone No: 213-229-4300

Signature: *C. Rabun*
(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8 1/2" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** a UNDATED check in the amount of \$50 made out to the **County of Los Angeles** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

ENVIRONMENTAL ASSESSMENT

APPROVED BY: _____

APPLICATION ACCEPTED

BY: *[Signature]* *CHEN*

RECEIPT NO.: 278732

DATE: _____

DATE: 8/27/09

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

Conditional Use to permit an upgrade in the liquor license status from a Type 41 (beer and wine only) to a Type 47 (full line of alcoholic beverages); the continued use and maintenance of a retail space (gourmet shop) for the sale of prepared food and beer and wine for off-site consumption; the establishment of a banquet room facility; with said business accommodating 50 interior and 100 outdoor patrons; having hours of operation and alcohol sales from 6 a.m. to 1 a.m., Thursday through Saturday and 7 a.m. to 12-midnight, Sunday through Wednesday; in the C4-1D zone.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

NO

II. Existing Conditions:

- A. Project Site Area 0.31 Net and 0.39 Gross Acres
- B. Existing Zoning: C4-1D
- C. Existing Use of Land: COMMERCIAL
Existing General Plan Designation: NEIGHBORHOOD OFFICE COMMERCIAL
- D. Requested General Plan Designation: NA
- F. Number -0- type NA and age \pm -0- of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: and average rent:
Is there any similar housing at this price range available in the area? If yes, where? NA
- F. Number -0- Trunk Diameter -0- and type NA of existing trees.
- G. Number -0- Trunk Diameter -0- and type NA of trees being removed (identify on plot plan.)
- H. Slope: State percent of property which is:
100 Less than 10% slope 10-15 10—15% slope over 15 over 15% slope
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.
- I. Check the applicable boxes and indicate the condition on the Plot Plan. There are natural or man-made drainage channels, rights of way and/or hazardous pipelines crossing or immediately adjacent to the property, or X none of the above.
- J. Grading: (specify the total amount of dirt being moved)
-0- 0-500 cubic yards.
 if over 500 cubic yards. indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported -0-

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-
 Single Family Apartment or Condominium
- B. Number of Dwelling Units with:
 One bedroom Two bedrooms
 Three bedrooms Four or more bedrooms
- C. Total number of parking spaces provided
- D. List recreational facilities of project
- E. Approximate price range of units \$ to \$
- F. Number of stories height feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) Gas heated swimming pool?
- H. Describe night lighting of the project
 (include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building
 Paving
 Landscaping
- J. Total Number of square feet of floor area

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section).
 Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of Use: CAFÉ & BAKERY / BANQUET ROOM
- B. Total number of square feet of floor area: 2,569
- C. Number of units if hotel/motel: NA
- D. Number of stories 1 height 13 -15 feet.
- E. Total number of parking spaces provided: 12 ON-SITE 28 OFF-SITE
- F. Hours of operation: Days of operation: SEE REQUEST CLAUSE
- G. If fixed seats or beds involved, number: NA
- H. Describe night lighting of the project: SHIELDED, DOWNWARD DIRECTIONAL
- I. Number of employees per shift: 6-8
- J. Number of students/patients/patrons: 30 INTERIOR – 100 OUTDOOR – 20 BANQUET ROOM
- K. Describe security provisions for project: CENTRAL ALARM
- L. Percent of total project proposed for: Building 19
 Paving 77
 Landscaping 04

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- National Register of Historic Places
- California Register of Historic Resources
- City of Los Angeles Cultural Historic Monument
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ)

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify.

NO

- A. Regulatory Identification Number (if known)
- B. Licensing Agency
- C. Quantity of daily discharge

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):

HILLHURST AVE - FRONTING

- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. EXISTING DEVELOPMENT

Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, FRANCES R. RICO
Owner (Owner in escrow)*
(Please Print)

I, CLR ENTERPRISES, INC.
Consultant*
(Please Print)

Signed: *Frances R. Rico*
Owner

Signed: *C.L.H.*
Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

State of California, County and City of Los Angeles

Signed: *Byron Dechellis*
Notary

Signed: *Inna Rabun*

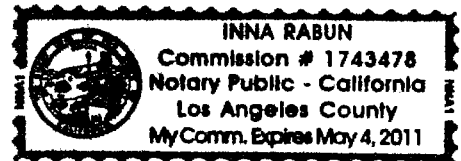
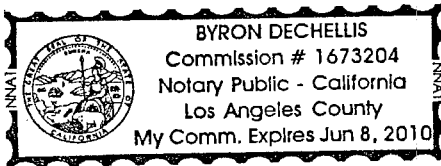
Subscribed and sworn to before me this

13th day of August, 2009
(NOTARY or CORPORATE SEAL)

Subscribed and sworn to before me this

03 day of August, 2009
(NOTARY)

*If acting for a corporation, include capacity and company name.



SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

4. OWNER/APPLICANT INFORMATION

Applicant's Name **ALCOVE, INC. C/O TOM TRELLIS**
 Address: 1929 N. Hillhurst Avenue Telephone: (323) 644-0100 Fax: (323) 644-0111
 Los Angeles Zip: 90027 E-mail:

Property Owner's Name (if different than applicant) **RICCI CORPORATION**
 Address: 1521 N. Columbus Avenue Telephone: (~~818~~) **242-5058** Fax: ()
 Glendale Zip: 91202 E-mail:

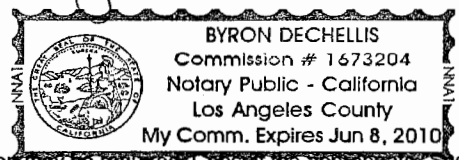
Contact Person for project Information - **CLR Enterprises, Inc. Attn: Lee Rabun**
 Address: 420 S. San Pedro Street #225 Telephone: (213) 229-4300 Fax: (213) 229-8933
 Los Angeles Zip: 90013 E-mail:clr1985lee@yahoo.com

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.

Signature: *Francis Ricci-Fensell* Subscribed and sworn before me this (date): January 14, 2009
 (Record owner only)
 In the County of Los Angeles, State of California
 Print: FRANCIS RICCI-FENSELL Notary Public: *Byron DeChellis*
 Date: JANUARY 14, 2009 Stamp:



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 an attached sheet(s), this additional information using the hand-out as a guide.

NOTE All applicants are eligible to request a onetime, 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.

ZA 2004-2762
Planning Staff Use Only

Base Fee 7397	Reviewed and Accepted by <u><i>Al</i></u> <u><i>Chen</i></u>	Date 8/27/09
Receipt No. 278732	Deemed Complete by	Date

CLR 08-2759
Alcove Café & Bakery
1929 Hillhurst Avenue

INTRODUCTION

REQUEST:

To permit an upgrade in the liquor license status from a Type 41 (beer and wine only) to a Type 47 (full line of alcoholic beverages); the continued use and maintenance of a retail space (gourmet shop) for the sale of prepared food and beer and wine for off-site consumption; the establishment of a banquet room facility; with said business accommodating 50 interior and 100 outdoor patrons; having hours of operation and alcohol sales from 6 a.m. to 1 a.m., Thursday through Saturday and 7 a.m. to 12-midnight, Sunday through Wednesday; in the C4-1D zone.

BACKGROUND:

The subject property is a level, rectangular-shaped, interior, record lot, having a frontage of 75-feet along the west side of Hillhurst Avenue and a uniform depth of 180-feet. The site is developed with a one-story converted residential building in the front portion of the lot and a one-story structure at the rear of the site. Vehicular access is via a driveway located along the east property line leading to 12 surface parking spaces under parking attendant supervision.

SURROUNDING PROPERTIES:

Northerly, adjoining property is classified in the C4-1D zone and developed with a one-story commercial building occupied by a clothing store and spa store and a two-story general office building.

Easterly, across Hillhurst Avenue, adjoining property is classified in the C4-1D and developed with three one-story commercial buildings occupied by an ice cream store, an office, a church and a community center.

Southerly, adjoining property is classified in the C4-1D zone and developed with a two-story commercial building occupied by a bank.

Westerly, adjoining property is classified in the R3-XL zone and developed with a two-story, 10-unit apartment building.

CIRCULATION:

Hillhurst Avenue, adjoining the subject property to the east, is a designated Secondary Highway, dedicated to a width of 80-feet and improved with curb, gutter and sidewalk.

PRIOR CASES, PERMITS, ETC.:

Subject Property:

Case No. ZA 2004-3274(CUB) – On October 6, 2004, the Zoning Administrator approved a conditional use permit for the sale and dispensing of beer and wine only for on-site consumption, in conjunction with an existing restaurant, and a conditional use permit for the sale and dispensing of beer and wine only for off-site consumption, in conjunction with an existing gourmet shop, and a denial of a conditional use permit for the sale and dispensing of beer and wine for on-site consumption, in conjunction with a proposed wine tasting area, until after a Plan Approval application is filed for review of condition compliance and evaluation of impacts from parking spillover from existing businesses.

ADDITIONAL INFORMATION/FINDINGS FOR ZA CASES ALCOHOLIC BEVERAGES

a. Describe briefly how the proposed project will be proper in relation to adjacent uses or the development of the community.

Under the prior authorization, it was determined that, “ The subject property is zoned C4-1D and is developed with commercial uses within converted residential buildings. Surrounding properties are commercially and residentially zoned and developed. As granted herein, with a reduced number of outdoor seats and no wine tasting facility, and conditioned to require adequate parking (as to number, layout and distance), the proposed project to add the sale and dispensing of beer and wine will be proper in relation to adjacent commercial and residential uses and the development of the community.”

b. Why does applicant believe the location of the project will be desirable to the public convenience and welfare?

Under the prior authorization, it was determined that, “ The granting of a conditional use permit for this location will provide the community with a wide variety of dining choices as well as added amenities within the neighborhood. The proposed restaurant, gourmet shop and wine tasting venue will offer a convenient location in the community for a unique intimate dining space outdoor and indoor with a cozy service driven atmosphere that may be desired by those who live in the neighborhood as well as those who work in the surrounding Los Feliz area. Granting a conditional use permit for the sale and dispensing of beer and wine in conjunction with an existing restaurant and gourmet shop will provide an added desirable amenity to the public convenience and welfare.”

