

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION***THIS BOX FOR CITY PLANNING STAFF USE ONLY*

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____

Date Filed _____

Application includes letter requesting:

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

Related Case Number _____

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.**Detailed filing instructions are found on form CP-7810***1. PROJECT LOCATION**Street Address¹ 207-211 W Ord Street (207, 211, 211-1/2 W Ord St & 701-705 N Spring Street) Unit/Space Number _____Legal Description² (Lot, Block, Tract) FR Lot 1, Block 33, ORD'S SURVEY TractAssessor Parcel Number 5408025001Total Lot Area 6,634.1 s.f.**2. PROJECT DESCRIPTION**Present Use Restaurant & RetailProposed Use Restaurant & RetailProject Name (if applicable) Little Jewel of New Orleans & Swamp RoomDescribe in detail the characteristics, scope and/or operation of the proposed project A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on- and off-site consumption in conjunction with an existing 3,715 s.f. restaurant and market (already selling beer and wine for on- and off-site consumption) with 42 seats, and in a new 1,345 s.f. lounge area with 46 seats, for a total of 5,060 s.f. of alcohol service area and 88 seats, and with hours of operation from 8 a.m. to 4 a.m. daily.

Additional information attached

☐ YES☒ NO

Complete and check all that apply:

Existing Site Conditions☐ Site is undeveloped or unimproved (i.e. vacant)☐ Site is located within 500 feet of a freeway or railroad☒ Site has existing buildings (provide copies of building permits)☐ Site is located within 500 feet of a sensitive use (e.g. school, park)☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)☐ Site has special designation (e.g. National Historic Register, Survey LA)¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☒ Interior tenant improvement
- ☐ Additions to existing buildings
- ☐ Grading
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree

- ☐ Removal of protected trees on site or in the public right of way
- ☐ New construction: _____ square feet
- ☐ Accessory use (fence, sign, wireless, carport, etc.)
- ☐ Exterior renovation or alteration
- ☒ Change of use and/or hours of operation
- ☐ Haul Route
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

Housing Component Information

Number of Residential Units: Existing 0 – Demolish(ed)³ 0 + Adding 0 = Total 0

Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Mixed Use Projects: Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way InformationHave you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☒ NOIs your project required to dedicate land to the public right-of-way? ☐ YES ☒ NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

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; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☒ NOAuthorizing Code Section 12.24-W.1

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

Action Requested, Narrative: A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on- and off-site consumption in conjunction with a 5,060 s.f. restaurant and market with 88 seats and with hours of operation from 8 a.m. to 4 a.m. daily.

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☒ NO³ Number of units to be demolished and/or which have been demolished within the last five (5) years.⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF 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) ZA-2016-2693-CUB

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.: _____

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master 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:

5. RELATED DOCUMENTS / REFERRALS

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

a. Specialized Requirement Form _____

b. Geographic Project Planning Referral _____

c. Citywide Design Guidelines Compliance Review Form _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Preliminary Zoning Assessment Referral Form _____

l. SB330 Preliminary Application _____

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

n. Order to Comply _____

o. Building Permits and Certificates of Occupancy _____

p. Hillside Referral Form (BOE) _____

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____

r. SB330 Determination Letter from Housing and Community Investment Department _____

s. Are there any recorded Covenants, affidavits or easements on this property? ☒ YES (provide copy) ☐ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Evangeline Inc.

Company/Firm _____

Address: 490 Rustic Drive **Unit/Space Number** _____

City Los Angeles **State** CA **Zip Code:** 90065

Telephone _____ **E-mail:** _____

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) PERLIN PROPERTIES

Address 12436 Otsego Street **Unit/Space Number** _____

City Valley Village **State** CA **Zip Code:** 91607

Telephone _____ **E-mail:** _____

Agent/Representative name Eddie Navarrette

Company/Firm FE Design & Consulting

Address: 327 E 2nd Street **Unit/Space Number** 222

City Los Angeles **State** CA **Zip:** 90012

Telephone: (213)687-6963 x207 **E-mail:** dafne@fedesignandconsulting.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ **Unit/Space Number** _____

City _____ **State** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

Primary Contact for Project Information
(select only one)

☐ 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.

