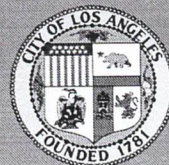


# APPLICATIONS



## CITY PLANNING APPLICATION

### THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ ED1 Eligible

☐ AB 2097 Eligible

Case Number: \_\_\_\_\_

Env. Case Number: \_\_\_\_\_

Application Type: \_\_\_\_\_

Case Filed With (Print Name): \_\_\_\_\_ Date Filed: \_\_\_\_\_

Application includes letter requesting:

☐ Waived Hearing

☐ Concurrent hearing

☐ Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): \_\_\_\_\_

### THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Refer to the City Planning Application Filing Instructions ([CP-7810](#)) for more information.

#### 1. PROJECT LOCATION

Street Address<sup>1</sup>: 1415 S LOS ANGELES ST, LOS ANGELES CA 90015 Unit/Space Number: C

Legal Description<sup>2</sup> (Lot, Block, Tract): LOT: FR 79; BLOCK: NONE; TRACT: JOSEFA SUBDIVISION OF THE CELIS VINEYARD TRACT

Assessor Parcel Number: 5133012006 Total Lot Area: 6,444.637

#### 2. PROJECT DESCRIPTION

Present Use: DANCE HALL

Proposed Use: NIGHT CLUB

Project Name (if applicable): THE UPSTAIRS

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).

<sup>2</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

Describe in detail the characteristics, scope and/or operation of the proposed project:

A CONDITIONAL USE PERMIT TO ALLOW THE SALE AND DISPENSING OF BEER, WINE AND DISTILLED SPIRITS IN CONJUNCTION WITH A NEW COMEDY CLUB SITTING UP TO 225 PATRONS INDOORS. THE PROPOSED HOURS OF OPERATION WILL BE MON - SUNDAYS 11AM TO 2AM, IN THE M2-2D ZONE.

Additional Information Attached: ☐ YES ☒ NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- ☐ Site is undeveloped or unimproved (i.e., vacant)
- ☒ Site has existing buildings (provide copies of building permits)
- ☐ Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)
- ☐ Site is located within 500 feet of a freeway or railroad
- ☐ Site is located within 500 feet of a sensitive use (e.g., school, park)
- ☐ Site has special designation (e.g., National Historic Register, Survey LA)

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree
- ☐ Removal of protected trees onsite/in public right-of-way
- ☐ Grading
- ☐ Haul Route
- ☐ New construction: \_\_\_\_\_ square feet
- ☐ Additions to existing buildings
- ☐ Interior tenant improvement
- ☐ Exterior renovation or alteration
- ☒ Change of use and/or hours of operation
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing \_\_\_\_\_ - Demolish(ed)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Affordable Units<sup>4</sup>: Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Market Rate Units: Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Mixed Use Projects, Amount of Non-Residential Floor Area: \_\_\_\_\_ square feet

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five years.

<sup>4</sup> As determined by the Los Angeles Housing Department.



PARKING INFORMATION

Is the project utilizing AB 2097? ☐ YES ☒ NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: 0 Required # of Parking Spaces: 0

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- ☐ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- ☐ Contain fewer than 20 dwelling units
- ☐ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the Planning Case Referral Form to BOE? (if required) ☐ YES ☒ NO

Is the project required to dedicate land to the public right-of-way? ☐ YES ☒ NO

If so, what is/are the dedication requirement(s)? N/A feet

If dedications are required on multiple streets, identify as such: N/A

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 12.36? ☐ YES ☒ NO

Authorizing Code Section: LAMC 12.24 W1

Code Section from which relief is requested (if any):

Action Requested: A CONDITIONAL USE PERMIT TO ALLOW THE SALE AND DISPENSING OF OF A FULL LINE OF ALCOHOLIC BEVERAGES IN JUNCTION WITH A NEW COMEDY CLUB.

Authorizing Code Section: 12.24 WB

Code Section from which relief is requested (if any): \_\_\_\_\_

Action Requested: To allow live entertainment at new comedy club, daily from 11:00 am to 2:00 am

Additional Requests Attached: ☐ YES ☒ NO

#### 4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☒ NO

If YES, list all case number(s): \_\_\_\_\_

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: \_\_\_\_\_ Ordinance No.: \_\_\_\_\_

- |  |   |
|--|---|
| <input type="checkbox"/> Condition Compliance Review | <input type="checkbox"/> Clarification of Q (Qualified) Condition         |
| <input type="checkbox"/> Modification of Conditions  | <input type="checkbox"/> Clarification of D (Development) Limitation      |
| <input type="checkbox"/> Revision of Approved Plans  | <input type="checkbox"/> Amendment to T (Tentative) Classification        |
| <input type="checkbox"/> Renewal of Entitlement      | <input type="checkbox"/> Plan Approval subsequent to Main Conditional Use |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

N/A

#### 5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

☐ YES (provide copy) ☒ NO



## 6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

### APPLICANT

Applicant<sup>5</sup> Name: SAM SLEIMAN  
Company/Firm: THE UPSTAIRS LLC  
Address: 1415 S LOS ANGELES ST Unit/Space Number: C  
City: LOS ANGELES State: CA Zip Code: 90015  
Telephone: 424-310-4511 E-mail: mrsamsleiman@gmail.com

Are you in escrow to purchase the subject property?: ☐ YES ☒ NO

PROPERTY OWNER OF RECORD ☐ Same as applicant ☒ Different from applicant

Name (if different from applicant): Khalida F. Haddadin c/o Tr Haddadin Family

Address: 4115 Novel CT. Unit/Space Number: \_\_\_\_\_  
City: Hacienda Heights State: CA Zip Code: 91745  
Telephone: 626 374 2108 E-mail: \_\_\_\_\_

AGENT / REPRESENTATIVE NAME: LILIGER DAMASO

Company/Firm: LIQUOR LICENSE BROKERS.COM  
Address: 8737 VENICE BLVD Unit/Space Number: 105  
City: LOS ANGELES State: CA Zip Code: 90034  
Telephone: 310-614-8492 E-mail: Lili@LiquorLicenseBrokers.com

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project.  
An agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): \_\_\_\_\_

Name: \_\_\_\_\_

Company/Firm: \_\_\_\_\_

Address: \_\_\_\_\_ Unit/Space Number: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Primary Contact for Project Information<sup>6</sup>**

**(Select only one. Email address and phone number required.)**

☐ Owner    ☐ Applicant    ☒ Agent/Representative    ☐ Other: \_\_\_\_\_

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

<sup>6</sup> As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section 49.7.37(A)(6). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.



## PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
  - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
  - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
  - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
  - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgement is available for your convenience on following page.