The restaurant has become successful and will continue to be the main source of revenue for activities being conducted on the site. A retail space (gourmet shop) will remain set aside for prepared foods and alcoholic (beer and wine) and non-alcoholic beverages for dine out service. The addition of the banquet room, in a free-standing structure at the rear of the site, will exclude the general public and will be used for special events and club and organization meetings.

c. Describe how the proposed project will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan.

Under the prior authorization, it was determined that, “ *The sale of beer and wine in conjunction with meals and for off-site sale is a minor operation that should not impact properties. In addition to providing 19 to 20 parking spaces on site, the applicant has secured by lease agreement for as many as 20 more parking spaces on another lot one block to the south at 1824 N. Hillhurst Avenue. Additional conditions have been imposed, as required by the Mitigated Negative Declaration and as volunteered by the applicant, which should lessen the potential for non-parking impacts on surrounding commercial and residential properties. Therefore, as proposed and conditioned, it is anticipated that the additional use involving the sale and dispensing of beer and wine will not be materially detrimental to the character of the development in the immediate neighborhood.* ”

“ *The Hollywood Community Plan Map designates the property for Neighborhood Commercial land uses with corresponding zones of C1, C4, C2 and P and Height district No. 1. The General Plan promotes the provision of services throughout the city in locations that are convenient to the public yet do no impact nearby properties. The subject request to add the sale and dispensing of beer and wine in conjunction with an existing restaurant and gourmet shop is in harmony with the various elements and objectives of the General Plan.* ”

d. Will the approval of the Conditional Use at this location adversely affect the economic welfare of the community? Why?

Under the prior authorization, it was determined that, “ *As already described herein, the proposed use will not adversely affect the physical welfare of the community. Further, the use will not adversely affect the economic welfare of the community but continue to uplift the community’s economy. The business establishments with their variety of entitlements will assist in the financial health of the community and continue to improve the economic viability of the area by contributing additional tax dollars for the City and the area, as well as create more employment opportunities for persons in the area. On balance, the proposed additional use of selling and dispensing beer and wine will benefit rather than adversely affect the welfare of the community.* ”

e. Will the approval of the Conditional Use result in or contribute to an undue concentration of such establishments? Why?

No, the applicant has an active beer and wine liquor license and an upgrade to a full line of alcoholic beverages for the restaurant and banquet room does not increase the theoretical license count within the subject census tract.

f. Will the approval of the Conditional Use detrimentally affect nearby residentially zoned properties? Why?

No, under the prior authorization, it was determined that, “ *The business establishments are located in a neighborhood oriented commercial strip along Hillhurst Avenue and backs up to multi-family residential development. There are no schools, hospitals, public play grounds in the vicinity. There is only one small church and a branch library in the area. However, the small scale operation of selling beer and wine in conjunction with meal service or off-site from a gourmet shop should not impact either these uses or the predominant residential neighborhood. The proposed addition of the sale of beer and wine only via a small business establishment and therefore will not detrimentally affect the nearby residentially zoned neighborhood.*”

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

Hours of Operation: 6 a.m. – 1 a.m., Thursday through Saturday
 7 a.m. – 12-midnight, Sunday through Wednesday
Hours of Alcohol Sales: Same as above.

h. What is the occupancy load as determined by the Fire Department (number of patrons)? What is the proposed seating in all areas?

Seating Capacity: Interior = 30 Outdoor = 100 Banquet Room = 20

i. Is parking available on the site? If so, how many spaces? If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? Where? How many off-site spaces?

The prior determination provided that: A minimum of 40 parking spaces shall be provided for exclusive use by employees and patrons of all uses established on the subject property, unless the Department of Building and Safety determines that more parking spaces are required for the established uses pursuant to the provisions of the Los Angeles Municipal Code. In order to comply with the minimum 40 parking spaces required pursuant to this condition, additional off-site, off-street spaces shall be provided within 750 feet of the subject property by lease agreement with that property owner and shall be unencumbered from any other use during the applicable hours of operation of the subject restaurant and gourmet shop.

Note: Parking is provided both on the site and on a nearby site located at 1824 Hillhurst Avenue by lease agreement. Parking at the remote site is available after 4 p.m. on Saturday and Sunday and after 6 p.m. on Monday through Friday.

j. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? Specify. (On-site only).

No.

k. Is a full line of alcoholic beverages to be served or just beer and wine?

On-Sale Beer and Wine License No. 41-418984 and Off-Sale Beer and Wine License Nos. 20-418979 and 20-420340 have been in place since 2005. The applicant requests the continuation of the Type 20 licenses and authorization to upgrade the On-Sale Beer and Wine Eating Place to an On-Sale General Eating Place.

l. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? (Off-site only)

Cups, glasses or other similar containers will not be sold in the retail space (gourmet shop) which might be used for the consumption of liquor on the premises.

m. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plan must show details of the cocktail lounge and the separation between the dining and lounge facilities. (On-site only)

A cocktail lounge will not be maintained incidental to the restaurant use and banquet room.

n. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons?

The lessee of the subject premise has never been suspended from the sale of alcoholic beverages on the subject property or fined by the Department of Alcoholic Beverage Control.

o. Will video game machines be available for use on the subject property and if so, how many such machines will be in use?

