



PLANNING & DEVELOPMENT

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DATE STAMP HERE

ZONING USE QUESTIONNAIRE

ZP2020-0118

Property Address 2801 Adeline St & 2900-2920 Shattuck Ave Permit # 2801 Adeline St & 2900-2920

Applicant Name Steve Rigor, Arris Studio Architects Phone # 805/547-2240 x112

Name of Property Owner (if different from applicant) Nathan George & Xin Jin, NX Ventures Phone # 510-692-2994

Proposed Use mixed use: commercial retail and multi-family residential Previous Use commercial retail

Describe your business: Commercial retail at the ground floor for both buildings, hotel and residential at 2801 Adeline, and residential at 2900-2920 Shattuck

Does your business include the sale of: Drug Paraphernalia? Tobacco? Alcohol Medical Marijuana?

What are adjacent uses (sides and rear?) nothing directly adjacent to 2801 Adeline, and residential at 2900-2920 Shattuck

Is this an existing building? Yes No (the existing buildings are to be replaced with new buildings)

If yes, has a Change of Occupancy Inspection been made by the Building and Safety Division?

Yes No

What changes will be made to the building? the existing buildings are to be replaced with new buildings

List days and hours of operation: Monday - Thursday: 6am-10pm hotel, 10am-10pm retail Friday: 6am-10pm hotel, 10am-10pm retail
Saturday: 6am-10pm hotel, 10am-10pm retail Sunday: 6am-10pm hotel, 10am-10pm retail

Is the transaction contingent on obtaining a Use Permit? Yes No Explain _____

How many employees will you have (including yourself)? Total 36-40 Per Shift 18

How many customers do you expect at one time? _____ When will be your busiest hours? 11am-6pm hotel, noon-1pm & 5pm-10pm retail

Is there an existing parking lot? Yes No Do you share it with any other use? _____

Will you provide parking for customers? Yes No How many spaces? 213 spaces at 2801 Adeline 20 spaces at 2900 Shattuck

Will you provide parking for employees? Yes No How many spaces? 6 spaces at 2801 Adeline 0 spaces at 2900 Shattuck

Will parking be on the same property? Yes No If not, explain: _____

From what area do you expect the majority of your customers:

Immediate neighborhood Several neighborhoods Passing Traffic City-wide Larger area

Will you be selling any alcoholic beverages for off-site consumption? Yes No

If yes, have you applied for an off-sale license from the State Department of Alcoholic Beverage Control? Yes No

Will you be selling beverages in containers subject to California Redemption Value (CRV)? Yes No

ADDRESS: 2801 Adeline St & 2900-2920 Shattuck Ave

DATE: 09/30/2020

ESTABLISHMENTS SERVING FOOD OR DRINK

+/-80 seats at 2801 Adeline
0 seats at 2900 Shattuck

+/-140 seats at 2801 Adeline
N/A at 2900 Shattuck

Proposed seating (#) _____ Maximum allowable capacity under Building Code (#) _____

What type of cooking will you feature? _____
This is all pre-packaged food that will be warmed for hotel guests.
Cooking equipment will include microwaves and hotplates

How will cooking odors be controlled? _____
An exhaust hood will be provide that goes to the roof

What arrangement will be made for recycling? _____
This will be included within the Trash Room the building.
A recycling dumpster will be provided.

Alcoholic Beverages

Will you serve beer? Yes Wine? Yes Liquor? Yes

With meals only? Yes Separately? Yes At a bar? Yes

Have you applied for a license from Department of Alcoholic Beverage Control? Yes _____ No

Music

Will you provide live entertainment? Yes _____ No Of what type? _____

Will there be live music? No Recorded? No Amplified at what level? N/A

Will sound control be provided? Yes _____ No _____ N/A

What are the assurances that sound control will be adequate? N/A

When will sound controls be installed? N/A

Who is responsible for assuring that the business operates as described above?

[PRINT NAME] NX Ventures

Signature _____ Date _____