

12017 Venice Blvd. Los Angeles, CA 90066

FINDINGS:

1. 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 Art Bar LA is an existing neighborhood establishment and the ambiance has long reflected the desire to be focal establishment for the local residents

2. 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 Art Bar LA's application for a Conditional Use Beverage will not only present any hazard to the local community, but will continue to be an enhancement to the neighborhood, thereby elevating the stature of the local businesses.

3. That the substantially conforms with the purpose, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

The general and specific calls for the advancement of small businesses not unlike this Bar. This site has proven itself to be a successful business, and their incorporation will enhance their offerings.

ADDITIONAL FINDINGS:

B1. Explain how the proposed use will not adversely affect the welfare of the pertinent community.

This business is an already thriving existing Bar. The proposed addition of FULL LIQUOR will enhance the current fare. The Art Bar LA is with prominent and safe area and will continue enhance the community and neighborhood.

B2. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishment.

This is an existing Bar with long standing colorful history and has been further elevated with new management

B3. Explain how the approval of the application will not detrimentally affect nearby zones or uses.

The onsite consumption of FULL LIQUOR will have no negative impact on property values. This is an existing Bar with a colorful history and even further enhanced with new management