

# CONDITIONAL USE PERMIT-ALCOHOL (CUB)(CUX) ADDITIONAL INFORMATION/FINDINGS 5050-5052 YORK BOULEVARD

## INTRODUCTION

### BACKGROUND

The subject site, is a one-story masonry structure built in 1923 (Lot 13, Highland Park Electric Tract MB 9-162). The property is a level, rectangular-shaped parcel of land consisting of one lot of approximately 5,200 square feet, having a frontage of 40 feet along the south side of York Boulevard and a depth of 130 feet.

There is an existing 2,160 square foot structure currently developed with a 1,080 square foot beer and wine lounge with a large rear outdoor garden patio and an adjacent 1,080 square foot retail space. The proposed restaurant, Wolfie's Hot Chicken will utilize a unique Food Truck concept as the main kitchen facility. The applicant proposes to take over the entire 2,160 indoor space and convert it into a proposed restaurant with 30 interior seats and create a partially covered rear patio dining garden consisting of 2,443 square feet with 110 exterior seats for an overall seating capacity for 140 seats. The very large rear outdoor garden patio will be designed with many aesthetically pleasing features such as a falling waterscape, clinging vines, trees and other novel landscape settings all with drought tolerant plants to help mitigate ambient noise.

The existing beer and wine Type 42 bar license will be converted and upgrade into a Type 47 full alcohol license for the proposed restaurant. The hours of operation for the proposed restaurant with full line alcohol beverages will be from 7:00 am until 2:00 am every day. There are no on-site parking spaces. The site has grandfathered parking privileges and the subject site is within the East Los Angeles State Enterprise Zone. Within the immediate area are City owned parking lots for the benefit of community desirous of visiting, shopping or dining within the eclectic commercial corridor of which this property is a part of.

### SURROUNDING PROPERTIES

Adjoining property to the south is zoned [Q]C4-1XL and developed with a one-story duplex structure.

Adjacent property to the north, across York Boulevard, is zoned [Q]C4-1XL and developed with retail commercial businesses.

Adjoining property to the east is zoned [Q]C4-1XL and developed with retail commercial businesses.

Adjoining property to the west is zoned [Q]C4-1XL and developed with a retail commercial building..

### CIRCULATION

York Boulevard, adjoining the subject property to the north, is a Secondary Highway dedicated to a variable width of 80 foot and improved with curb, gutter and sidewalk.

Avenue 51, adjoining the subject property approximately 80 feet to the east, is a local street dedicated to a width of 60 foot and improved with curb, gutter and sidewalk.

## **PROJECT**

The applicant, Wolfie's Hot Chicken Highland Park, LLC, seeks to convert an existing beer and wine lounge with a rear outdoor patio garden and an adjacent retail space currently operated with a Wolfie's Hot Chicken food truck into a proposed full service sit down restaurant with full line alcohol beverages.

## **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 existing 2,160 square foot structure is a stand-alone one-story, masonry building on a stretch of York Boulevard that is undergoing a major revitalization. The property was first built upon in 1923. The applicant seeks to transform an existing beer and wine lounge with a small gourmet shop and adjacent retail space housing a Wolfie's Hot Chicken food truck into a 2,160 square foot restaurant with full line alcohol beverages. The catering truck will become a part of the restaurant and will serve as the "kitchen". The existing 2,443 sf rear outdoor patio garden will be transformed into a covered patio garden dining area. The planned renovations will bring vibrant life to an existing commercial building. The proposed project will potentially add aesthetics and vibrancy to a neglected section of the community. The proposed aesthetics of the building will blend in accordance with other new developments in this up and coming area of historic Highland Park.

The proposed restaurant with full line alcohol beverages fronts York Boulevard, a major secondary highway that is has been going through extensive renovations in recent years. The proposed restaurant will renovate an existing building that has been part of the community for almost 100 years. Restaurants with full line alcohol beverages are permitted uses within the underlying [Q]C4-1XL commercial zone and are in conformance with the type of development normally permitted in a regional center. The proposed use will significantly contribute to the revitalization of the area and aid the economic welfare of the surrounding community by providing several jobs as well as increasing tax revenues. The location is proper in relation to adjacent uses or the development of the community in that the subject site is within an area of considerable planning efforts and is reasonably removed from sensitive land uses.