Signature: Khalida Haddadin  
Print Name: Khalida Haddadin  
Signature: Hanna Haddadin  
Print Name: Hanna Haddadin

Date: 8-26-23  
Date: 8-26-23

See Attached CA ACKNOWLEDGMENT



SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

On 8/26/2023 before me, ALEC NOEL LEON

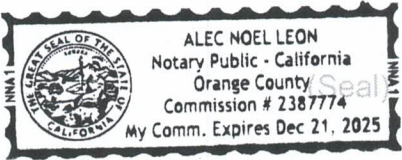
(Insert Name of Notary Public and Title)

personally appeared Hanna Haddadin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Signature



SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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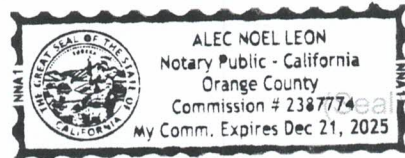
On 8/26/2023 before me, ALEC NOEL LEON  
(Insert Name of Notary Public and Title)

personally appeared KHALDA HADDADIN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature





## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California  
County of LOS ANGELES )

On 8/26/2023 before me, ALEC NOEL LEON  
(insert name and title of the officer)

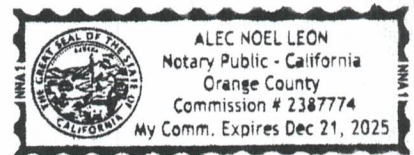
personally appeared Khalda Haddadin and Hanna Haddadin,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)





## APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this



paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- i. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: Sam Sleiman

Date: 8-28-23

Print Name: Sam Sleiman

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES

Signatures of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

**REVIEW** of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).





**Conditional Use Permit-Alcohol (CUB) / CUX  
1415 S. Los Angeles St.  
Los Angeles, CA 90015**

**PROJECT DESCRIPTION/REQUEST:**

Pursuant to the Los Angeles Municipal Code, Section 12.24 W1, and Section 12. 24 W18, the applicant, The Upstairs LLC, is requesting a Conditional Use Permit to allow the sales and dispensing of full line- alcoholic beverages in conjunction with a proposed 6,000 sf. Night club with live entertainment having hours of operation from 11am - 2:00am, daily. The comedy club, known as THE UPSTAIRS, will sit up to 225 patrons indoors.

**BACKGROUND:**

The subject property is zoned M2-2D with a land use designation of Light Manufacturing within the Central City Community Plan Area. The Central City Plan advocates for a configuration of land use, infrastructure, and services aimed at improving the economic, social, and physical well-being, safety, welfare, and convenience of the residents, workers, and investors in the community.

The property falls within several zones, namely the ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses, the ZI-2385 Greater Downtown Housing Incentive Area, the ZI-2374 State Enterprise Zone: Los Angeles, the ZI-2488 Redevelopment Project Area: City Center, the ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1, the ZI-2452 Transit Priority Area in the City of Los Angeles.

Adjoining properties to the north and south are zoned M2-2D and are developed with one- and two-story commercial businesses, occupied with clothing and sportswear retail stores.

Adjoining properties to the east are zoned M2-2D and are developed with clothes retail businesses.

Adjoining properties to the west are zoned M2-2D and are developed with one- and two- story commercial retail clothing stores.

**Los Angeles Street**, adjoining the site to the south, is a Secondary Highway dedicated a variable width of 86 feet and improved with curb, gutter and sidewalk.

**GENERAL FINDINGS:**

**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 applicant, The Upstairs LLC, is requesting a Conditional Use Permit to permit the sales and dispensing of full line- alcoholic beverages in conjunction with a proposed approx. 6,000 sf. nightclub with live entertainment having hours of operation from 11am - 2:00am, daily. The new operator, known as THE UPSTAIRS, will sit up to 225 patrons indoors.

The property features a 6,444 square-foot commercial building constructed in 1912. It is presently undergoing a transition in its use from a dance hall to a night club as indicated by Building Permit Number 23041-90000-20730. There are no plans for an outdoor patio.

The introduction of a nightclub is poised to contribute significantly to the revitalization of an area that has long been underutilized. Furthermore, the proposed project aims to operate a facility that not only caters to the local community but also draws visitors, thereby fostering increased employment opportunities, business growth, and tax revenue. A diverse range of commercial establishments is an integral component of the essential service amenities required for the preservation, development, and prosperity of a lively neighborhood. Through the implementation of specific conditions, the sale of a comprehensive selection of alcoholic beverages for on-site consumption at the club will align harmoniously with the surrounding uses in the vicinity. Consequently, the project is set to provide a service that is not only crucial but also beneficial to the community, the city, and the broader region.

**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 subject property is approximately 6,000 square feet and has frontage on Los Angeles Street. The subject property will complement and blend in with the surrounding land uses. The inclusion of a nightclub featuring alcohol service and live entertainment at the designated site is anticipated to enhance the attractiveness of the area as a tourist destination, drawing both locals and visitors. Consequently, the proposed project aims to sustain its position among a diverse array of venues providing a spectrum of experiences. The integration of alcohol sales and live entertainment within the proposed nightclub is deemed appropriate concerning the surrounding neighborhood and uses, ensuring no adverse impact on public health, safety, and welfare.



Given the predominantly commercial character of the surrounding area and the project's alignment with the existing neighborhood, it can be inferred that the project will integrate seamlessly with its surroundings and will not have adverse effects on neighboring properties.

**That the project sustainability conforms with the purpose, intent, and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC. The requested entitlements for the sales and consumption of full-line of alcoholic in conjunction with live entertainment at the subject property is consistent with the existing surrounding developments in the area and particularly with the character of this development, as the amenity of alcohol enhances the versatility of the area and functions in harmony with the surrounding uses.

The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The Central City Community Plan designates the property for Heavy Industrial land uses with a corresponding zone of M3 and Height District No. 2D. The property is not in the area of any specific plans or interim control ordinances. The project is located within the Downtown Adaptive Reuse Incentive Area, the Central Business District Redevelopment Project Area, and the Los Angeles State Enterprise Zone.

The project is consistent with the following commercial goals and objectives identified in the Central City Community Plan:

- Objective 2-4: To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.
- Objective 3-1: To strengthen, retain and expand the existing industrial base as well as attract new industries to the Central City Area.
- Policy 2-4.1: Promote night life activity by encouraging restaurants, pubs, night clubs, small theaters, and other specialty uses to reinforce existing pockets of activity.

The subject property is planned and zoned for light manufacturing uses and a nightclub is permitted as a matter of right. The General Plan promotes the provision of services throughout the City in locations that are convenient to the public yet that do not impact nearby properties. The zone is designated for various light manufacturing uses, and no significant problems or negative impacts have been caused by similar uses in the area or their patrons.

Furthermore, with the conditions and limitations imposed by the Zoning Administrator, if approved, the surrounding properties would be protected from predictable impacts of the proposed use. Therefore the proposed project is in conforms with the intent of the General Plan.