Video game machines will not be available for use on the subject property.

p. Will you have signs visible on the outside which advertise the availability of alcohol?

Exterior advertising of alcohol is limited to one sign, in conjunction with the gourmet shop, that reads "Fine Foods, Cheese & Wine." The gourmet shop has signs posted at the entrance and exit that states "Wine or beer purchased from the gourmet shop cannot be consumed on the premises."

q. Will alcohol be sold without a food order? Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?

The premise is maintained as a bona fide eating place (restaurant) with an operational kitchen, and provides a menu containing an assortment of foods normally offered in such restaurants. Food service is available at all times during normal operating hours.

r. Will beer or wine coolers be sold in single cans or wine in containers less than 1 liter?

NA

s. Will "fortified" wine (greater than 16% alcohol) be sold?

"Fortified" wine will not be sold.

t. Will off-site sales of alcohol as a secondary use to on-site sales occur (i.e. take out)?

The prior authorization was for the sale and dispensing of beer and wine only for off-site consumption in conjunction with an existing 380 square-foot gourmet shop.

u. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?

No "happy hour" type of reduced price alcoholic beverage promotion is allowed.

v. Will security guards be provided and if so, when and how many?

The business operator has installed and maintains security cameras and a one month video library that covers all common areas of the business, high risk areas and entrances or exits. The video tapes are available to police upon request.

w. Will alcohol be allowed to be consumed on any adjacent property under control of the applicant?

The premise is licensed for the off-site sale of beer and wine.

x. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?

The quarterly gross sale of alcoholic beverages does not exceed the gross sale of food during the same period. The applicant maintains records which reflect separately the gross sale of food and gross sale of alcoholic beverages of the licensed business. Said records are kept no less frequently than on a quarterly basis and are made available to the Police Department on demand.

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

See attached

z. How many employees will you have on the site at any given time?

There will be 6-8 employees on the site at any given time.

aa. What security measures will be taken including:

- (1) Posting of Rules and Regulations on the premises.**
- (2) To prevent such problems as gambling, loitering, theft, vandalism and truancy.**
- (3) Will security guards be provided and if so, when and how many?**
- (4) Other measures.**

See Item "v" above.

bb. Will there be minimum age requirements for patrons? If so, how will this be enforced?

There are no minimum age requirements but minors must be accompanied by an adult after curfew hours.

cc. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of your proposed business? Where?

Franklin Avenue Elementary School
1910 Commonwealth Ave

Church of Scientology
1934 Hillhurst Ave

St Mary of Angels Anglican Church
4510 Finley Ave

Chadbad Jewish Center
1930 Hillhurst Ave

dd. For massage parlor or sexual encounter establishment applicants: Are there any other adult entertainment business within 1,000 feet of your proposed establishment i.e. adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater or adult theater?

NA

ee. For off-site sales, where will the alcohol be stored and displayed (indicate on floor plan)?

See Floor Plan.