The applicant, Wolfie's Hot Chicken Highland Park will be a part of the local community. One of the partners lives in the immediate area, has bought a house and has been part of the Highland Park community for the past seven years. The proposed new restaurant will add a unique concept to the street mix and help improve the aesthetics of the area. The proposed use will accommodate thirty (30) indoor seats and one hundred and ten (110) outdoor garden patio seats for an overall seating capacity of one hundred forty (140) seats. The proposed hours of operation are from 7:00 a.m. until 2:00 am every day of the week.

- 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 proposed location will be desirable to the public convenience due to the location of the subject site in an area that is undergoing a major revitalization. The owners want to be part of a transformative movement that is continually improving this historic area of Los Angeles.

The surrounding properties are developed with small independent commercial businesses. Adjoining properties to the south are zoned [Q]C4-1XL and is developed with a one-story duplex structure. Adjacent property to the north, across York Boulevard, is zoned [Q]C4-1XL and developed with retail commercial businesses. Adjoining property to the east is zoned [Q]C4-1XL

and developed with retail commercial uses. Adjoining property to the west is zoned [Q]C4-1XL and developed with a retail commercial building.

The proposed restaurant at the subject location will be desirable to the public convenience or welfare in that the proposed vegan hot chicken restaurant with full line alcohol beverages will be very unique and bring a relaxed and brightly lit ambiance to the establishment where people can congregate and feel at home in the expansive outdoor dining garden. In addition, the proposed venue will not only cater to its local neighbors but to their guests and visitors to the area.

**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 Zoning Administrator imposes conditions related to the sale and dispensing of alcoholic beverages which are standard conditions typically recommended by the Los Angeles Police Department, as required by the Department of Alcoholic Beverage Control, and/or as routinely imposed through discretionary actions for such uses, and if volunteered by the applicant.

The proposed uses will not be materially detrimental to the character of the development in the immediate area. The expected conditions of approval will ensure that the sale and dispensing of alcoholic beverages will not have a detrimental impact. Conditions related to the sale of alcoholic beverages reduce the potential for crime and nuisance activities and imposed to ensure the establishment does not require additional resources of Los Angeles Police Department to monitor and enforce the conditions of approval.

The Northeast Los Angeles Community Plan Map designates the property for Neighborhood Commercial land uses with corresponding zones of [Q]C4-1XL and Height District No. 1. The property is not currently within the area of any specific plans or interim control ordinances. Bar and lounge uses are allowed within an [Q]C4-1XL zoned lot.

The primary objective of the Plan is to rehabilitate and strengthen the area and to return it to its rightful place as the Community's civic, economic and social center. The Plan recognizes the need for manufacturing viability and neighborhood businesses that serve the local community. Approval of the proposed use will enhance the viability of the local area without creating significant adverse impacts to any surrounding properties, and as such, is consistent with the spirit, intent and objectives of the General Plan.

The overall goal of the Community Plan is to promote an arrangement of land uses, circulation and services which will encourage and contribute to the economic, social, physical health, safety, welfare and convenience of the people who live and work in the plan area and to guide the development of the district to meet existing and anticipated needs and conditions. The Northeast Los Angeles Community Plan emphasizes the need to re-establish the area. The proposed business will bring tax dollars to the city and create new jobs. The proposed ancillary uses will not be detrimental to the immediate neighborhood and is in harmony with the General Plan.

**b. Additional Findings**

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

No. The proposed use will actually bring clientele into the area thereby patronizing nearby businesses. The approval of the Conditional Use will benefit the community through the generation of additional business dollars, as well as, tax revenue for the City of Los Angeles.

The public benefits resulting from the renovated spaces include taxing revenues from sales, business license fees. In addition, parking and utilities fees will be increased. The authorization for the sale and dispensing of alcoholic beverages would aid in the success of the applicant ability to utilize the converted space for a beer and wine lounge and an accessory gourmet store.

The establishment of the proposed restaurant with its full line alcohol service can only benefit the economic welfare of the community by ensuring a diversity of uses and the full occupancy of an under-utilized commercial building. Therefore, the proposed use will not adversely affect the economic welfare of the community.

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

According to the State's Department of Alcoholic Beverage Control licensing criteria, there are two on-site licenses allowed and seven licenses exist/operate within Census Tract No. 1834.01. However, the current location is already licensed for a Type 42 beer and wine bar license that is proposed for conversion to a Type 47 full line alcohol license for sit down restaurant service.