#### **ADDITIONAL FINDINGS:**

##### **That the proposed use will not adversely affect the welfare of the pertinent community.**

The establishment will play a crucial role in revitalizing the economic well-being of the nearby community by creating numerous job opportunities and boosting tax revenues in the vicinity. Furthermore, granting approval for alcohol sales and live entertainment at the property in question will not only attract more visitors but also generate extra tax revenues for the area and the local economy.

The proposed nightclub is a permitted use within the M2-2D Zone, and the addition of alcohol sales and live entertainment will complement the function. It is anticipated that this establishment will attract both local business patrons and residents, and serving alcoholic beverages is a customary amenity for such businesses. The establishment will make a significant contribution to the economic revitalization of the surrounding community by creating job opportunities and increasing tax revenue in the vicinity.

As conditioned, the sale of a full line of alcoholic beverages for on-site consumption and live entertainment will not adversely affect the welfare of the pertinent community. Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring deterrents against loitering and responsible management. Employees will undergo training on the sale of a full line of alcoholic beverages including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program. Other conditions related to excessive noise, litter and noise prevention will safeguard the residential community. Therefore, with the imposition of such conditions, the sale of a full line of alcoholic beverages on- site consumption will not be detrimental to the community.

**That the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**



According to the California State Department of Alcoholic Beverage Control licensing criteria, there are three (3) on-site licenses and two (2) off-site licenses allocated for Census Tract No. 2240.10. There are currently two (2) on-site and three (3) off-site active retail licenses issued in this Census Tract.

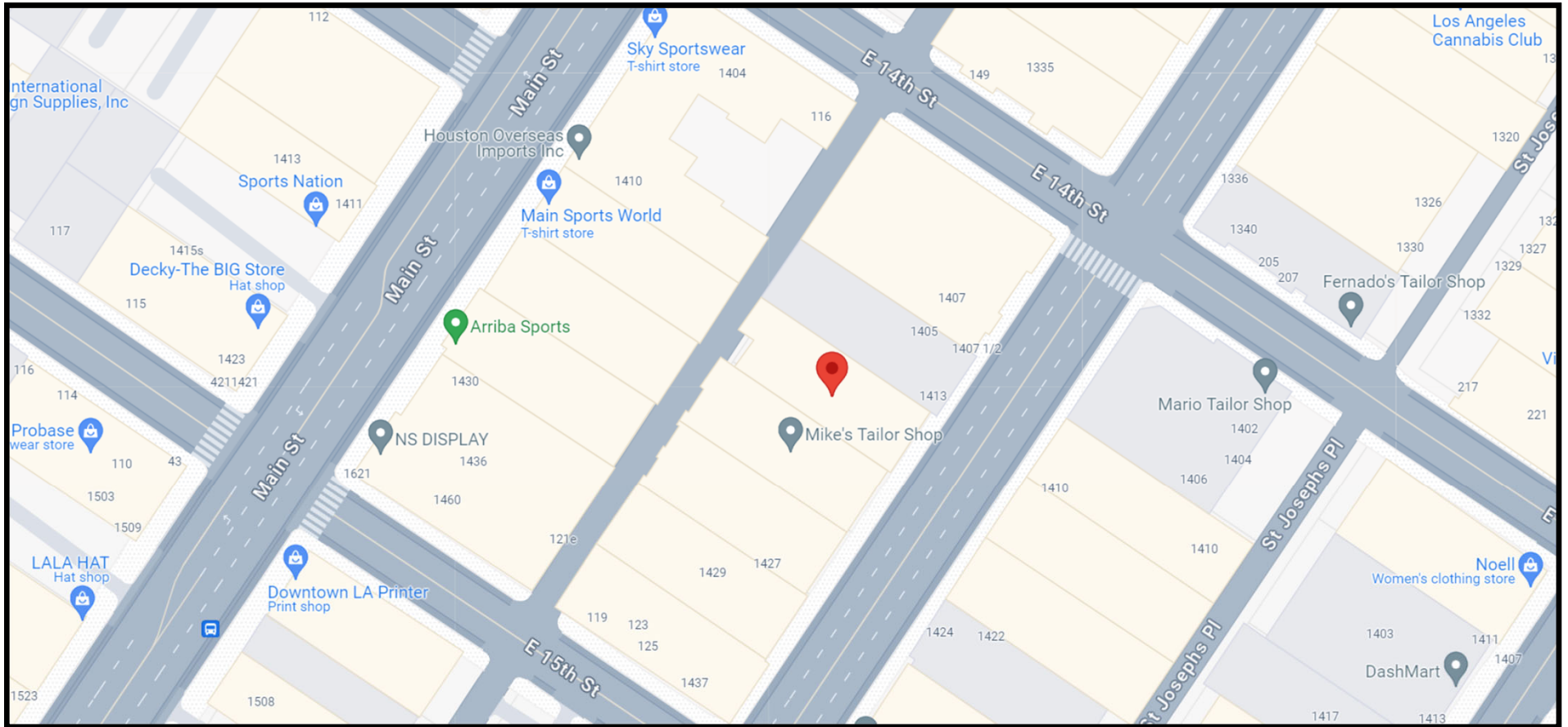
While the Department of Alcoholic Beverage Control considers more than three on-site licenses and two off-sale licenses as an "over concentration," the provision of alcoholic beverages is customary in areas developed similarly to the subject property. This property is situated in a commercial center in close proximity to various commercial establishments, including retail stores and other restaurants. Therefore, by its nature, it offers a service expected in such an area. Furthermore, with strict adherence to the conditions and limitations set by the Zoning Administrator and the Department of Alcoholic Beverage Control, if granted, the establishment will be in harmony with its surrounding uses.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. However, concentration is not undue when the approval of a license provides a public service and benefits the community. The approval of this grant will therefore not result in or contribute to an undue concentration of liquor dispensing establishments.

**The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The project site is located at the corner of Los Angeles Street and E. 15<sup>th</sup> st. The site is zoned for a mix of commercial uses, and the project would be located at the second enclosed floor. There are residential and other sensitive uses within a 1,000 ft radius of the subject site. The approval of the request is not anticipated directly negatively impact the sensitive uses or residentially zoned communities by the sale and dispensing of a full line of alcoholic beverages for both on-site and off-site consumption in conjunction with the new live entertainment venue. The project is consistent with the zoning and in keeping with the existing land adjacent to the project site. The availability of venues as the one proposed here in will contribute to the continued development of the area and will serve residents and the local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

