

MASTER LAND USE PERMIT APPLICATION

LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Case Filed With [DSC Staff]
		Date

CASE No. _____

APPLICATION TYPE Plan Approval
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 1356 Palmetto Street, Los Angeles, CA Zip Code 90013
Legal Description: Lot 27-30 Block None Tract Arthur Tract
Lot Dimensions 160 x 140 Lot Area (sq. ft.) 22,357 Total Project Size (sq. ft.) 4,644

2. PROJECT DESCRIPTION

Describe what is to be done: Submit a Plan Approval application as required by Condition #9 of ZA-2011-0419-CUB to review compliance with conditions and to alter condition #7a and remove conditions #24 and #43.

Present Use: Bar / Restaurant Proposed Use: Bar / Restaurant

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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No. of residential units: Existing _____ To be demolished _____ Adding _____ Total _____

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.24-M
A Plan Approval to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 4,644 sq ft bar/restaurant having live entertainment and with 52 interior seats and 118 covered patio seats with hours of operation from 11:00am-2:00am Monday to Friday and 9:00am-2:00am Saturday and Sunday. Also, to alter Condition #7a and remove Conditions #24 and #43 to allow the sale, service, and possession of alcoholic beverages in the parking lot for special events only.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:
ZA-2011-0419(CUB), ZA-2008-3450(CUB)(CUX), ZA-2005-4646(CUB)

4. OWNER/APPLICANT INFORMATION

Applicant's name Dana Hollister Company _____
 Address: 1923 Micheltorena Street Telephone: () _____ Fax: () _____
Los Angeles, CA Zip: 90039 E-mail: dana@theparamour.com

Property owner's name (if different from applicant) Odyssesus Investment Group, LLC
 Address: 1335 Willow Street Telephone: (213) 625-5771 Fax: (213) 613-0708
Los Angeles, CA Zip: 90013 E-mail: gkotzer@earthlink.net

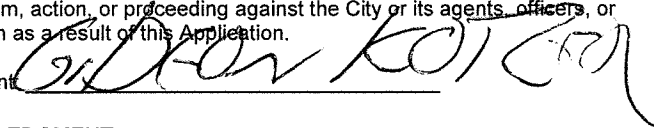
Contact person for project information Eddie Navarrette Company FE Design and Consulting
 Address: 327 E. 2nd St. #222 Telephone: (213) 687-6963 Fax: (213) 687-6926
Los Angeles, CA Zip: 90012 E-mail: dafne@fedesignandconsulting.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: 

Print: 

(SEE ATTACHED ALL-PURPOSE ACKNOWLEDGMENT CALIFORNIA NOTARY CERTIFICATE)

State of California

County of _____

On _____ before me, _____
 (Insert Name of Notary Public and Title)

personally appeared _____, 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 (Seal)

6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

ALL-PURPOSE CERTIFICATE OF 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 March 13, 2015 before me, CARRIE T. FELICITAS, Notary Public,
(Here insert name and title of the officer)

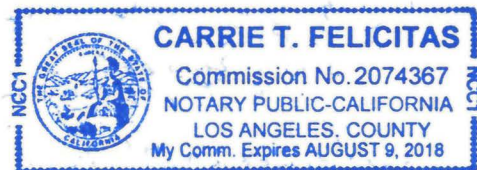
personally appeared ----- GIDEON KOTZER -----,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that
~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that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

Carrie T. Felicitas
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

MASTER LAND USE PERMIT

(Title or description of attached document)

APPLICATION

(Title or description of attached document continued)

Number of Pages 2 Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



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Plan Approval (PA) Additional Information/Findings 1356 E Palmetto Street

Dana Hollister (A)
1923 Micheltorena Street
Los Angeles, CA 90039

Odysseus Investment Group, LLC (O)
1335 Willow Street
Los Angeles, CA 90013

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

Project Address: 1356 E Palmetto Street
Central City North Planning Area
Zone: M3-1-RIO
D.M.: 126A217
C.D.: 14
Legal Description: Lot FR 27, Arthur Tract

REQUEST

A Plan Approval to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 4,644 sq. ft. bar/restaurant having live entertainment and with 52 interior seats and 118 covered patio seats with hours of operation from 11:00am-2:00am Monday to Friday and 9:00am-2:00am Saturday and Sunday. Also, to alter Condition #7a and remove Conditions #24 and #43 to allow the sale, service, and possession of alcoholic beverages in the parking lot for special events only.