The over-concentration of licenses based solely on the population of the particular Census Tract is overstated. In fact, the labor force and visitors in the area are much larger than the residential population. If the day/evening working and visiting population were taken into account the demand and number of allowed licenses would be much higher.

The Census Tract is located within one of a few commercially viable areas in the community. The area is recognized as having a significant concentration of offices, retail, and entertainment uses. Therefore, as such, the population along this corridor and the commercial blocks are very low which affects the statistic. This is not unusual for such a densely populated urban area and commercial core. In fact, the subject site is not unlike other venues which draw from populations throughout the City and beyond.

The high concentration of establishments that sell alcoholic beverages does not always directly correlate to adverse effects to the area. In this instance, the sale of alcoholic beverages helps fulfill a community need for more conveniently located eating and entertainment option within the area. Nevertheless, the authorization would not result in an "undue concentration" since conditions of approval are appropriate safe guards to reduce the potential of the subject project becoming a nuisance.

Approval of the instant request will result in no net gain of alcoholic beverage licenses since the existing Type 42 license will be exchanged for a Type 47. The entire Northeast Los Angeles area is a well- recognized entertainment area capable of attracting patronage from areas beyond the immediate and neighboring Census Tracts.

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

This area of Los Angeles contains a high intensity of varied and eclectic urban activities in a compact built environment including commercial, industrial, residential, cultural, and recreational land uses. This area on York Boulevard is being significantly revitalized through the conversion and re-adaption of vacant buildings into a variety of specialized restaurants, coffee shops and boutiques. It is becoming the focal point of the area and residents, guests and visitors enjoy having these types of higher quality venues in the community. The applicant s plan to offer a vibrant new concept that will be inclusive for the entire community.

The conditions established herein are a protective measure for residents, businesses, and visitors to the area and to clearly define the operation parameters for the use of the site. Many of the conditions are operational and will continue to protect the community only if the current or future owner/operator acts responsibly to issues that adversely impact the community.

Therefore, self-policing and enforcement by the property owner and management are important, if the use is to operate without significant adverse impacts to the community. In regards to public welfare, alcoholic beverages and live entertainment, as a component of the operation, could encourage crime and public nuisances. However, the conditions of approval reduce the potential for such impacts.

**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? **2,160 SF**
- b. What is the total square footage of the space the establishment will occupy? **2,160 SF**
- c. What is the total occupancy load of the space as determined by the Fire Department? **150**
- d. What is the total number of seats that will be provided indoors? **30** Indoors and **110** Outdoor Seats
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? **Yes**
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? **Private**
- i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? **N/A**
- g. Are you adding floor area? **Yes** If yes, how much is enclosed? **2,160** Outdoors? **2,443 SF**
- h. Parking
  - i. How many parking spaces are available on the site? **None**
  - ii. Are they shared or designated for the subject use? **N/A**
  - iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? **N/A**
  - iv. Have any arrangements been made to provide parking off-site? **No, there are several surface City-owned public parking lots in the area.**
    - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? **N/A**
    - 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. **N/A**
    - 3. Will valet service be available? **No.** Will the service be for a charge? **N/A**
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? **Yes, see attached list.**
- 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? **N/A**

**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?

	<b>M</b>	<b>T</b>	<b>W</b>	<b>T</b>	<b>F</b>	<b>S</b>	<b>S</b>
Proposed Hours of Operation	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7 am-2am	7 am-2am
Proposed Hours of Alcohol Sale	7am-2am	7 am-2am	7am-2am	7am-2am	7am-2am	7 am-2am	7 am-2am

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: **No**  
**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? **No** If yes, what is the minimum age requirement and how will it be enforced? **For alcohol beverage sales, proof of age verification will be required.**
- d. Will there be any accessory retail uses on the site? **No** What will be sold? **N/A**
- e. **Security**
  - i. How many employees will you have on the site at any given time? **Four to eight**
  - ii. Will security guards be provided on-site? **No**
    - 1. If yes, how many and when? **N/A**
  - iii. Has LAPD issued any citations or violations? **None issued** If yes, please provide copies.
- f. **Alcohol**
  - i. Will there be beer & wine only, or a full-line of alcoholic beverages available? **Full line alcohol**
  - ii. Will "fortified" wine (greater than 16% alcohol) be sold? **Yes**
  - iii. Will alcohol be consumed on any adjacent property under the control of the applicant? **No**
  - iv. Will there be signs visible from the exterior that advertise the availability of alcohol? **Yes**

v. **Food**

1. Will there be a kitchen on the site? **Yes**
2. Will alcohol be sold without a food order? **Yes**
3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? **No**
4. Provide a copy of the menu if food is to be served. **See attached**