⁵ 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 applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **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 the agent for service of process or 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 the agent for service of process or 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).** A 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 _____

Date _____

Print Name _____

Signature _____

Date _____

Print Name _____

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 JAN 22, 2020 before me, SERGEY GOROKHOV, Notary Public
(Insert Name of Notary Public and Title)

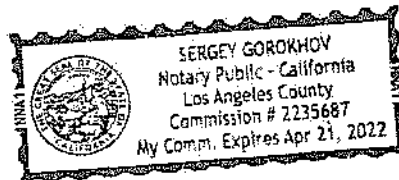
personally appeared BRAD MICHAELSON who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that
by (his/her/their signature(s)) 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

(Seal)



APPLICANT

8. **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.
- i. 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. 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: _____

Date: _____

Print Name: _____

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

9. **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).



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Conditional Use Permit-Alcohol (CUB) Additional Information/Findings 207-211 W Ord Street

Evangeline Inc. (A)
490 Rustic Drive
Los Angeles, CA 90065

PERLIN PROPERTIES (O)
12436 Otsego Street
Valley Village, CA 91607

FE Design & Consulting (R)
327 E. 2nd St. #222
Los Angeles, CA 90012

Central City North Planning Area

Zone: C2-2

D.M.: 139-5A215

C.D.: 1 – Gilbert Cedillo

Legal Description: FR Lot 1, Block 33, ORD'S SURVEY
Tract

REQUEST

A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on- and off-site consumption in conjunction with an existing 3,715 s.f. restaurant and market (already selling beer and wine for on- and off-site consumption) with 42 seats, and in a new 1,345 s.f. lounge area with 46 seats, for a total of 5,060 s.f. of alcohol service area and 88 seats, and with hours of operation from 8 a.m. to 4 a.m. daily.

BACKGROUND

The subject property is a corner rectangular-shaped lot with a frontage of approximately 109.5 feet on the North side of Ord Street and approximately 70 feet along the West side of North Spring Street in the Chinatown neighborhood. The property is zoned C2-2 and is developed with a one-story commercial building with three tenant spaces -the subject restaurant and market, and two separate markets. The subject request is for “The Little Jewel of New Orleans”, which is the restaurant and market located on the Ord Street side of the property. The business opened in 2014 and is dedicated to New Orleans food and drinks. The business is both a restaurant and market, offering specialty products that you cannot find outside of the South, as well as fresh New Orleans food staples like po’boys, jambalaya, muffulettas, and beignets. In 2016, they were granted a Conditional Use (ZA-2016-2693-CUB) to sell beer and wine for on- and off-site consumption. They have



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had a Type 41 license since March of 2017 with no disciplinary actions. The reason for the subject request is to expand the licensed area and to upgrade to a full line of alcohol. The applicants will be taking over the market space next door at the corner of Spring and Ord. They intend to open a new lounge area called “The Swamp Room” which will have additional seating area and more of a sit-down eating and drinking experience. The original market and deli will remain, but with this new feature for guests who want to stay longer and enjoy a more full-service experience. The full line of alcohol will allow them to sell a wider range of products in their market, and to offer cocktail service at their new lounge. They are requesting late hours since there are not a lot of late-night food options in there area, and they would like to offer that amenity. All alcohol sales and consumption would end by 2 a.m. in compliance with state law.

The table below illustrates the proposed changes to the existing conditions:

	Condition #	Previous Approval ZA-2016-2693(CUB)	New Approval
Type of Alcohol	8	Beer and wine	Full line of alcohol
Square Footage	8	4,965 s.f.	5,060 s.f.
Seats	8a	42	88
Hours of Operation	8b	8 a.m. to 10:30 p.m. Sun-Thurs 8 a.m. to 11:30 p.m. Fri-Sat	8 a.m. to 4 a.m. daily
ABC License Type	N/A	Type 41 restaurant license which allows on- and off-site beer and wine sales	Type 21 off-site full line Type 47 restaurant on-site full line

SURROUNDING PROPERTIES

The abutting properties to the North of the subject property (#41 and 43-44 on the radius map) are zoned C2-2 and developed with a commercial building housing a market.