LIQUOR ESTABLISHMENTS FROM SUBJECT PREMISE TO 600 FEET

Simply Thai Restaurant – Type 41
1850 Hillhurst Ave

Square Liquor Market – Type 21
1859 Hillhurst Ave

Village Gourmet – Type 20
1927 Hillhurst Ave

Alcove Café & Bakery – Type 41
1929 Hillhurst Ave

Tropicalia Brazilian Café & Grill – Type 41
1966 Hillhurst Ave

En Sushi – Type 41
1972 Hillhurst Ave

Farfalla Restaurant – Type 41
1978 Hillhurst Ave

**LIQUOR ESTABLISHMENTS BETWEEN 600 FEET TO 1,000 FEET
OF SUBJECT PREMISE**

Drawing Room – Type 47
1800 Hillhurst Ave

Sis Deli & Grocery – Type 20
1800 ½ Hillhurst Ave

Tubtim Siam Restaurant – Type 41
1806 ½ Hillhurst Ave

Chi Dynasty – Type 47
1813 Hillhurst Ave

Ye Rustic Inn – Type 47
1831 Hillhurst Ave #8

Albertson's Supermarket – Type 21
2035 Hillhurst Ave

San-Sui Japanese Country Cuisine – Type 41
2040 Hillhurst Ave

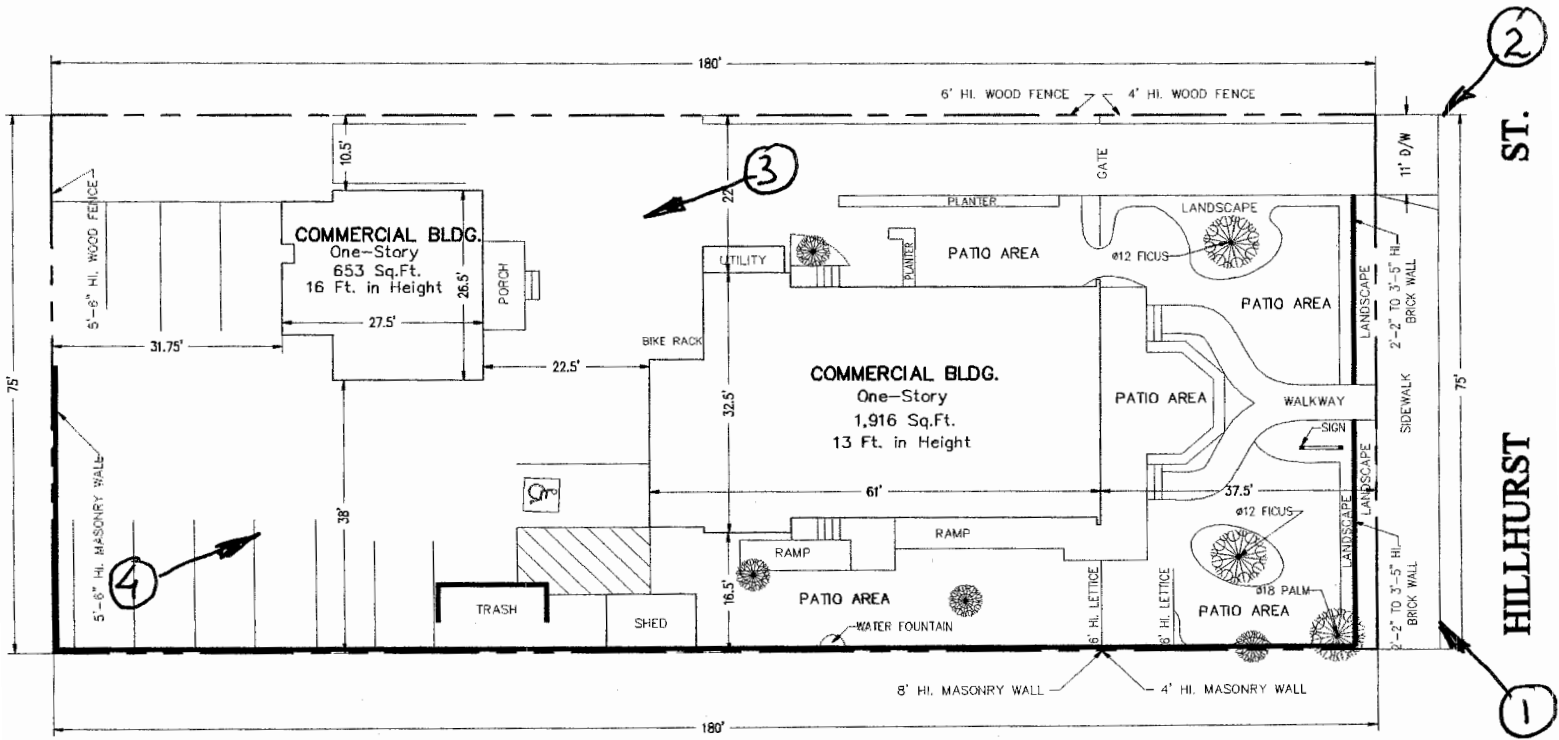
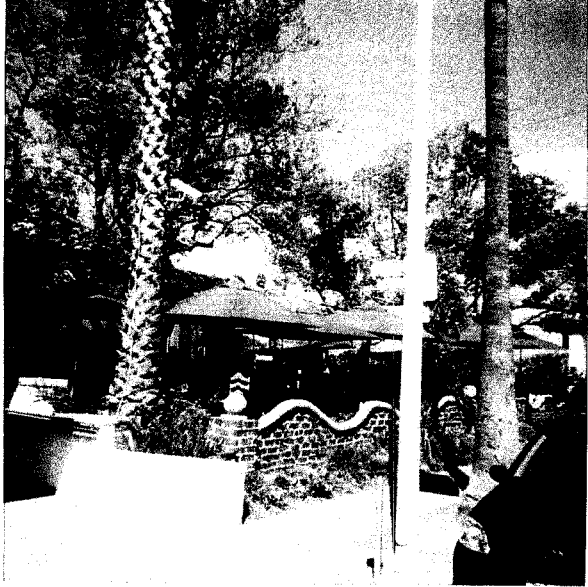