# VICINITY MAP



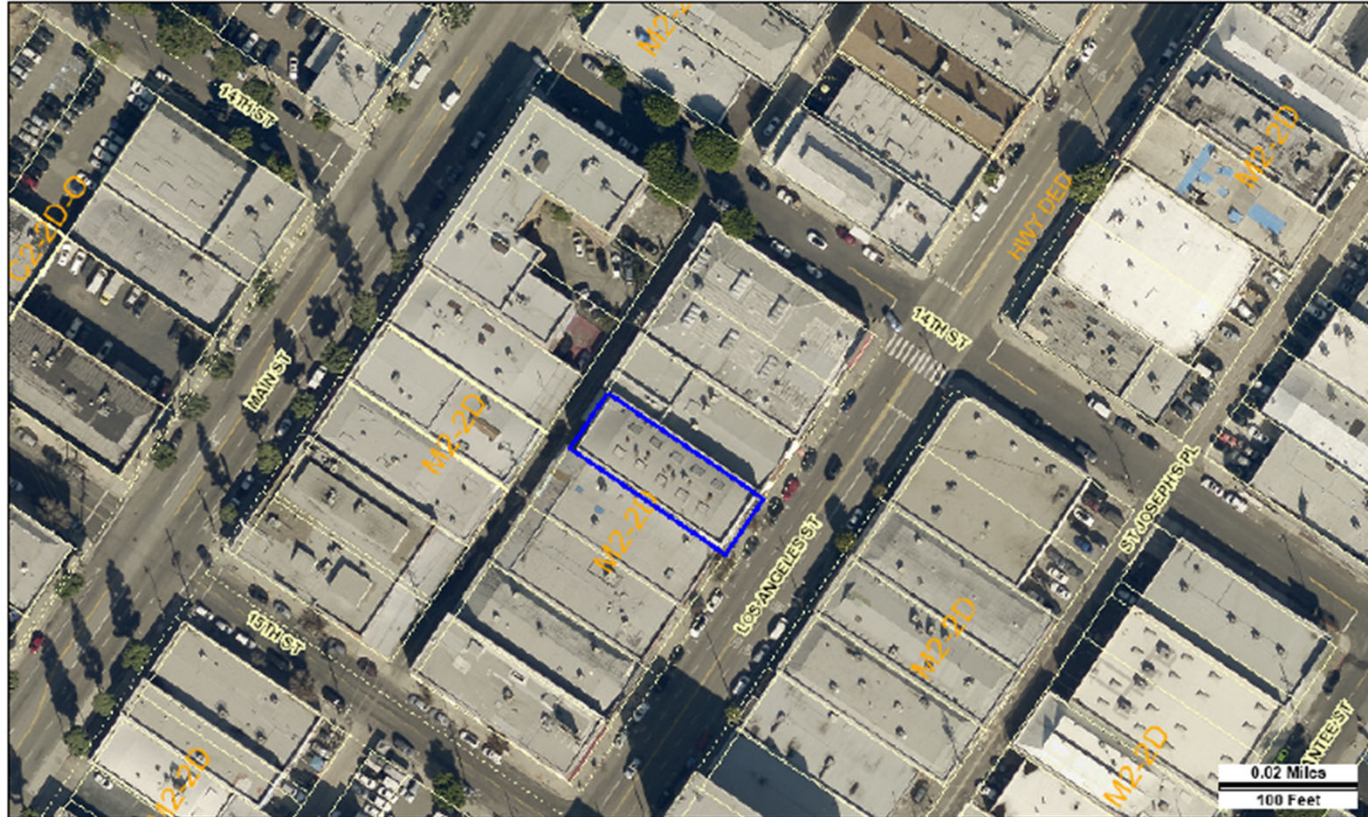


ZIMAS PUBLIC

LARIAC6 2020 Color-Ortho

11/30/2023

City of Los Angeles  
Department of City Planning



Address: 1415 S LOS ANGELES ST

Tract: JOSEFA SUBDIVISION OF THE  
CELIS VINEYARD TRACT

Zoning: M2-2D  
General Plan: Light Manufacturing

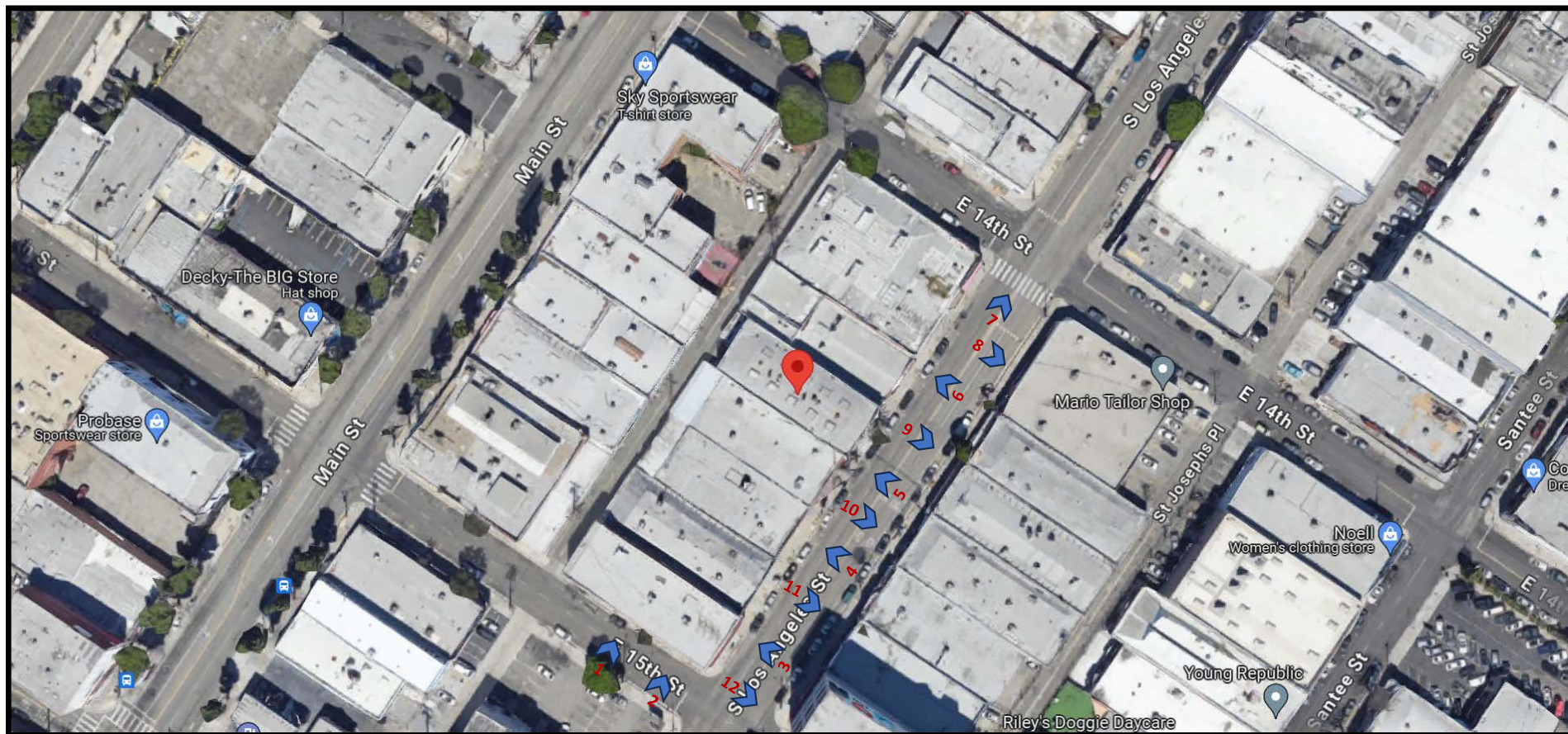
APN: 5133012008  
PIN #: 124-5A207 285

Block: None  
Lot: FR 79  
Arb: None





# PHOTO KEY





# PHOTOS

1.