The property to the South, across Ord (#15) is zoned C2-2 and is developed with two-story commercial building housing a mix of office and retail uses.

The property to the East, across Spring (#48) is zoned C2-2 and is developed with a restaurant and associated surface parking lot.

The abutting property to the West (#42) is zoned C2-2 and is developed with a one-story commercial building housing a restaurant and associated surface parking.



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CIRCULATION

Ord Street, fronting the subject site to the South, is designated as a Collector with a 66-foot wide right-of-way dedication and all improvements including curbs, gutters, sidewalk, and street lights.

North Spring Street, fronting the subject site to the East, is designated as a Collector with a 66-foot wide right-of-way dedication and all improvements including curbs, gutters, sidewalk, and street lights.

RELATED PRIOR CASES

Subject Property:

Case No. ZA 2016-2693(CUB) - On December 30, 2016, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site and off-site consumption in conjunction with an existing restaurant/market.

Surrounding Property:

Case No. ZA 2018-3358(CUB) - On November 21, 2018, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption within an existing restaurant and outdoor patio with hours of operation from 7 a.m. to 2 a.m. daily, located at 727 North Broadway, Unit 122.

Case No. ZA 2018-2248(MCUP)(SPR) - On April 19, 2018, an application was submitted for the demolition of existing buildings and the construction of a 26-story mixed-use development at 643 North Spring Street. The entitlements requested are a Master Conditional Use Permit to allow the sale and dispensing of alcohol for on- and off-site consumption, live entertainment, and patron dancing, and a Site Plan Review for a development which creates 50 or more guest rooms. The case has not yet been scheduled for hearing.

Case No. ZA 2017-2188(CUB) - On October 31, 2017, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction with the operation of a new restaurant/lounge within an existing hotel building with hours of operation from 10:00 a.m. to 2:00 a.m., daily, at 711 North Main Street.

Case No. ZA 2014-1563(MCUP)(CUX) - On December 12, 2014, the Zoning Administrator approved a Master Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a maximum of four proposed restaurants and to permit the sale for on- and off-site consumption of beer and wine in a proposed retail shop with a tasting room; and a Conditional use to permit public dancing in one of the four proposed restaurants, all in conjunction with a maximum of five



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venues proposed at the ground level of a mixed-use development located at 607-641 North Broadway and 401-417 West Cesar East Chavez Avenue.

Case No. ZA 2014-1563(MCUP)(CUX)(PA1) - On June 10, 2016, the Zoning Administrator approved plans to modify the Master Conditional Use Permit related to the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a proposed food hall and a restaurant/bar/brew pub.

Case No. ZA 2014-1001(CUB)(CUX)(CU) - On November 18, 2014, the Zoning Administrator approved a conditional use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a proposed restaurant/bar with live entertainment and dancing and having hours of operation from 11:30 a.m. to 2:00 a.m. Sunday through Wednesday, and 11:30 a.m. to 4:00 a.m. Thursday through Saturday in the C2-2 Zone located at 686 North Spring Street, #202-204.

Case No. ZA 2014-1001(CUB)(CUX)(CU)(PA1) - On July 9, 2019, the Zoning Administrator approved an Approval of Plans to allow the continued on-site sale and dispensing of a full line of alcoholic beverages for on-site consumption with hours until 4 a.m. daily inside and on the patio.

Case No. ZA 2013-2152(CUB) - On February 10, 2014, the Zoning Administrator approved a conditional use to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with the addition of a patio to an existing restaurant located at 641-643 North Spring Street.