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? **Yes**
  - 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")? **No**
  - 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? **Yes**

vii. **Off-Site**

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

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? **Yes, On-Site Sales**
  - i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? **Yes**
    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.*



Search



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Results for: Active On-Sale Retail Licenses

County: LOS ANGELES County  
Census Tract: 1834.01

Report Date: Wednesday, August 18, 2021

Search

Results will be filtered as you type  
0 Results

**License Number: 624491**

Status: ACTIVE 47 06/16/2021  
License Type: 05/31/2022 BELLE'S BAGELS, INC  
Orig. Iss. Date:  
Expir. Date: 5022 YORK BLVD,  
Primary Owner: LOS ANGELES, CA 90042-1714  
Premises Addr.: Census Tract: 1834.01 COTE EST 1933  
Business Name:  
Geo Code:

**License Number: 591446**

Status: ACTIVE 41 07/20/2018  
License Type: 06/30/2022 NELA BIERGARTEN, INC.  
Orig. Iss. Date:  
Expir. Date: 4939 YORK BLVD,  
Primary Owner: LOS ANGELES, CA 90042  
Premises Addr.: Census Tract: 1834.01 HINTERHOF BEER GARDEN AND GERMAN KITCHEN  
Business Name:  
Geo Code: 1933

**License Number: 578599**

Status: ACTIVE 41 04/19/2018  
License Type: 03/31/2022 A & A VENTURES INC  
Orig. Iss. Date:  
Expir. Date: 5010 YORK BLVD,  
Primary Owner: LOS ANGELES, CA 90042-1714  
Premises Addr.: Census Tract: 1834.01 HIGHLAND CAFE 1933  
Business Name:  
Geo Code:

**License Number: 449298**

Status: ACTIVE 47 03/19/2007  
License Type: 02/28/2022 YORK PROJECT LLC THE  
Orig. Iss. Date:  
Expir. Date: 5018 YORK BLVD,  
Primary Owner: LOS ANGELES, CA 90042-1714  
Premises Addr.: Census Tract: 1834.01 YORK THE 1933  
Business Name:  
Geo Code:

**License Number: 559329**

Status: ACTIVE 41 09/04/2015  
License Type: 04/30/2022 HI-HAT 5043 LLC  
Orig. Iss. Date:  
Expir. Date: 5043 YORK BLVD,  
Primary Owner: LOS ANGELES, CA 90042-1713  
Premises Addr.: Census Tract: 1834.01 HI-HAT 1933  
Business Name:  
Geo Code:

**License Number: 423716**

Status: ACTIVE 58 03/27/2007  
License Type: 02/28/2022 JOHNNYS BAR LLC 5006 YORK BLVD,  
Orig. Iss. Date: LOS ANGELES, CA 90042  
Expir. Date: JOHNNYS BAR 1933 Census Tract: 1834.01  
Primary Owner:  
Premises Addr.:  
Business Name:  
Geo Code:

**License Number: 423716**

Status: ACTIVE 48 03/27/2007  
License Type: 02/28/2022 JOHNNYS BAR LLC 5006 YORK BLVD,  
Orig. Iss. Date: LOS ANGELES, CA 90042  
Expir. Date: JOHNNYS BAR 1933 Census Tract: 1834.01  
Primary Owner:  
Premises Addr.:  
Business Name:  
Geo Code:

**License Number: 552357**

Status: ACTIVE 42 07/27/2015  
License Type: 06/30/2022 BLOCK PARTY HIGHLAND PARK LLC  
Orig. Iss. Date:  
Expir. Date: 5052 YORK BLVD,  
Primary Owner: LOS ANGELES, CA 90042-1714  
Premises Addr.: Census Tract: 1834.01 1933  
Business Name:  
Geo Code:



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Search

**Report Date:** Thursday, August 19, 2021**LICENSE INFORMATION**

**License Number:** 552357  
**Primary Owner:** BLOCK PARTY HIGHLAND PARK LLC  
**Office of Application:** 04 - LA/METRO

**BUSINESS ADDRESS**

5052 YORK BLVD , LOS ANGELES, CA, 90042  
**County:** LOS ANGELES  
**Census Tract:** 1834.01

**LICENSEE INFORMATION**

**Licensee:** BLOCK PARTY HIGHLAND PARK LLC

**Company Information**

OFFICER: EISNER, JASON GARY (MANAGER)  
 MEMBER: SHAW, DUSTIN JAMES  
 MEMBER: KRAEMER, ANDREAS SVEN FRITZ  
 MEMBER: EISNER, JASON GARY