2.



# PHOTOS

3.



4.



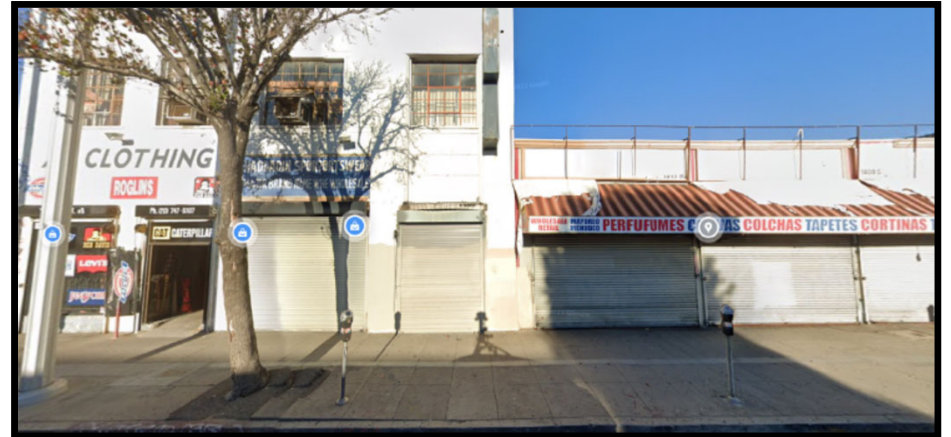


# PHOTOS

5.

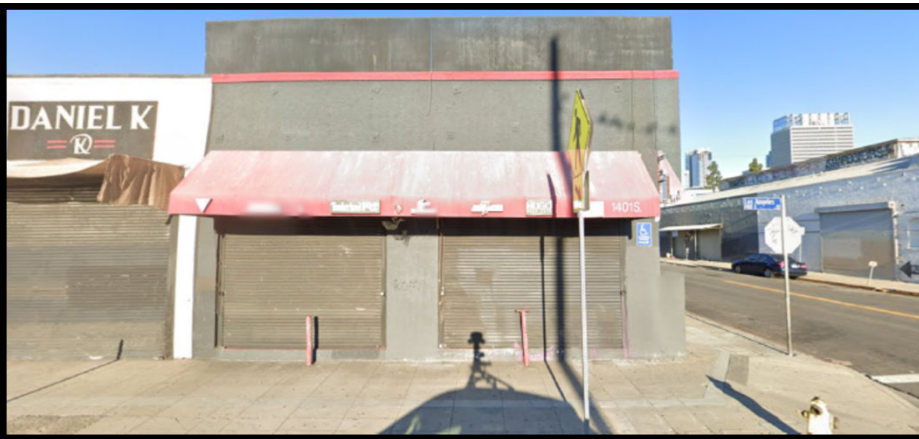


6.



# PHOTOS

7.



8.



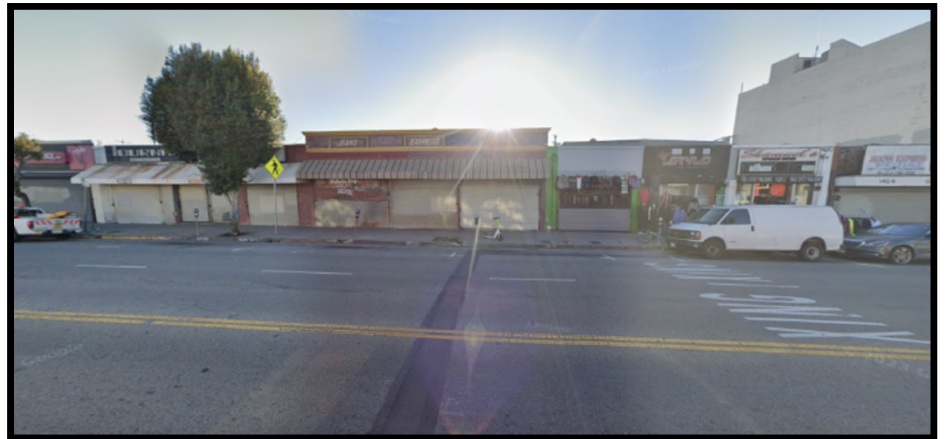


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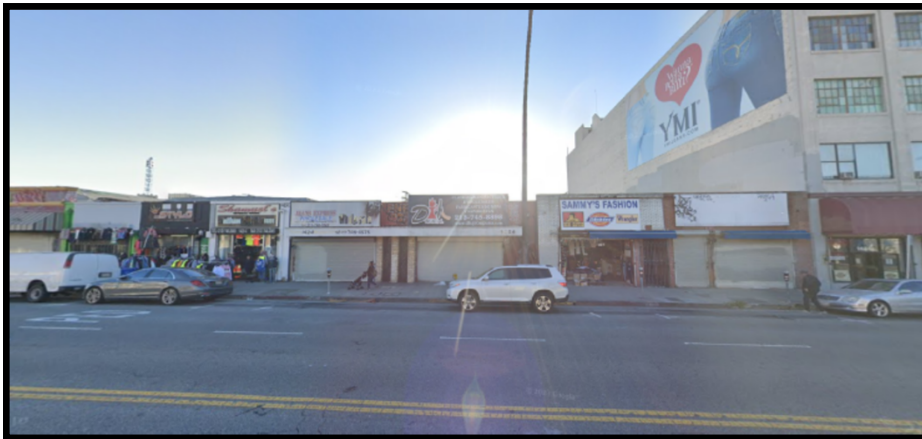


10.



# PHOTOS

11.



12.