Case No. ZA 2012-1942(CUB) - On January 15, 2013, the Zoning Administrator approved a conditional use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing 2,591 square-foot restaurant in the C2-2 Zone located at 643 North Spring Street.

Case No. ZA 2011-2717(CUB) - On May 25, 2012, the Zoning Administrator denied a conditional use permit to allow the sale and dispensing for consideration of beer and wine for off-site consumption in conjunction with an existing 1,950 square-foot convenience store with requested hours of operation between 8 a.m. and 8 p.m., located at 711 North Main Street.

Case No. ZA 2008-1790(CUB)(CUX) - On December 27, 2010, the Zoning Administrator approved the sale a of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing restaurant/bar with live entertainment and dancing with hours of operation from 11 :30 a.m. to 2 a.m. daily, located at 686 North Spring Street, #202-204.

Case No. ZA 2007-1163(PAD) - On July 5, 2007, the Zoning Administrator approved a request for an approval of plans for the sale and dispensing of a full line of alcoholic beverages for on-site consumption at an existing conference center located at 1000 North Alameda Street.

Case No. ZA 2006-10353(CUB)(CUX) - On September 14, 2007, the Zoning Administrator accepted the withdrawal of an application for the sale of a full line of alcoholic beverages for on-site consumption at a 7,503 square-foot existing restaurant with seating for 259 patrons, operating from 11:30 a.m. to 2 a.m., with public dancing, located at 686 North Spring Street.



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Case No. ZA 2002-1 114(CUB) - On November 18, 2002, the Zoning Administrator approved the sale of a full line of alcoholic beverages in two restaurants at 686 North Spring Street.

Case No. ZA 1999-491(CUB) - On November 23, 1999, the Zoning Administrator approved a conditional use permit to allow the sale of beer and wine only for onsite consumption as part of the operation of an existing 1,242 square-foot restaurant/cafe in the lobby of an existing hotel located at 711 North Main Street.

GENERAL CONDITIONAL USE FINDINGS

i. 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 subject premises is an existing restaurant with an existing alcohol license. The applicants are experienced operators who have established themselves as good neighbors during their more than 5 year tenure at this location. The on-site alcohol is an ancillary amenity to the food, and the drinks are meant to complement the food. The off-site alcohol is provided to offer unique and hard-to-find Southern products to customers. Restaurants and specialty markets are desired amenities in cities and provide services that are essential to vibrant neighborhoods. Little Jewel also offers a service to the city by providing New Orleans products and food that are difficult to find in other stores. The business therefore performs a service that is beneficial to both the community and the city as a whole.

ii. 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 business is an existing restaurant and market with an existing alcohol license. There will be a change of use of an adjacent unit in order to expand the restaurant area, but there will be no physical changes to the property. The requested modifications to the conditions of approval are consistent with other similar businesses in the neighborhood. With that in mind, the project will not have a negative impact on the surrounding neighborhood or public health, safety and welfare.

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

The General Plan consists of eleven elements, each establishing policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.



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The General Plan Land Use element divides the City into 35 Community Plan Areas. The subject property is within the Central City North Los Angeles Community Plan Area, which designates this site for Regional Commercial land uses. Restaurants and markets are Commercial land use areas, and the subject site is zoned C2, wherein restaurants are allowed by-right.

The proposed commercial, restaurant use is consistent with the following objectives and policies of this Community Plan:¹

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

Policy 2-1.1: Insure the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.

Policy 2-1.2: Protect commercially planned/zoned areas from encroachment by residential only development.

Objective 2-2: To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses.

Objective 2-4: To enhance the appearance of commercial districts

The subject property is an existing commercial building on an existing commercial corridor. It is therefore a very appropriate location for a business that will serve the local community.

ADDITIONAL FINDINGS

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

As mentioned above, the site is an existing restaurant and market. The applicants have proven themselves to be good operators during their five years of experience at this location. The proposed expansion and upgrade of licensing type will allow them to expand their offerings to the community. There is no outdoor area proposed, and the business does not abut any residential uses. When all of the above is taken into consideration, it can be seen that the proposed use will not adversely affect the welfare of the pertinent community.

