



BUILDING INFORMATION

BUSINESS NAME: BACARI WEST ADAMS
 PROJECT ADDRESS: 2308-2310 S UNION AVE
 LOS ANGELES, CA 90007

LEGAL INFORMATION

PROPERTY AREA: 7,973.7 SQ FT
 ASSESSOR PARCEL NO: 512-400-7017, -7018
 TRACT: HOOVER TRACT
 BLOCK: NONE
 LOT: FR LT 37
 ARB: 2
 MAP SHEET: 124-5A201
 MAP REFERENCE NO: M R 3-44/45
 PARCEL ID NO: 124-5A201 286

PLANNING & ZONING INFORMATION

PLANNING AREA: SOUTH LOS ANGELES
 PLANNING COMMISSION: SOUTH LOS ANGELES
 NEIGHBORHOOD COUNCIL: EMPOWERMENT CONGRESS NORTH AREA
 ZONING: C2-1L-O-HPOZ
 ZONING INFORMATION: ZI-2374 LOS ANGELES STATE
 ENTERPRISE ZONE
 ZI-2452 TRANSIT PRIORITY AREA
 IN THE CITY OF LOS ANGELES
 ZI-2427 FREEWAY ADJACENT
 ADVISORY NOTICE FOR SENSITIVE USES
 ZI-2397 NORTH UNIVERSITY PARK -
 EXPOSITION PARK - WEST ADAMS
 ZI-2440 UNIVERSITY PARK
 NEIGHBORHOOD OFFICE COMMERCIAL
 SOUTH LOS ANGELES ALCOHOL SALES

GENERAL PLAN LAND USE:
 SPECIFIC PLAN AREA:

PARKING REQUIRED: NO CHANGE
 PARKING PROVIDED: 30 ON SITE
 TOTAL SITE AREA: 33,952 SQ FT
 TOTAL FLOOR AREA: 2,385 SQ FT
 LANDSCAPING (% OF SITE): 0

1 EXISTING SITE PLAN

2 BUILDING INFORMATION

BACARI WEST ADAMS
 2308 S UNION AVE
 LOS ANGELES, CA 90007

REPRESENTATIVE:

THREE6IXTY
 11287 WASHINGTON BLVD
 CULVER CITY, CA 90230
 (310) 204-3500

APPLICANT:

DANNY KRONFLI
 2316 S UNION AVE
 LOS ANGELES, CA 90007

DRAFTED BY:

KARENA CHAN DESIGN
 725 N BONNIE BRAE ST
 LOS ANGELES, CA 90026
 (650) 575-2188

SHEET DESCRIPTION:
 EXISTING SITE PLAN

03/28/24

SHEET NUMBER:

A1



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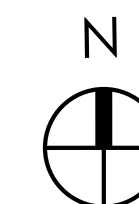
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GENERAL PLAN LAND USE:
 SPECIFIC PLAN AREA:

PARKING REQUIRED: NONE REQUIRED PER AB 2097
 PARKING PROVIDED: 30 ON SITE
 TOTAL SITE AREA: 33,952 SQ FT
 [N] TOTAL FLOOR AREA: 3,090 SQ FT
 LANDSCAPING (% OF SITE): 0