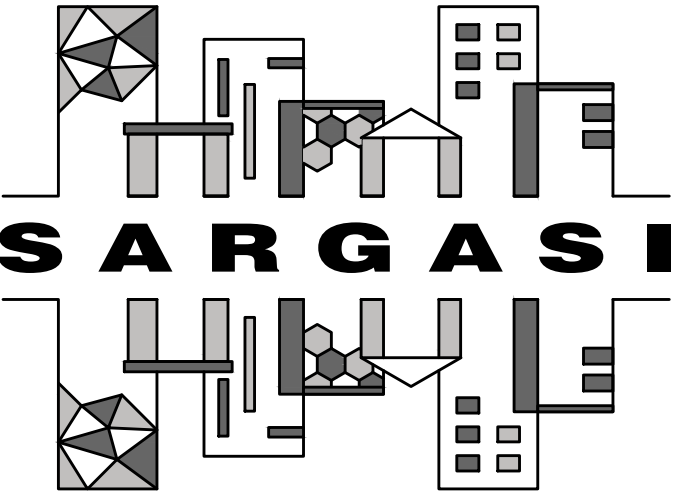
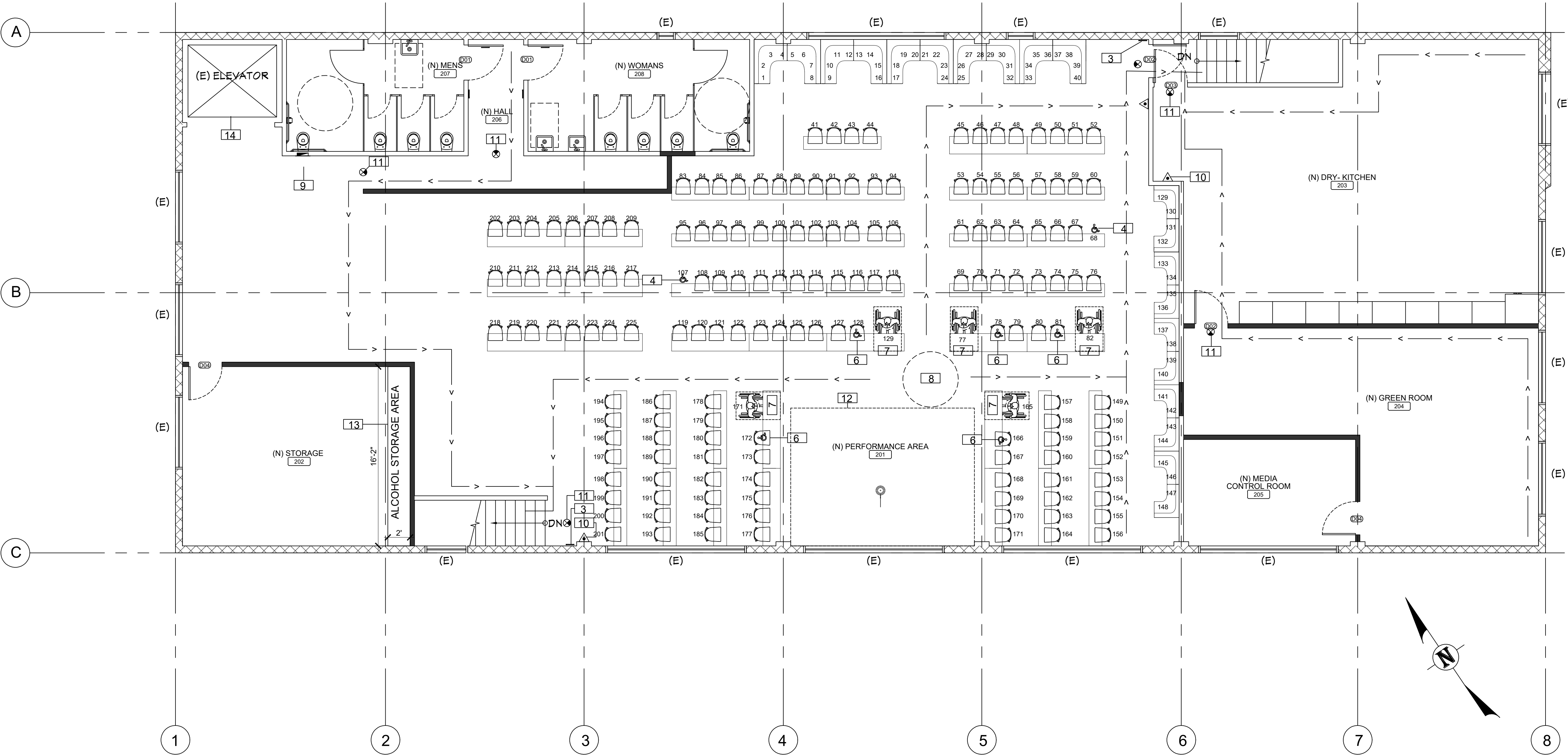


MAXIMUM FLOOR AREA ALLOWANCES (CBC TABLE 1004.5)				
FUNCTION OF SPACE	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	AREA OF SPACE: SQUARE FEET	MAX. OCCUPANT LOAD
(N) PERFORMANCE AREA	ASSEMBLY	1/15	2872	191
((N) FIXED SEAT-BOOTHS)	ASSEMBLY	1/24" LIN	140 LF	70
(N) STORAGE	STORAGE	1/300	332	1
(N) PHOTOGRAPHY ROOM	BUSINESS	1/150	470	3
(N) DRY-KITCHEN	KITCHEN	1/200	784	4
(N) MEDIA CONTROL	BUSINESS	1/200	149	1
(N) WOMANS RESTROOM	N/A	N/A	202	
(N) MENS RESTROOM	N/A	N/A	161	
(N) HALL	N/A	N/A	135	
GRAND TOTAL: OCCUPANT LOAD				270

TOTAL INDOOR SEATS - 225

LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING CMU WALL TO REMAIN
	NEW WALL
	36" PATH OF TRAVEL

ACCESS PLAN KEYNOTES	
	PROVIDE TACTILE GRADE-2 CALIFORNIA CONTRACTED BRAILLE EXIT SIGN WITH THE WORD "EXIT" AT EACH-LEVEL EXTERIOR EXIT DOOR
	DESIGNATED SEMI AMBULANT SEAT (24" MIN. CLEARANCE IN FRONT OF SEAT)
	PROVIDE 30" x 48" MIN. CLEAR FLOOR SPACE
	DESIGNATED COMPANION SEAT
	TABLE AT 34" MAX. HEIGHT
	CLEAR FLOOR TURNAROUND SPACE 60" MIN. DIAMETER
	EXISTING ELECTRICAL PANEL TO REMAIN
	NEW FIRE EXTINGUISHER BOX
	NEW EXIT SIGN
	MAINTAIN CLEAR FLOOR SPACE FOR PERFORMANCE AREA
	ALCOHOL STORAGE AREA
	ELEVATOR SHAFT TO 1ST FLOOR
	INDICATES CLEAR FLOOR SPACE PER ADA REQUIREMENTS, REFER TO GN3 FOR MINIMUM ACCESSIBLE DETAILS



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www.SARGASI.com  
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Van Nuys, CA 91406

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1415 South Los Angeles St.  
Los Angeles, CA. 90015