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

The property already has an on-site retail license and will therefore have no impact on the concentration of on-site retail licenses. Census tract 2071.02 has two off-site retail licenses and it is authorized for one license.

¹ Central City North Los Angeles Community Plan Chapter III Land Use Policies and Programs, 5



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The new off-site license to allow sales of a full line of alcohol will therefore increase the over-concentration of off-site licenses in the area. However, this situation is common for areas that attract customers from outside of the census tract. The Little Jewel of New Orleans is a specialty market that provides products that cannot be found in any nearby shop. The intention of the new Type 21 license for a full line of off-site sales is to provide spirits from the South that would not be available in other stores within the same or in any nearby census tracts. As a result, it is expected that the business will continue to have customers that hail from outside of the census tract. The ABC can and does approve new licenses in these situations.

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

The approval of the Conditional Use will not detrimentally affect nearby residentially zoned properties due to the fact that the subject property is an existing restaurant on a commercial corridor with no abutting residential uses. There is no outdoor use proposed, further preventing the spillover of noise. The approval will therefore not detrimentally affect residential uses, which are about a block away.

QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

a. What is the total square footage of the building or center the establishment is located in?

The building is approximately 6,550 square feet.

b. What is the total square footage of the space the establishment will occupy?

The business will be 5,060 square feet.

c. What is the total occupancy load of the space as determined by the Fire Department?

The fire department does not post occupancy when it is below 100.

d. What is the total number of seats that will be provided indoors? Outdoors?

There will be 88 seats indoors and no seats outdoors.

e. If there is an outdoor area, will there be an option to consume alcohol outdoors?

N/A



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f. If there is an outdoor area, is it on private property or the public right-of-way, or both?

N/A

i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained?

N/A

g. Are you adding floor area? If yes, how much is enclosed? Outdoors?

No, the expansion of the license is into an existing space.

h. Parking

i. How many parking spaces are available on the site?

None.

ii. Are they shared or designated for the subject use?

N/A

iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety?

N/A

iv. Have any arrangements been made to provide parking off-site?

No.

1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? Note: Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.

N/A



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2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.

N/A

3. Will valet service be available? Will the service be for a charge?

No.

i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks?

See attached radius maps.

j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17?

N/A.

QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

a. What are the proposed hours of operation and which days of the week will the establishment be open and Proposed Hours of Alcohol Sales?

Hours of operation and alcohol sales are to be 8 a.m. to 4 a.m. daily.

b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: Note: An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.

No.

c. Will there be minimum age requirements for entry? If yes, what is the minimum age requirement and how will it be enforced?

This is a bona-fide eating establishment and is open to all ages. However, the business may choose to restrict entry to minors after a certain hour.



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d. Will there be any accessory retail uses on the site? What will be sold?

No.

e. Security

i. How many employees will you have on the site at any given time?

There are approximately 3 employees on-site at any given time depending on the day and time. There will be more employees once the new area opens.

ii. Will security guards be provided on-site?

There may be a doorman at the Swamp Room in the evenings.

1. If yes, how many and when?

One doorman in the evenings.

iii. Has LAPD issued any citations or violations? If yes, please provide copies.

No.

f. Alcohol

i. Will there be beer & wine only, or a full-line of alcoholic beverages available?

There will be a full line of alcoholic beverages available.

ii. Will “fortified” wine (greater than 16% alcohol) be sold?

Yes, high-end fortified wine such as port, marsala, cherry, or vermouth may be used in cocktails.

iii. Will alcohol be consumed on any adjacent property under the control of the applicant?

No.

iv. Will there be signs visible from the exterior that advertise the availability of alcohol?

No, although we would like to request to allow the restaurant to post a menu.



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v. Food

1. Will there be a kitchen on the site?

Yes.

2. Will alcohol be sold without a food order?

Yes.

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis?

It may.