PHOTO GUIDE



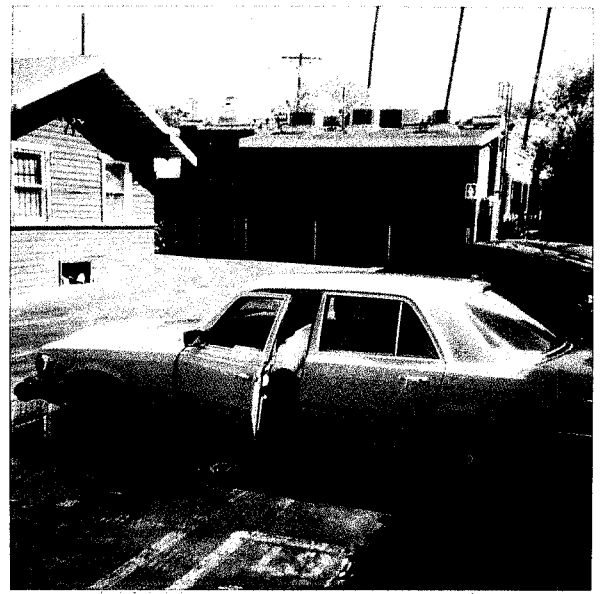
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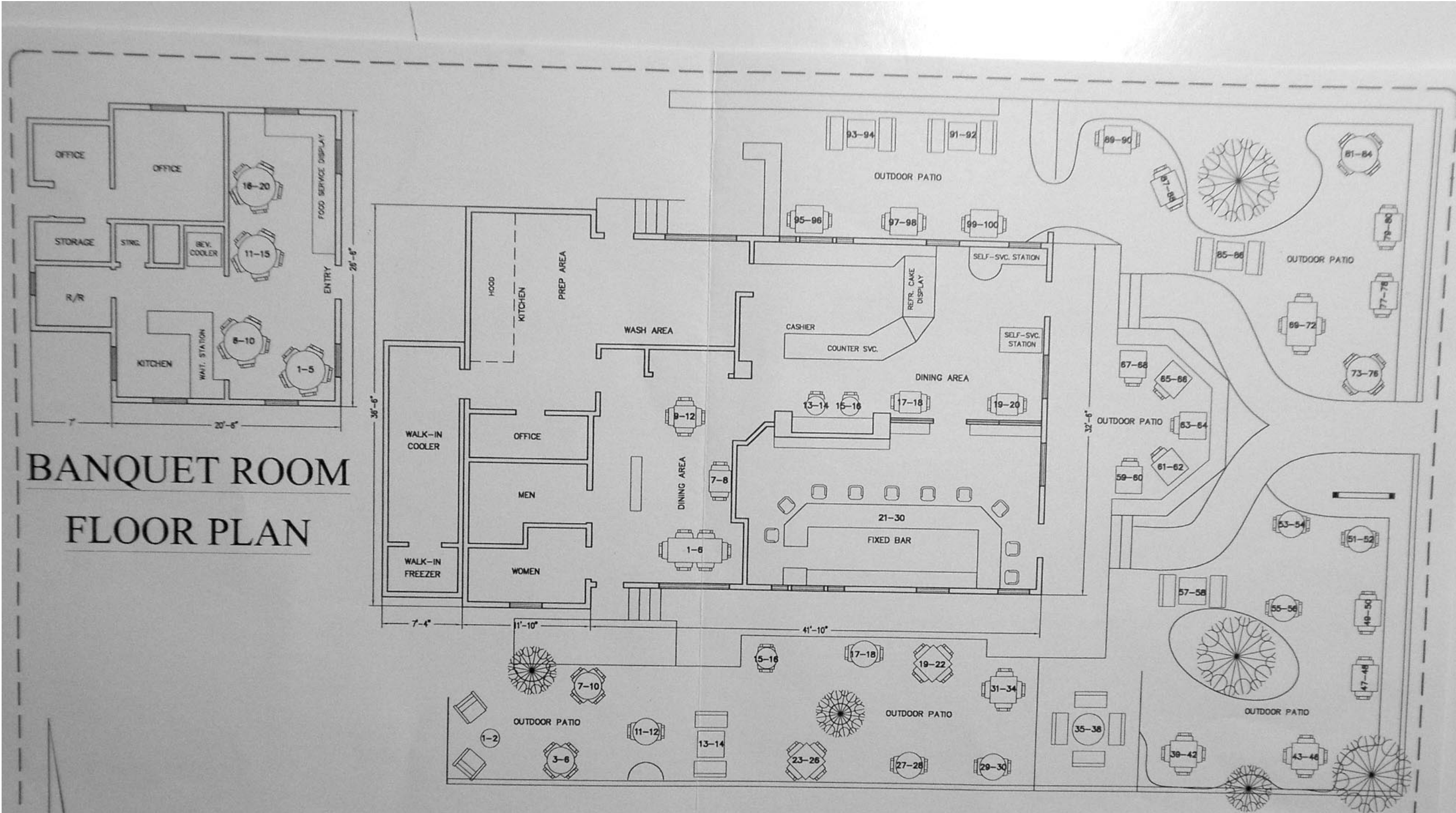


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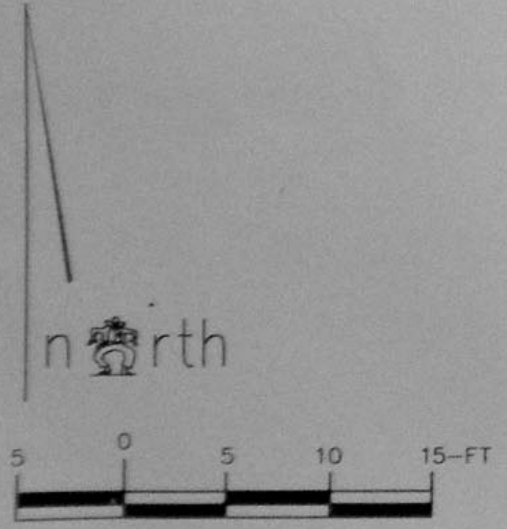
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PHOTO EXHIBIT