BACKGROUND

The property is a level, irregular-shaped, through corner parcel of land consisting of several lots with frontages on both Willow and Palmetto Streets. It contains approximately 1.40 acres (60,984 square feet), having frontages of approximately 280 feet on the north side of Willow Street and 156.8 feet on the south side of Palmetto Street and approximately 295.15 feet along Santa Fe Avenue with varying depths from 140 to 295.15 feet. The southerly portion of the ownership is developed with a three-story industrial building with five loading bays fronting on Willow Street. The site extends northerly across a vacated alley to a perimeter fenced un-striped surface parking area with vehicular ingress/egress via a driveway along Santa Fe Avenue and a driveway along Palmetto Street.



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The subject bar/restaurant is located in the northeast corner of the parcel, at the corner of Palmetto and Santa Fe. The lot is improved with a two-story 1,525 square foot, one-story with mezzanine, restaurant surrounded with a concrete block wall and wrought iron fence. The establishment is allotted 6 of the 62 parking stalls on the adjacent lot.

The subject premises were first entitled to sell alcohol in 2005 through ZA 2005-4646(CUB), which approved a conditional use to allow the sale of beer and wine for on-site consumption in conjunction with a 1,350 square-foot restaurant accommodating 44 patrons.

On June 10, 2009, under Case No. ZA 2008,3450(CUB)(CUX), a conditional use permit was approved for an upgrade of beer and wine to a full line of alcoholic beverages in conjunction with an expansion of an existing restaurant resulting in 3,625 square foot of floor area and 198 patron seats. The applicant also requested live entertainment, public dancing and longer hours of operation. The applicant withdrew the request for public patron dancing, but everything else was approved.

Most recently, ZA 2011-0419(CUB) was approved which granted a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with the conversion of an existing restaurant with bar service into a bar having live entertainment. One of the conditions of approval on the 2011 CUB was that the operators apply for a Plan Approval two years after the CUB was granted in order to allow the city to gauge whether the applicants are in compliance with their conditions of approval. The subject request is therefore primarily in order to comply with this condition. The applicants are in the process of upgrading their ABC license from a Type 47 (restaurant) to a Type 48 (bar) license. However, we cannot finalize this process without filing this Plan Approval. We are also taking this opportunity to request a slight modification to the conditions of approval. The applicants would like to be able to host occasional special events in the parking lot. Currently, conditions 7a, 24, and 43 have wording which make this not possible. We would therefore like to alter those conditions in order to allow this one change.

Below is a summary of our requests:

	Existing Approval ZA-2013-1925(CUB)	Plan Approval ZA-2013-1925(CUB)(PA1)
Square Footage	4,644 Square Feet	Same
Hours of Operation	11:00am-2:00am Mon-Fri 9:00am-2:00am Sat-Sun	Same
Type of Alcohol	Full Line of Alcohol	Same
Patron Seats	198 (20 ground floor interior/118 ground floor patio/32 mezzanine/28 rooftop)	Same
Happy Hour	No Restriction	Same



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Off-Site Sales	None	Same
ABC License	Upgrade from Type 47 to 48	Type 48
Food	A full kitchen until at least 10p.m. and snacks thereafter	Same
Live Entertainment	Yes, up to 6 pieces in interior and on covered patio only	Same
Plan Approval	Within two years of the use of the authorization	No further Plan Approval until the grant expires 6 years from the effective date
Alcohol on adjacent properties	Prohibited	Allowed in the parking lot for occasional special events

SURROUNDING PROPERTIES

Properties to the north, south, east and west are zoned M3-1 and developed with manufacturing uses.

CIRCULATION

East Palmetto Street, adjoining the property to the south, is a Local Street, with a width of 60 feet and improved with curb gutter and side walk.

Santa Fe Avenue, adjoining the property on the west, is designated as a Secondary Highway, dedicated to a width of 80 feet and improved with curbs, gutter and sidewalk.

Alley, adjoining the property on the north, is 15 feet and improved with asphalt.

Willow Street, adjoining the subject ownership to the south, is a local street with a width of 60 feet and improved with curb, gutter and sidewalk.