4. Provide a copy of the menu if food is to be served.

See attached.

vi. On-Site

1. Will a bar or cocktail lounge be maintained incidental to a restaurant?

The new lounge area will have food service though it may have a different menu.

a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

It is shown on the plans.

2. Will off-site sales of alcohol be provided accessory to on-site sales (“Take Out”)?

Yes.

a. If yes, a request for off-site sales of alcohol is required as well.

It is included.

3. Will discounted alcoholic drinks (“Happy Hour”) be offered at any time?

No.



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vii. Off-Site

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises?

No, all on-site consumption will be in vessels provided by the business.

2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)?

Yes, specialty beers may be sold in single cans.

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements.

CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)

a. Is this application a request for on-site or off-site sales of alcoholic beverages?

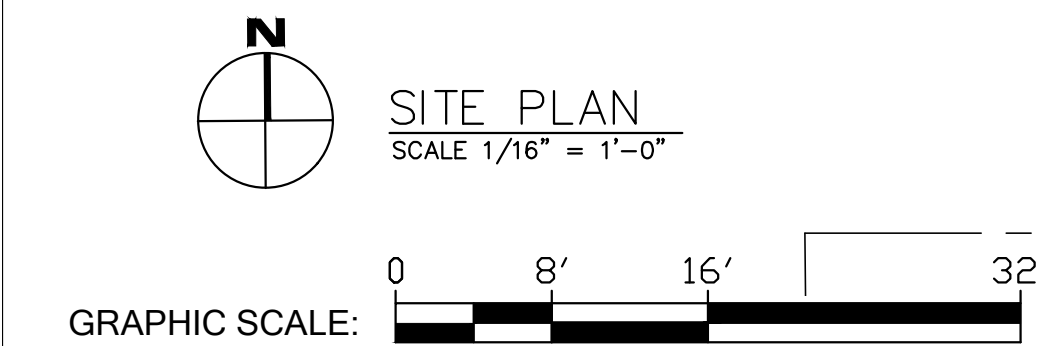
Both.

i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?

This is a bona-fide eating establishment.

1/23/2020 DG

2/26/2020 DG



LOUNGE INFORMATION			RESTAURANT /MARKET INFORMATION		
AREA	SQ.FT.	SEATS	AREA	SQ.FT.	SEATS
BAR AREA	290	18	KITCHEN	528	-
CUSTOMER AREA	732	38	SERVICE AREA	186	-
STORAGE	63	-	CUSTOMER AREA	937	42
WOMEN'S RESTROOM	46	-	WASH AREA	141	-
MEN'S RESTROOM	60	-	RETAIL	693	-
OTHER	154	-	OFFICE/STORAGE A	157	-
BAR LOUNGE (TOTAL)	1,345	56	WALK-IN COOLER/FREEZER	323	-
			STORAGE B	164	-
			WOMEN'S RESTROOM	90	-
			MEN'S RESTROOM	106	-
			OTHER	390	-
			RESTAURANT (TOTAL)	3,715	42