C230806

PROPOSED  
2ND FLOOR PLAN

A3

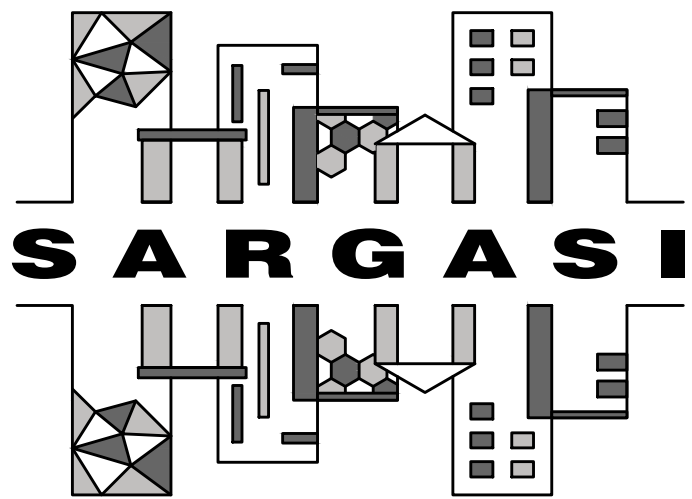
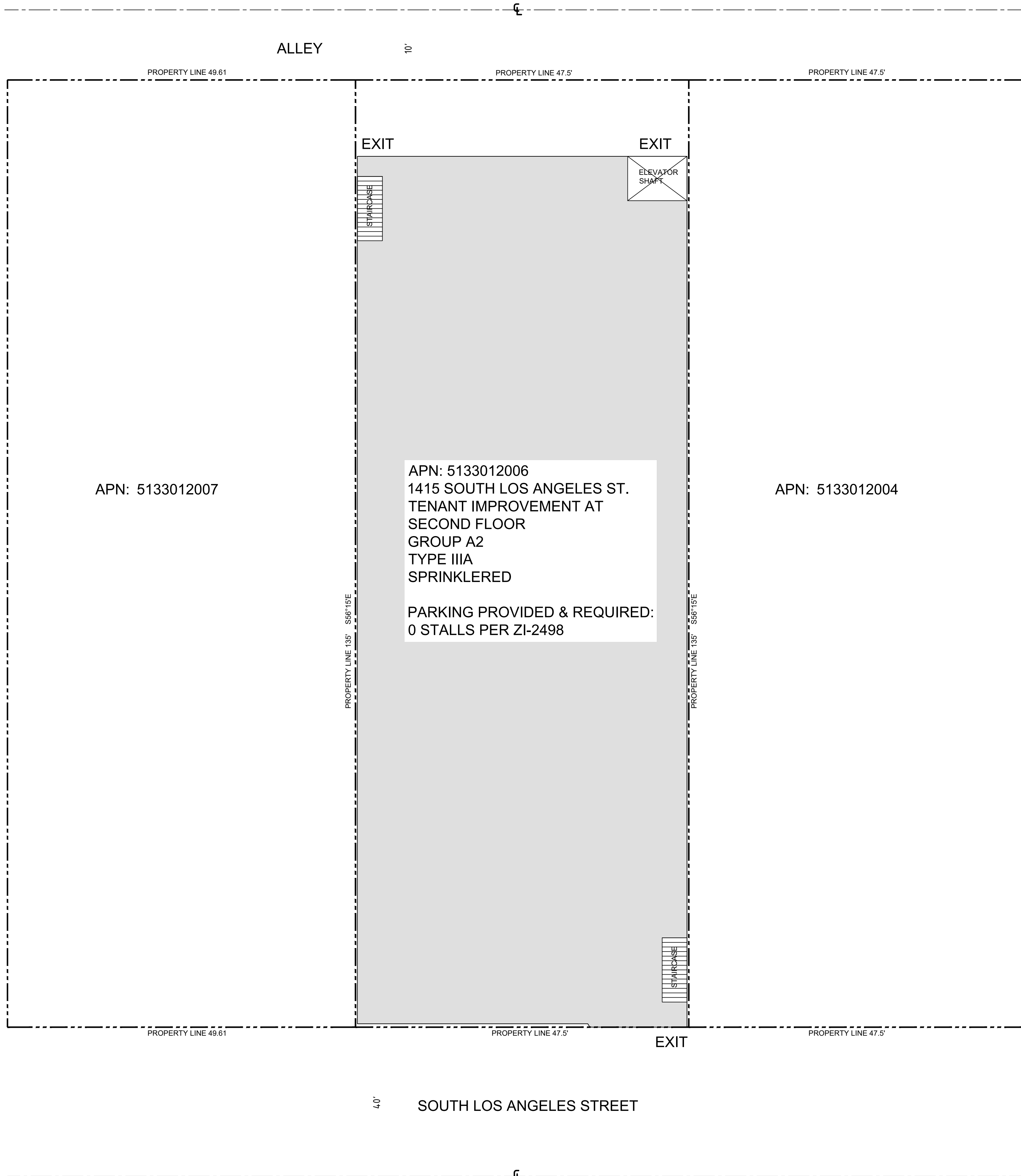
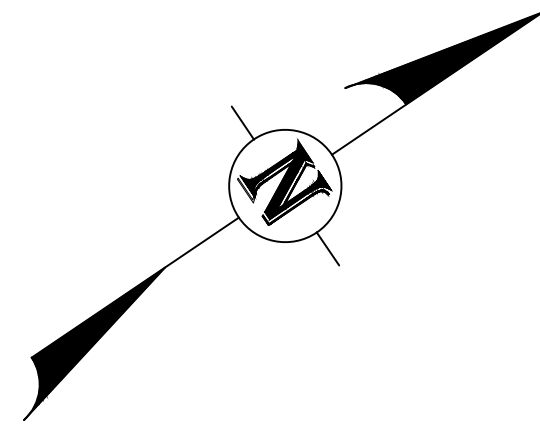
NO CHANGE IN USE PER ZI-2498  
AUTOMOBILE PARKING RELIEF