BANQUET ROOM FLOOR PLAN

CAFE & BAKERY FLOOR PLAN

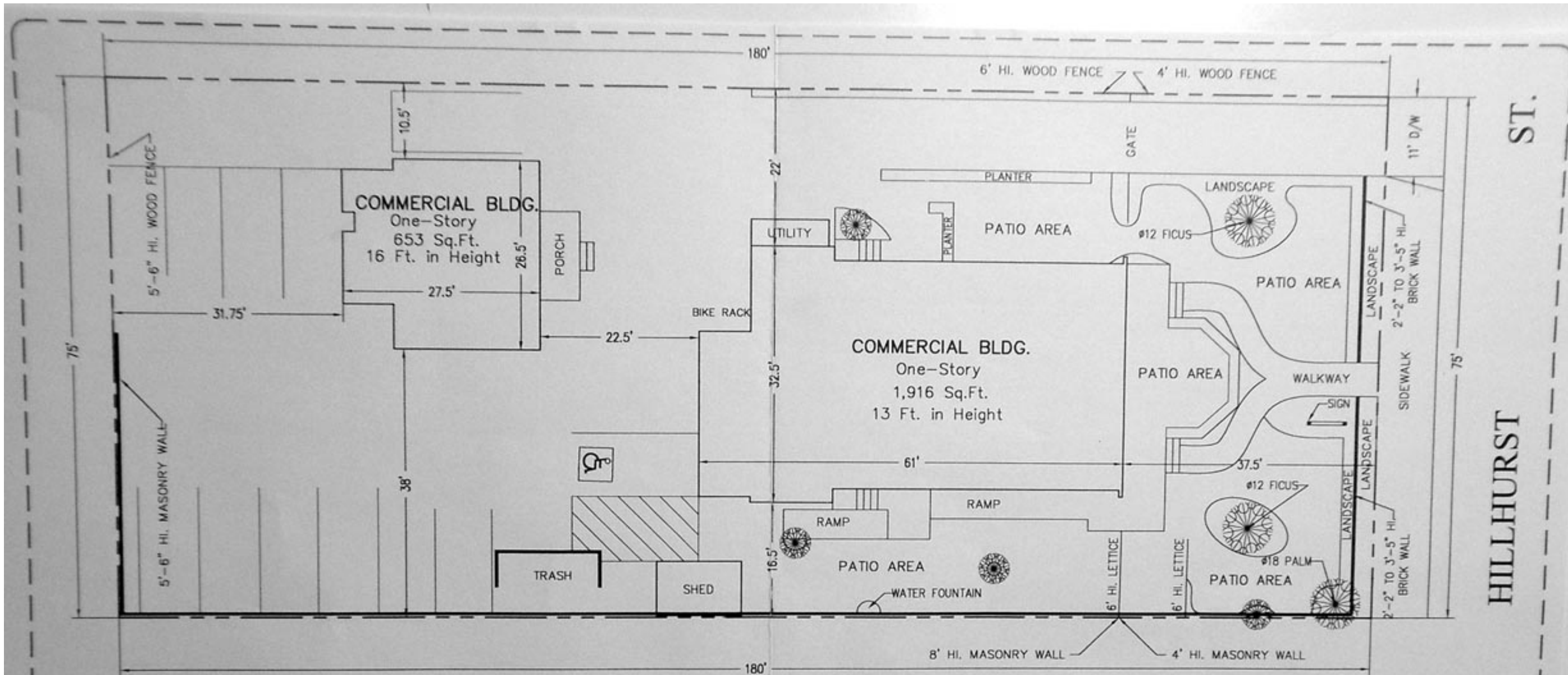


SEATING CAPACITY	
EXISTING INTERIOR =	30
EXISTING OUTDOOR PATIO =	100
PROPOSED BANQUET ROOM =	20
TOTAL SEATING CAPACITY =	150

CLR ENTERPRISES, INC.
 420 S. SAN PEDRO ST., STE. 225
 LOS ANGELES, CA 90013
 213-229-4300

SITUS: ALCOVE CAFE & BAKERY
 1929 HILLHURST AVE.
 LOS ANGELES, CA 90027
 TS 08-2759

CADFILE No: ALCOVE-FP
 CASE No:
 DATE: NOVEMBER 19, 2008
 CAD BY: THE TROUBLE SHOOTER
 818-346-4096



Site Description

Total Site Area = 13,529.1 Sq.Ft.

Total Floor Area = 2,569 Sq.Ft.

Legal Description :

Lot 5, Brotherton Place Tract , M.B. 7-176

Parking Required :

On site = 12 Spaces
 Off site = 28 Spaces
 Per Case No. ZA 2004-3274-CUB

Total Spaces Required = 40 Spaces

Parking Provided

On Site
 Standard Spaces (8'-4" X 18" Typ.) = 7 Spaces
 Handicapped Spaces (14' X 18" Typ.) = 1 Spaces
 Compact Spaces (7'-6" X 15" Typ.) = 4 Spaces

Total Spaces Provided on Site= 12 Spaces

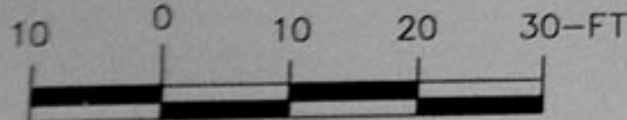
Total Spaces Provided off Site= 28 Spaces

