



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 _____ Unit/Space Number _____

Legal Description² (Lot, Block, Tract) _____

Assessor Parcel Number _____ Total Lot Area _____

2. PROJECT DESCRIPTION

Present Use _____

Proposed Use _____

Project Name (if applicable) _____

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

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- | | |
|---|--|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park) |
| <input type="checkbox"/> 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) | <input type="checkbox"/> 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 _____ - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ 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

Public Right-of-Way Information

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

Is 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 NO

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Additional Requests Attached YES NO

³ 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) _____

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 _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

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) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip: _____

Telephone _____ E-mail: _____

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 Owner Applicant
(*select only one*) 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).



LEGEND:

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

CONDITIONAL USE - ZA/C.U.B



planning
entitlements
expediting

Ane Consulting, Inc
3646 Long Beach Blvd Space #103
Long Beach, California 90807-6023
tel: (562) 252-3316
hello@aneconsult.com

www.aneconsult.com

THOMAS BROTHERS

PAGE: 634 GRID: G5

LEGAL DESCRIPTION:

LOT: 15-16, BLK. 4

TRACT: WOLFSKILL ORCHARD TRACT
M.R 30-9-13

CONTACT: F.E DESIGN & CONSULTING

CD: 14

CT: 2062

PA: CENTRAL CITY

USES: FIELD

CASE:

SCALE: 1" = 100'

D.M: 127.5A215, 129A215
127.5A213, 129A213

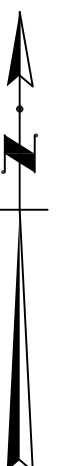
NET AC: .126 ±

PHONE: (213) 687-6963

DATE: 03.25.2021

Update: _____

Job No: 3621011



we make it happen



PHOTO KEY

High Tide
605 E 4th St, Los Angeles, CA 90013



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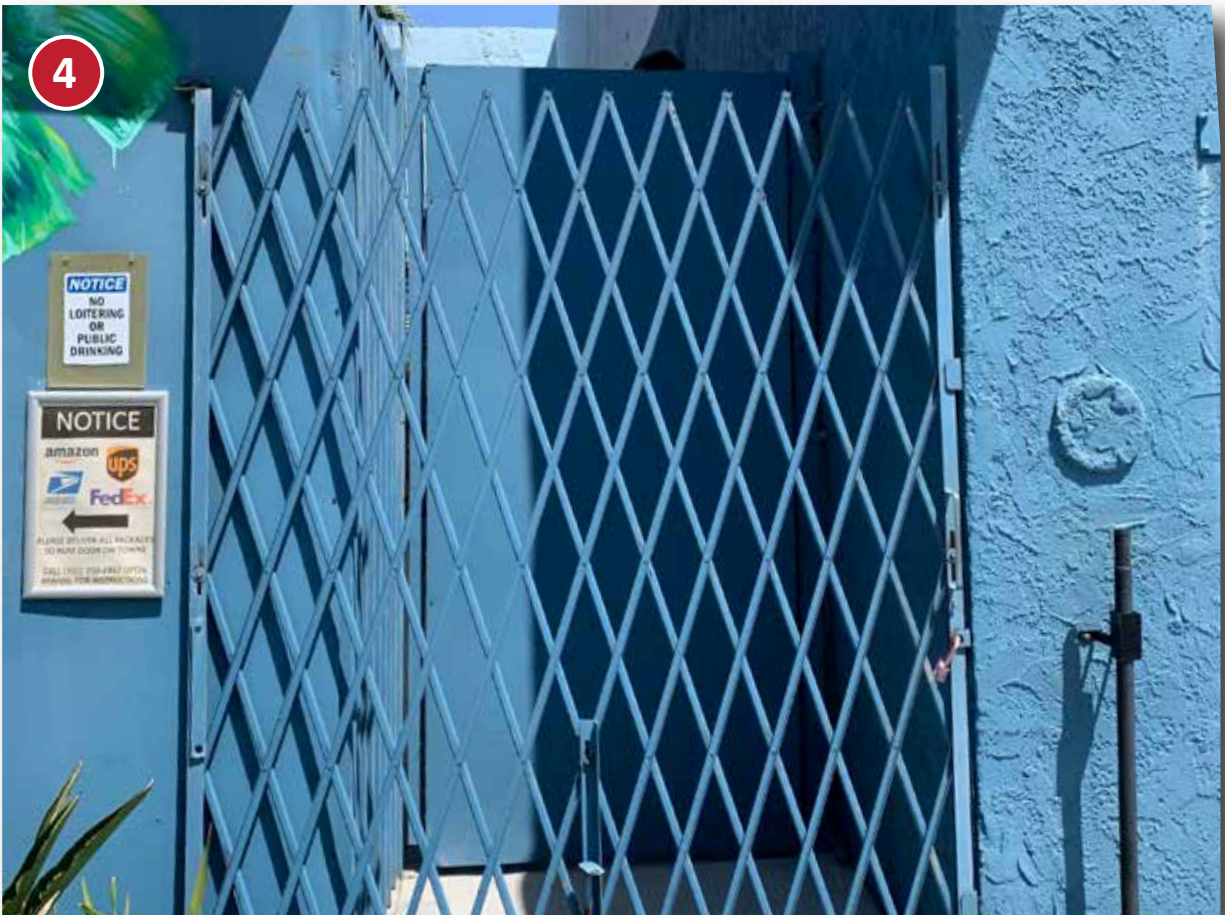
E 4th St & Towne Ave, across street facing subject site. Direction: East