1. CHANGES OF USE NOTWITHSTANDING SECTION 12.21 A.4, 12.23 B.8(b), OR ANY OTHER CODE SECTION, ORDINANCE, OR SPECIFIC PLAN TO THE CONTRARY, WHEN PLANS ARE SUBMITTED AND ACCEPTED BY THE DEPARTMENT OF BUILDING AND SAFETY FOR A CHANGE OF USE DURING AND EMERGENCY DECLARATION AND ATER THE ADOPTION OF A RESOLUTION BY CITY COUNCIL INVOKING THE PROVISIONS OF THIS SECTION, THE SECTION OF USE SHALL NOT TRIGGER INCREASED AUTOMOBILE PARKING BEYOND THAT REQUIRED BY THE EXISTING APPROVED USE IF ALL OF THE FOLLOWING ARE MET:
- a. REQUIREMENTS.
1. THE CHANGE OF USE IS LIMITED TO A NON-RESIDENTIAL USE ALLOWABLE PURSUANT TO THE ZONING APPLICABLE TO THE PROPERTY'S LOCATION.
2. THE BUILDING WHEREIN THE CHANGE OF USE IS OCCURRING HAS ONE OF THE FOLLOWING:
- A VALID CERTIFICATE OF OCCUPANCY
  - TEMPORARY CERTIFICATE OF OCCUPANCY
  - OR A BUILDING PERMIT IF THE BUILDING PREDATES THE CERTIFICATE OF OCCUPANCY REQUIREMENT.
  - THE AFOREMENTIONED DOCUMENTS MUST HAVE BEEN ISSUED PRIOR TO THE DECLARATION OF THE LOCAL EMERGENCY RELATED TO THE CITY COUNCIL'S RESOLUTION INVOKING THIS SECTION.
3. THE AUTOMOBILE PARKING RELIEF ONLY APPLIES TO THE FIRST 5,000 SQUARE FEET OF FLOOR AREA FOR ANY TENANT SPACE. ANY FLOOR AREA I EXCESS OF 5,000 SUARE FEET FOR SAID TENANT SPACE SHALL CONFORM TO THE AUTOMOBILE PARKING REQUIREMENT IN LAMC SECTION 12.21 A.4, SECTION 12.23 B.8.(b), AND ANY APPLICABLE SPECIFIC PLAN, INCLUSIVE OF ANY AGGREGATE FLOOR AREA, INCLUDING FLOOR AREA SECTIONED FROM A SEPARATE TENANT SPACE THAT MAY HAVE BEEN PREVIOUSLY ELIGIBLE OR APPROVED FOR THE AUTOMOBILE PARKING REDUCTION ENUMERATED WITHIN THIS DIVISION.
4. ANY ADDITIONS TO THE BUILDING OCCURRING DURING THE INVOCATION OF THIS SECTION BY CITY COUNCIL RESOLUTION, AND WHICH RESULT IN AN INCREASE OF FLOOR AREA ARE LIMITED TO THE AREA WITHIN THE EXISTING WALLS AND EXISTING ROOF LINE OF THE BUILDING, AND DO NOT INCLUDE ANY OUTDOOR SPACE.
5. NO NET LOSS OF GUEST ROOMS AND/OR DWELLING UNITS RESULT FROM THE CHANGE OF USE.

**CONSISTENCY.** THE RELIEF PROVIDED IN THIS SUBDIVISION IS LIMITED TO THE PROVISIONS ENUMERATED HEREIN, AND ANY PROJECT FOR WHICH RELIEF IS SOUGHT SHALL OTHERWISE BE CONSISTENT WITH THIS CODE AND THE GENERAL PLAN.

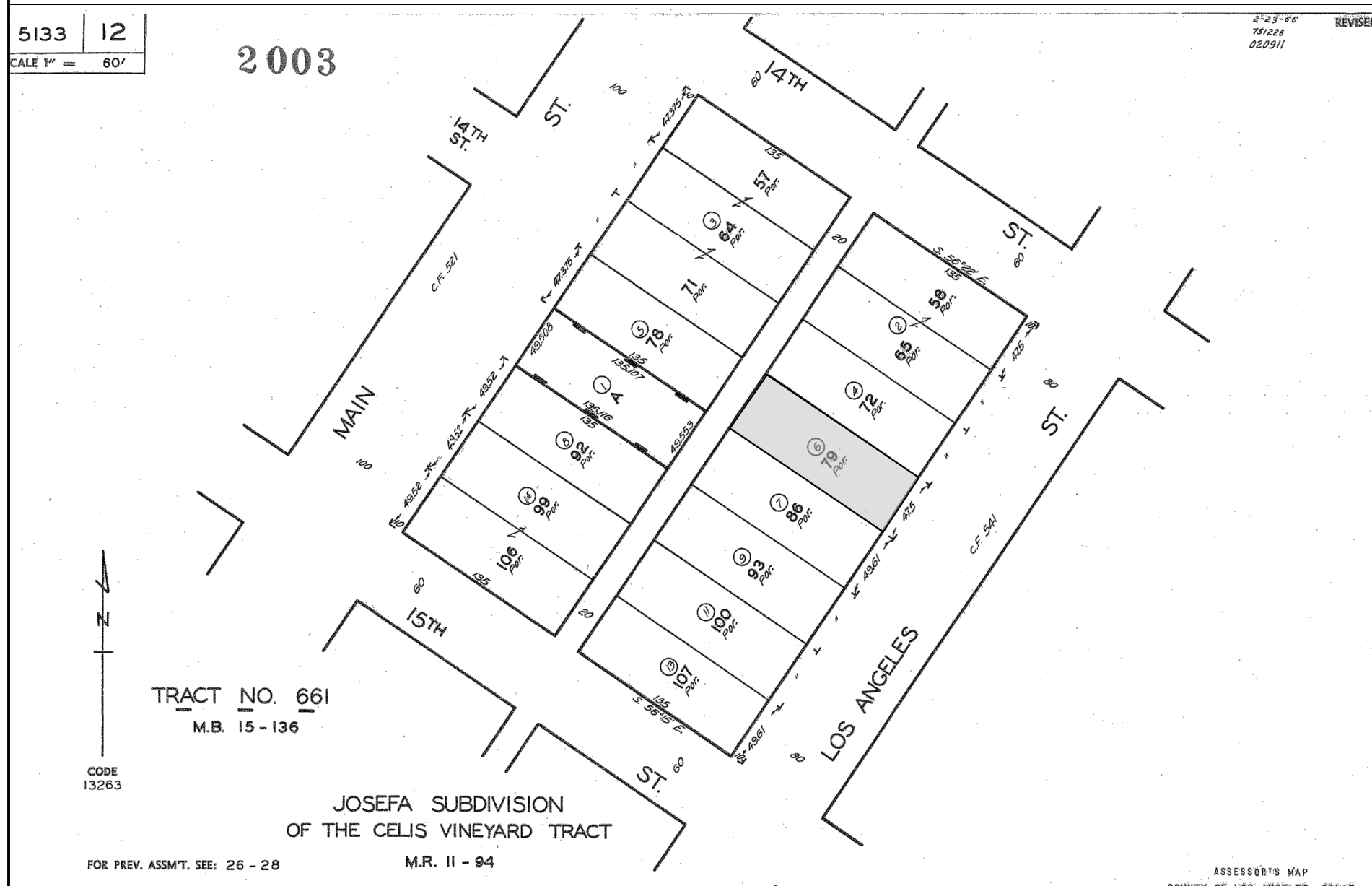
LEGAL INFO

PIN Number 124-5A207 285  
Lot/Parcel Area (Calculated) 6,444.6 (sq ft)  
Lot FR 79; Block None: JOSEFA SUBDIVISION OF THE CELIS VINEYARD TRACT



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PROPOSED  
PLOT PLAN

A1