Total Spaces Provided = 40 Spaces

PLOT PLAN



D.M. 150 B 197

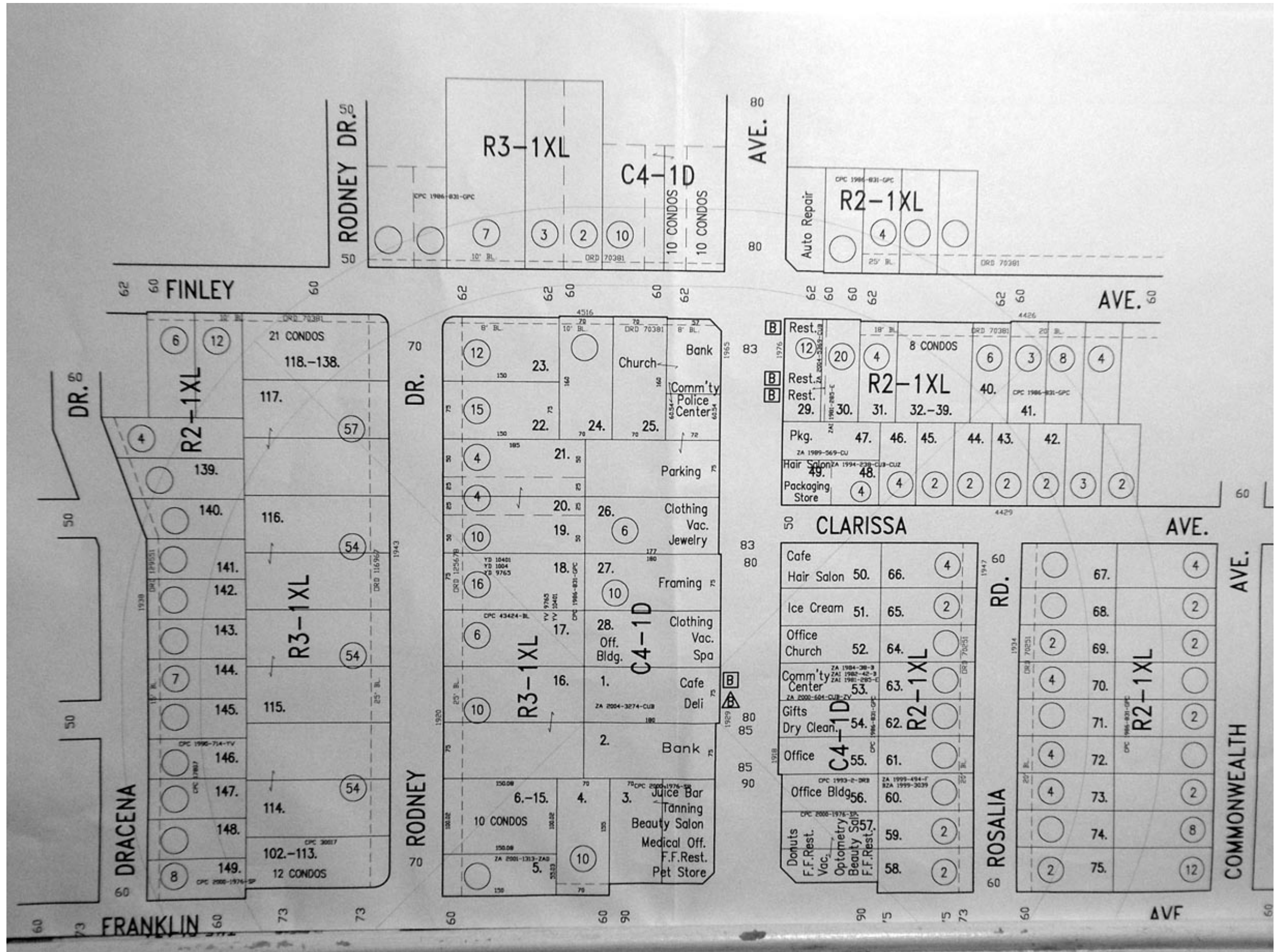


CLR ENTERPRISES, INC.
 420 S. SAN PEDRO ST., STE. 225
 LOS ANGELES, CA 90013
 213-229-4300

SITUS: ALCOVE CAFE & BAKERY
 1929 HILLHURST AVE.
 LOS ANGELES, CA 90027
 TS 08-2759

CADFILE No: ALCOVE-PP

CASE No:
 DATE: NOVEMBER 19, 2008
CAD BY: THE TROUBLE SHOOTER
 818-346-4096



RODNEY DR. 50

R3-1XL

C4-1D

AVE. 80

R2-1XL

FINLEY 60

AVE. 60

R2-1XL

DR. 70

Rest. 12

R2-1XL

DR. 60

50

50

50

50

50

50

DRACENA

FRANKLIN 60

R3-1XL

RODNEY 70

R3-1XL

C4-1D

CLARISSA 50

Cafe

Hair Salon 50.

Ice Cream 51.

Office Church 52.

Comm'ty Center 53.

Gifts Dry Clean. 54.

Office 55.

Office Bldg. 56.

Donuts F.F. Rest. Vac. 57.

Optometry Beauty Salon F.F. Rest. 58.

66.

65.

64.

63.

62.

61.

60.

59.

58.

4.

2.

0.

0.

0.

0.

0.

2.

2.

RD. 60

ROSALIA 60

67.

68.

69.

70.

71.

72.

73.

74.

75.

AVE. 60

R2-1XL

AVE. 60

COMMONWEALTH

AVF