**LICENSE TYPES****42 - ON-SALE BEER AND WINE - PUBLIC PREMISES**

**License Type Status:** ACTIVE  
**Status Date:** 28-JUL-2015  
**Term:** 12 Month(s)  
**Original Issue Date:** 27-JUL-2015  
**Expiration Date:** 30-JUN-2022  
**Master:** Y  
**Duplicate:** 0  
**Fee Code:** P40  
**Transfers:**

**OPERATING RESTRICTIONS:**

\*Operating Restrictions exist. For more information, please see our Guidelines for Access to Records.

**DISCIPLINARY ACTION:**

No Active Disciplinary Action found

**DISCIPLINARY HISTORY:**

No Disciplinary History found.

**HOLDS:**

No Active Holds found

**ESCROWS:**

No Escrow found



# 600 FT. RESIDENTS, ALCOHOL BEVERAGES & SENSITIVE USES LIST

**Site Address:** 5050-5052 E. YORK BOULEVARD  
LOS ANGELES CA 90042

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1. RESIDENTIAL USES:

- A. SINGLE FAMILY - 115
- B. MULTI FAMILY - 28
- C. CONDOMINIUMS - 0

2. CHURCHES: NONE

3. SCHOOLS:

**BUCHANAN STREET ELEMENTARY  
SCHOOL**

5024 BUCHANAN ST

4. HOSPITALS: NONE

5. RECREATIONAL AREAS:

**YORK PARK**

4956 E. YORK BLVD

6. ALCOHOL BEVERAGE OUTLETS:

**C**

**JOHNNY'S BAR**

5006 E. YORK BL.

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES  
TYPE 58 CATERER PERMIT

**B**

**THE HIGHLAND CAFÉ**

5010 E. YORK BL.

TYPE 41 ON-SALE BEER/WINE EATING PLACE

**C**

**THE YORK**

5018 E. YORK BL.

TYPE 47 ON-SALE GENERAL EATING PLACE

**B**

**THE HI-HAT**

5043 E. YORK BL.

TYPE 41 ON-SALE BEER/WINE EATING PLACE

<b>B</b>	<b>WOLFIE'S HOT CHICKEN</b> TYPE 42 ON-SALE BEER/WINE PUBLIC PREMISES	5050 E. YORK BL.
<b>B</b>	<b>JOY ON YORK</b> TYPE 41 ON-SALE BEER/WINE EATING PLACE	5100 E. YORK BL.
<b>B</b>	<b>TOWN PIZZA</b> TYPE 41 ON-SALE BEER/WINE EATING PLACE	5101 E. YORK BL.
<b>B</b>	<b>THE HERMOSILLO BAR</b> TYPE 42 ON-SALE BEER/WINE PUBLIC PREMISES TYPE 77 EVENT PERMIT	5125 YORK BLVD
<b>C</b>	<b>NATIVO COCKTAIL BAR &amp; REST'N</b> TYPE 47 ON-SALE GENERAL EATING PLACE	5137 YORK BLVD.

# 600 FT. TO 1,000 FT. ALCOHOL LIST

SITE ADDRESS: 5050-5052 E. YORK BOULEVARD  
LOS ANGELES, CA 90042

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**SUPER "A" FOODS SUPER MARKET**

5250 E. YORK BLVD.

TYPE 21 OFF-SALE GENERAL

**600 FT. TO 1,000 FT. RADIUS CHURCHES, SCHOOLS,  
NURSERY SCHOOLS, CHILD-CARE FACILITIES, PARKS,  
PUBLIC PLAYGROUNDS, RECREATIONAL AREAS AND  
HOSPITALS LIST**

**SITE ADDRESS:** 5050-5052 E. YORK BOULEVARD  
LOS ANGELES, CA 90042

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THERE ARE NO CHURCHES, SCHOOLS, NURSERY SCHOOLS, CHILD-CARE FACILITIES, PARKS, PUBLIC PLAYGROUNDS, RECREATION AREAS AND HOSPITALS 600 FT. TO 1,000 FT. FROM SUBJECT SITE.