RELATED PRIOR CASES

Subject Property:

Case No. ZA 2011-0419(CUB) – On March 27, 2012, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with the conversion of an existing restaurant with bar service into a bar having live entertainment.



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Case No. ZA 2008-3450(CUB)(CUX) - On June 10 2009, the Zoning Administrator approved a conditional use to allow an upgrade of beer and wine to a full line of alcoholic beverages for on-site consumption.

Case No. ZA 2005-4646 (CUB) - On December 9 2005, the Zoning Administrator approved a conditional use to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction with a 1,350 square-foot restaurant.

Case No. ZA-2002-261-CUB-CUX-ZV - On October 18 2002, the Zoning Administrator denied a request for a Conditional Use Permit, to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption.

Surrounding Properties:

None.

BUILDING PERMIT HISTORY

Building Permit and C of O Number 05014-10000-02687- Change of use from (E) auto garage to (N) restaurant. Add new mezzanine and tenant improvements.

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.

As noted above, the subject property was approved to sell alcoholic beverages in 2005 through ZA 2005-4646 (CUB). The applicants took possession of the property and operated a restaurant with a valid ABC beer and wine license from November 7th 2007 to Jun 30th 2009. On June 10th 2009, the Zoning Administrator approved an upgrade of their license privileges to a full line of alcoholic beverages in conjunction with a restaurant, under ZA 2008-3450(CUB), and the applicants have operated a valid type 47 ABC license since that time.

The subject request is mostly to evaluate compliance with the existing conditions of approval. We are only requesting a slight change to the conditions in order to allow occasional special events on the adjacent parking lot, subject to the approval of special event permits. It should be noted that the original CUB request was supported by the local neighborhood council, the Arts District Business Improvement District and the Los Angeles River Artists and Business Association (LARABA). In addition, a local resident submitted a letter of support, and the LAPD was unopposed to the request. The applicant is a responsible business owner who has



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several ABC licenses in her name without any violations or suspensions. This area of Downtown is characterized by a need for redevelopment activity. The viability of this section of Downtown Los Angeles will depend, to a large extent, on its continued growth and development. In order to accomplish this, both the public and private sectors must establish a strategy that will create a positive business climate, attract private investment, create and retain jobs, and provide a safe and attractive environment. In this instance, the applicants have taken an underused lot and operated a successful business there for seven years.

With the past decades revival of the artist loft conversion, there is new commercial and residential activity in the area. This establishment has been a part of this trend for the past and the desire for a change in modus operandi has been requested by patrons. This project captures the demand for a bar/restaurant/event space for residents of the newly developed downtown lofts and apartments

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.

Central City North requires projects like this in order to create a steady flow of investment into the neighborhood and provide the necessary services for area employees and residents. The Community Plan states that *"The area needs to be restored as a livable community for its diverse residents and as the historical center of Los Angeles, to serve as a resource for tourists and city residents."*¹ Approval of the subject application will do this very thing. Service industries like bars, restaurants and entertainment venues ought to be included in any restoration of a livable community.

In addition, the applicants have operated the establishment, without incident, since 2007. It can therefore be safely assumed that they will continue to be good operators and will not cause any undue impact on the surrounding community.

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.

There are eleven elements of the General Plan. Each of these Elements establishes 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. The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The Central City North Community Plan Map

¹ Central City North Community Plan, Chapter I Introduction, Neighborhood Character, Page I-9



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designates the property for Heavy Manufacturing land uses, and the property is in a manufacturing zone. This means that the actual use of the site is a less intense use than what is allowed.

The project conforms to the local Community Plan and does not exacerbate any of the issues the Plan is concerned with. The Plan aims “To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services” and to “attract uses which strengthen the economic base and expand market opportunities for existing and new businesses” (Central City North Community Plan, page III-5). Approval of the subject request would serve the interest of the community and would conform to the purpose, intent, and provisions of all applicable plans.

The Community Plan is silent in regards to the approval of Conditional Uses for alcohol sales, however, the Office of Zoning Administration is given broad latitude to determine the conditions of approval, if any, to ensure a compatible use. The previous approval on the subject site cited Community Plan Objective 3-2 *“Encourage the continued development and maintenance of the artists-in-residence community in industrial areas of the proposed redevelopment plan areas and of the plan, as appropriate,”* the ZA went on to comment that *“The development of the artist-in-residence community has resulted in nighttime population in the area. The location of the restaurant with food service during the day, including the service of a full line of alcoholic beverages will provide restaurant services to this population.”*² This establishment therefore supports the changing demographics of the area, which has seen the resident population increase by over 4.7% in the past 10 years³.

