



PLANNING & DEVELOPMENT

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DATE STAMP HERE

ZONING USE QUESTIONNAIRE

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

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

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

What type of cooking will you feature? _____

How will cooking odors be controlled? _____

What arrangement will be made for recycling? _____

Alcoholic Beverages

Will you serve beer? _____ Wine? _____ Liquor? _____

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

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? _____ Recorded? _____ Amplified at what level? _____

Will sound control be provided? Yes _____ No _____

What are the assurances that sound control will be adequate? _____

When will sound controls be installed? _____

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

[PRINT NAME] _____

Signature _____ Date _____