1 PROPOSED SITE PLAN

2 BUILDING INFORMATION

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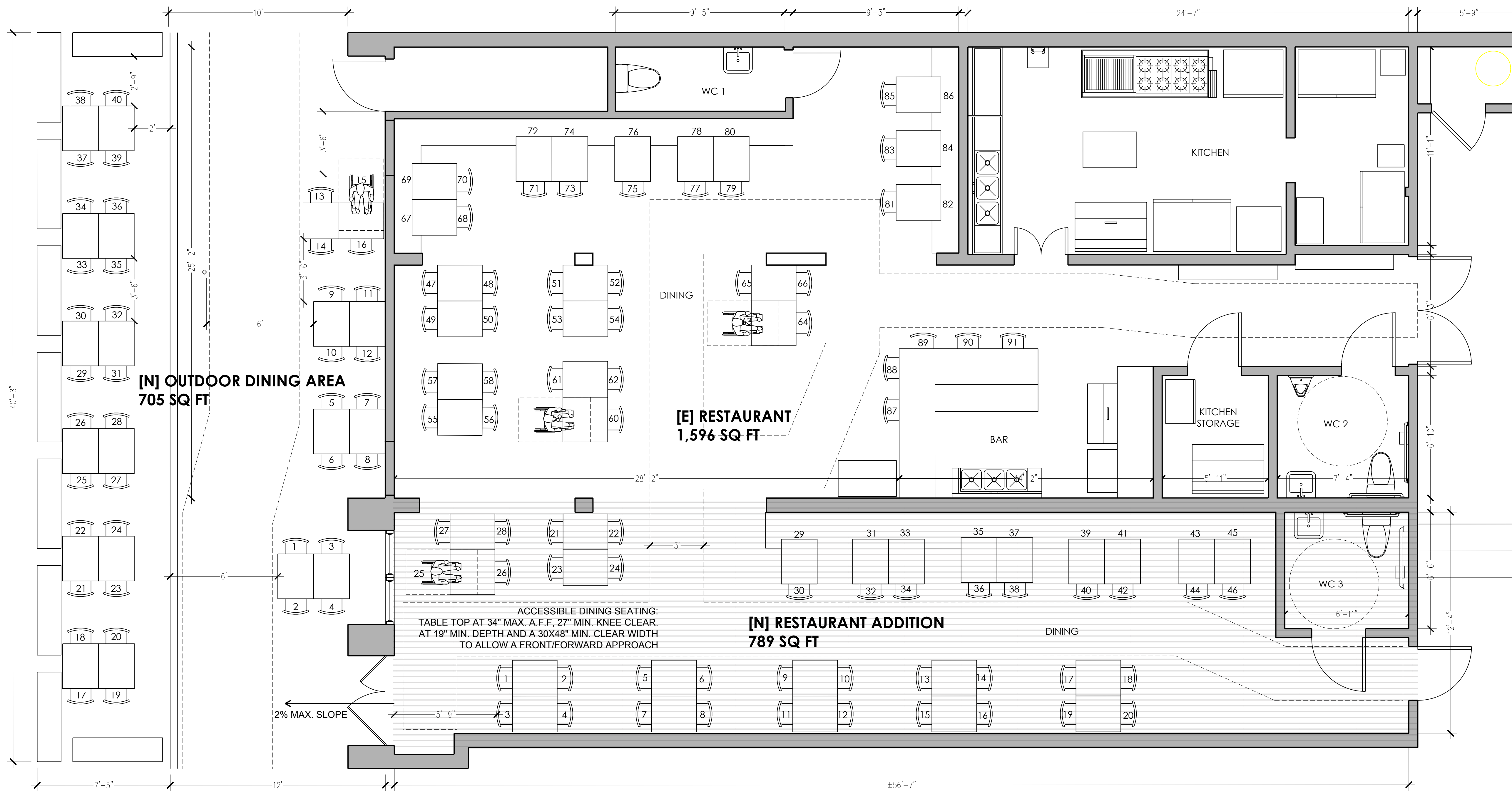
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03/28/24

SHEET NUMBER:

A2



ROOM	AREA (SF)	SEATS	OCC. LOAD
DINING	1,303	86	86
BAR	148	5	9
KITCHEN	280		
WC 1	34		
WC 2	50		
WC 3	45		
STORAGE	41		
OUTDOOR DINING	705	40	47
OTHER	484		
TOTAL	3,090	131	142

REQUIRED WC @ 131 SEATS	PROVIDED
2 WOMENS + 2 MENS	2 WOMENS + 2 MENS
REQUIRED ADA TABLES	PROVIDED
4	4

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SHEET DESCRIPTION:
 FLOOR PLAN
 03/28/24

SHEET NUMBER:
A3