ADDITIONAL FINDINGS

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

The approval of the Conditional Use would be fully in line with other uses in the area, and will benefit the economic welfare of the community. The operators have had a restaurant on the property since 2007 and this business has resulted in a revitalization of the site. The Planning Department and Community Redevelopment Agency have long stated the need to create vibrant industrial areas that encompass a limited number of residential uses. It stands to reason that supporting services, such as bar/restaurants, be encouraged in the area. The establishment has become very successful and raises a significant amount of tax revenue along with employing two dozen people.

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

² Sue Chang, ZA 2008-3450(CUB)(CUX), Page 15

³ CITY of LOS ANGELES LOCAL POPULATION and HOUSING PROFILE, Central City North Community Plan Area



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Approval of the subject request will not result in an increase in the number of Alcoholic Beverage licenses in that the establishment already operates one.

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

The approval of the subject request will not adversely affect nearby residential uses. Conditions of approval establish parameters that are compatible with the surrounding area. The establishment itself has operated without incident since 2007 and there is no reason to assume that they will not continue to do so in the future. In addition, given that this is a manufacturing district, the residential population is relatively low.

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 existing building is approximately 1,525 square feet.

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

The establishment is be 4,644 square feet including the patio spaces and the rooftop deck.

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

Occupancy load is determined by the Fire Department and differs for the different areas of the bar. There are 198 total seats in the interior, on the rooftop, and on the covered patio. The uncovered patio is for standing room and has an occupancy load of approximately 93.

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

The seating breakdown is:

- 20 on the ground floor interior
- 118 on the covered patio
- 32 on the mezzanine
- 28 on the rooftop patio

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

Yes.



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

Private property.

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. There will be no additional floor area as a result of this request.

h. Parking

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

62.

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

Shared. 6 are designated for the subject use.

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?

N/A

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 will be from 11 a.m. to 2 a.m. Monday to Friday and 9 a.m. to 2 a.m. Saturday and Sunday.

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.

Yes, the premises is currently permitted to have live bands up to 6 pieces.

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

Yes. The minimum age requirement will be 21 years old and over. This is a requirement of the transfer from a Type 47 to a Type 48 alcohol license.



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

Yes, retail items (shirts, hats, etc.).

e. Security

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

There will be approximately 8 employees on-site at any given time. The applicant owner and on-site manager(s) shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal and criminal activity on the subject premises and any accessory parking areas over which they exercise control.

All employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Zoning Administrator as evidence of compliance. In the event there is a change in the licensee, within one year of such change, this training program shall be required for all staff.

ii. Will security guards be provided on-site?

A minimum of one security guard is provided from 5 p.m. until 30 minutes after closing. A minimum of one guard for every 75 patrons shall be provided during operating hours. The security guard(s) shall be certified and licensed by the State of California consistent with State law and the Los Angeles Police Commission and shall maintain valid State guard cards. The security guard(s) shall be uniformed and shall not have any criminal background.

The business operator maintains a contingency security plan where additional security guards are present on the premises in accordance with the businesses operational needs. The operator shall determine, as needed, days and times when such a presence is necessary giving special consideration to weekend evenings and other weekday evenings or dates when a large attendance of patrons, are anticipated to patronize the restaurant.

A security plan, which includes a contingency plan for special events having live entertainment, has been approved to the satisfaction of the Central Division of the Los Angeles Police Department.

(Security Cameras): The business operator has installed video surveillance cameras and monitors at entrances exits to the facility, the inside dining area, outside patio and parking lot as well as along any



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recessed areas, as deemed necessary for security purposes in consultation with and to the satisfaction of the Los Angeles Police Department. The business operator shall maintain the tapes for at least one month and make them available to the Police Department upon request.

1. If yes, how many and when?

1 per 75 patrons

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?

A full-line of alcohol.

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

No.

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

Yes, we would like to be able to use the adjacent parking lot for occasional special events which are catered by the subject establishment.

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

No.

v. Food

1. Will there be a kitchen on the site?

Yes.

2. Will alcohol be sold without a food order?



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Yes. They are changing from a restaurant to a bar so they expect to be able to serve alcohol without food.