PROJECT INFORMATION	
LEGAL DESCRIPTION	
SITE ADDRESS	:211 W ORD ST
SITE ADDRESS	:207 W ORD ST
SITE ADDRESS	:211 1/2 W ORD ST
ZIP CODE	:90012
PIN NUMBER	:133-5A215 143
LOT/PARCEL AREA (CALCULATED)	:6,634.1 (SQ FT)
THOMAS BROTHERS GRID	:PAGE 634 - GRID G3
ASSESSOR PARCEL NO. (APN)	:5408025001
TRACT	:ORD'S SURVEY
MAP REFERENCE	:M R 53-66/73
BLOCK	:33
LOT	:FR 1
ARB (LOT CUT REFERENCE)	:1
MAP SHEET	:133-5A215
JURISDICTIONAL	
COMMUNITY PLAN AREA	:CENTRAL CITY NORTH
AREA PLANNING COMMISSION	:CENTRAL
NEIGHBORHOOD COUNCIL	:HISTORIC CULTURAL NORTH
COUNCIL DISTRICT	:CD 1 - GILBERT CEDILLO
CENSUS TRACT #	:2071.02
LADBS DISTRICT OFFICE	:LOS ANGELES METRO
PLANNING & ZONING	
SPECIAL NOTES	:NONE
ZONING	:C2-2
ZONING INFORMATION (ZI)	:ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE
ZONING INFORMATION (ZI)	:ZI-2488 CHINATOWN
ZONING INFORMATION (ZI)	:ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF L.A.
GENERAL PLAN LAND USE	: REGIONAL COMMERCIAL
GENERAL PLAN FOOTNOTE(S)	: YES
HILLSIDE AREA (ZONING CODE)	: NO
SPECIFIC PLAN AREA	: NONE
HISTORIC PRESERVATION REVIEW	: NO
CDO: COMMUNITY DESIGN OVERLAY	: NONE
CPIO: COMMUNITY PLAN IMPRO. OVERLAY	: NONE
CUGU: CLEAN UP-GREEN UP	: NONE
NSO: NEIGHBORHOOD STABILIZATION OVERLAY	: NO
POD: PEDESTRIAN ORIENTED DISTRICTS	: NONE
SN: SIGN DISTRICT	: NO
STREETSCAPE	: NO
ADAPTIVE REUSE INCENTIVE AREA	: NONE
ELLIS ACT PROPERTY	: NO
RENT STABILIZATION ORDINANCE (RSO)	: NO
CRA - COMMUNITY REDEVELOPMENT AGENCY	: NONE
CENTRAL CITY PARKING	: NO
DOWNTOWN PARKING	: NO
BUILDING LINE	: NONE
PROJECT DETAILS	
TYPE OF USE	: RESTAURANT
TYPE OF ALCOHOL	: 21 - FULL LINE OFF-SITE & 47 - FULL LINE RESTAURANT
HOURS OF OPERATION	: 8 A.M. TO 4 A.M. DAILY
INTERIOR AREA	: 5,060 S.F.
SEATING	: 98 SEATS
LIVE ENTERTAINMENT	: NONE
DANCING	: NO
PARKING	: NONE REQUIRED OR PROVIDED. STATE ENTERPRISE ZONE.



327 E 2ND ST. #222 LOS ANGELES CALIFORNIA 90012

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PROJECT INFORMATION

THE LITTLE JEWEL OF NEW ORLEANS & THE SWAMP ROOM

207-211 ORD STREET
LOS ANGELES, CA 90012

SUBMITTALS

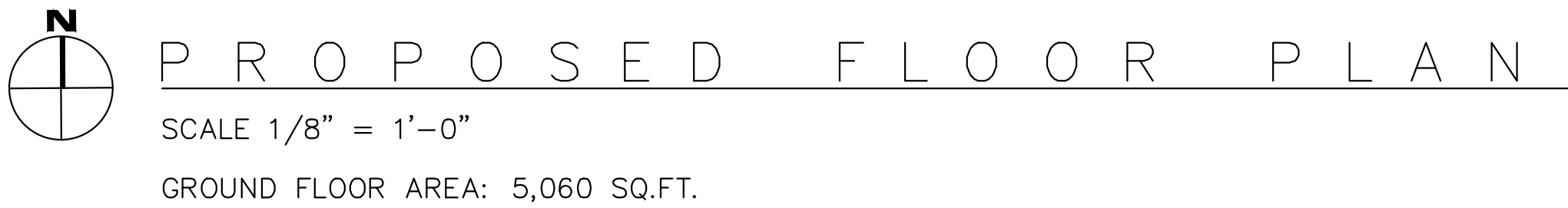
3/16/2020	DESIGN UPDATE
2/26/2020	UPDATE
1/24/20	PLANNING SUBMITTAL
10/04/19	AS-BUILT
DATE	DESCRIPTION

SHEET NAME

COVER

SHEET NUMBER

A-0.0



A2.0