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

Yes.

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

Attached.

vi. On-Site

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

Yes.

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

See attached.

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

No.

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

N/A

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

Yes. 4:00pm-6:00pm daily.

vii. Off-Site

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

N/A



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

N/A

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?

On-site

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

Yes, although the establishment is also a bar so the kitchen is not open during all hours of operation.

3/19/2015

ZONING AFFIDAVIT*Instructions to the Applicant: Complete Items 1 - 14. Sign and date the form and submit it to ABC.*

1. APPLICANT(S) NAME (Last, first, middle)

2. PREMISES ADDRESS (Street number and name, city, zip code)

3. PARCEL NUMBER OF PROPERTY (Obtain from
County Assessor's Office)

4. TYPE OF LICENSE APPLIED FOR

5. UPGRADE OF LICENSED PRIVILEGES

☐ Yes☐ No

6. CURRENT LICENSE TYPE AT THIS LOCATION, IF ANY

7. TYPE OF BUSINESS (i.e., restaurant, mini-mart, gas station, etc.)

8. ARE THE PREMISES INSIDE THE CITY LIMITS?

☐ Yes

No

For answers to Questions 8 - 14, contact your local city OR county planning department (if inside the city limits, contact city planning; if outside, contact county planning.

9. HOW ARE APPLICANT PREMISES ZONED? STATE TYPE (i.e., "C" commercial, "R" residential, etc.)

10. DOES ZONING PERMIT INTENDED USE?

☐ Yes☐ No

11. IS A CONDITIONAL USE PERMIT (C.U.P.) NEEDED?

(If yes, please attach copy of receipt or C.U.P.)

☐ Yes☐ No

12. IF YES, DATE YOU FILED APPLICATION FOR C.U.P.

Case ZA-2011-0419-CUB-PA1 filed

13. NAME OF PLANNER CONTACTED AT PLANNING DEPARTMENT

Bryant Wu

14. PLANNER'S PHONE NUMBER

Under the penalty of perjury, I declare the information in this affidavit is true to the best of my knowledge.

15. APPLICANT'S SIGNATURE (One signature will suffice)

16. DATE SIGNED

FOR DEPARTMENT USE ONLY☐ C.U.P. Approved

IF APPROVED, EFFECTIVE DATE

FILE NUMBER

☐ C.U.P. Denied

DATE DENIED

GENERAL INFORMATION

•Section 23790 of the Business and Professions Code says that ABC may not issue a retail license contrary to a valid zoning ordinance. This form will help us determine whether your proposed business is properly zoned for alcoholic beverage sales.

•A conditional use permit (CUP) (Item 11) is a special zoning permit granted after an individual review of proposed land-use has been made. CUP's are used in situations where the proposed use may create hardships or hazards to neighbors and other community members who are likely to be affected by the proposed use. The ABC district office will not make a final recommendation on your license application until after the local CUP review process has been completed. If the local government denies the CUP, ABC must deny your license application.

23790. Zoning ordinances. No retail license shall be issued for any premises which are located in any territory where the exercise of the rights and privileges conferred by the license is contrary to a valid zoning ordinance of any county or city.

Premises which had been used in the exercise of those rights and privileges at a time prior to the effective date of the zoning ordinance may continue operation under the following conditions:

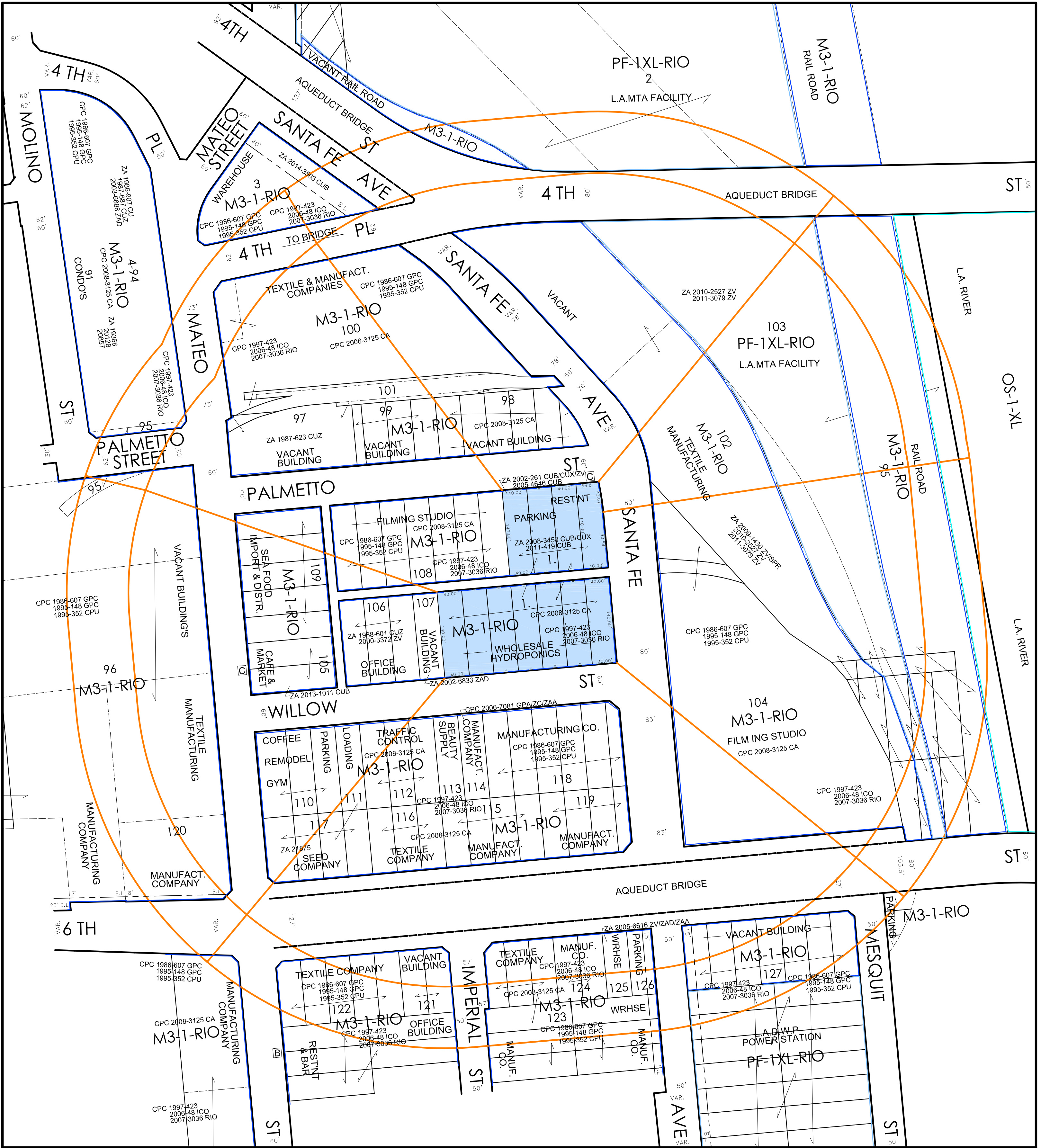
(a) The premises retain the same type of retail liquor license within a license classification.

(b) The licensed premises are operated continuously without substantial change in mode or character of operation.

For purposes of this subdivision, a break in continuous operation does not include:

(1) A closure for not more than 30 days for purposes of repair, if that repair does not change the nature of the licensed premises and does not increase the square footage of the business used for the sale of alcoholic beverages.

(2) The closure for restoration of premises rendered totally or partially inaccessible by an act of God or a toxic accident, if the restoration does not increase the square footage of the business used for the sale of alcoholic beverages.



LEGEND:

- [C] FULL LINE - ON SITE ALCOHOL SALES
[B] BEER & WINE - ON SITE ALCOHOL SALES

CONDITIONAL USE - ZA/C.U.B



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planning
entitlements
expediting

THOMAS BROTHERS

PAGE: 634 GRID: H5

LEGAL DESCRIPTION:

LOT: 14-20, 28-30 & POR'S OF 27

TRACT: ARTHUR TRACT
M.B 53-83
"SEE APP'S"

CONTACT: F.E DESIGN & CONSULTING

CD: 14

CT: 2060.31

PA: CENTRAL CITY NORTH

USES: FIELD

CASE:

SCALE: 1" = 100'

D.M: 127.5A217
126A217

NET AC: 1.41 ±

PHONE: (213) 687-6963

DATE: 01.27.2015
Update: _____

Job No: 2714003



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