E 4th St, across street facing subject site. Direction: Northeast



E 4th St, on sidewalk facing subject site. Direction: Northeast



E 4th St, on sidewalk facing subject site. Direction: Northeast



E 4th St, across street facing subject site. Direction: East



E 4th St, across street facing subject site. Direction: North



E 4th St, on sidewalk along subject site. Direction: Southeast



E 4th St, on sidewalk along subject site. Direction: Northwest



Towne Ave, across street facing subject site. Direction: Southeast



Towne Ave, across street facing subject site. Direction: East

11



Towne Ave, on sidewalk along subject site. Direction: Northeast



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Conditional Use Permit-Alcohol (CUB) Additional Information/Findings 605 E 4th Street

Nowhere Group, LLC (A)
605 E 4th Street
Los Angeles, CA 90013

Creative Industrial LLC (O)
5021 W Jefferson Blvd
Los Angeles, CA 90016

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

603-605 E 4th Street
Central City Community Plan Area
Zone: M2-2D-O
C.D.: 14 – Kevin De Leon
Legal Description:
Lot: 15-16
Block: 4
Tract: Wolfskill Orchard

REQUEST

This project requests a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption at a proposed 3,798 square-foot bar/restaurant (Type 48 license), inclusive of a 1,764 square-foot indoor area with 60 seats and a 2,034 square-foot uncovered outdoor patio area with 130 seats. The venue will include live entertainment (small bands, singer/songwriter acoustic sets, vinyl DJs). The proposed hours of operation are from 10:00 am. to 2:00 am, daily.

BACKGROUND

The subject property is comprised of two tied lots (15 and 16, Block 4, Wolfskill Orchard Tract) under the same ownership. Together, the lots have a frontage of 55' along the north side of 4th Street and 100' along the east side of Towne Avenue. The property is a flat, rectangular-shaped parcel improved with a two-story 5,400 square-foot commercial building which was built in 1922.

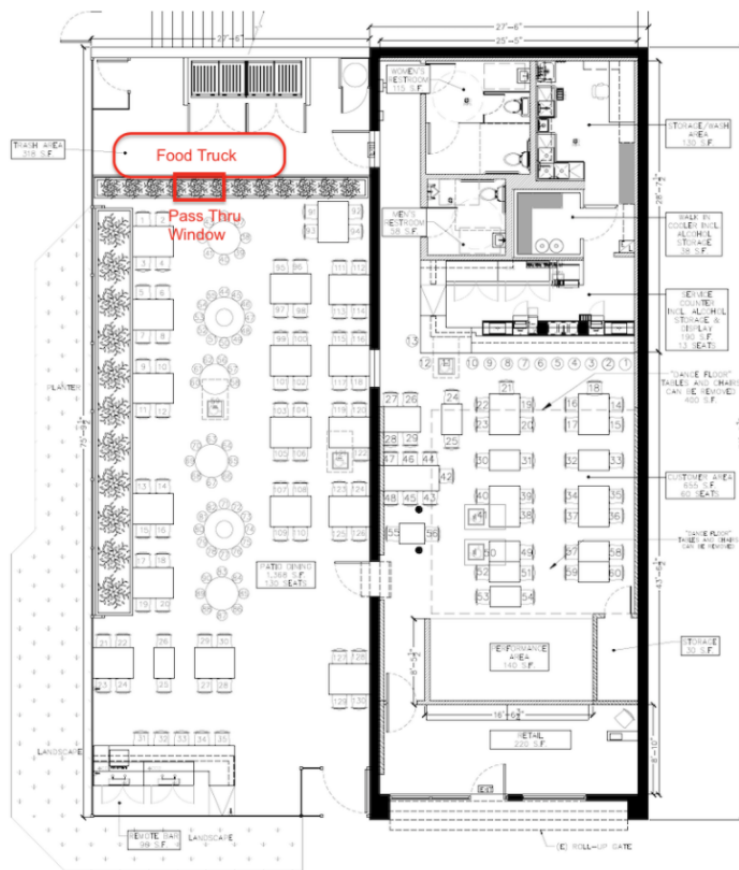
The applicants, Brandon Bustillos and Flynn Helper, first rented the tenant space to run a small art gallery – “Little Space Gallery” - out of the ground floor storefront area. In May of 2018, they were issued ZA-2017-5070-CUB to allow the sale of beer and wine in conjunction with a new restaurant. The applicants secured their Certificate of Occupancy and opened their business, “High Tide”, in January 2019. The restaurant still



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features an art gallery along the 5th Street frontage as well as indoor and outdoor seating, a small food menu, and an assortment of beer and wine drinks.

After operating for a year, then being forced to close for a year due to the COVID pandemic, the applicants would like to make a few modifications to their business in order to make it more viable for the future. They are requesting the ability to upgrade their alcohol approval to a full line of alcohol in order to offer more options to customers. Also, they would like to remove the live glassblowing and transform that area into seating and a new portable bar. Although the applicants plan to operate a Type 48 license from the Alcoholic Beverage Control, which does not require food to be made available and does not allow minors to enter, they will maintain their food program via their existing kitchen and a new food truck purchased and controlled by the applicants:



Although the establishment will operate a Type 48 “Public Premises” license from the Alcoholic Beverage Control, the establishment shall maintain an operational kitchen and shall provide a full menu containing an assortment of foods. Food service shall be available at all times during operating hours. The establishment shall provide seating and dispense food and refreshments primarily for consumption on the premises and not solely for the purpose of food takeout or delivery. No Dancing will be permitted at the site.



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Details of the project are as follows:

	ZA-2017-5070-CUB	New Approval
Use	Restaurant	Bar/Restaurant
Square Footage	1,764 square foot interior; 2,034 square foot patio	Same
Hours of Operation	11 a.m. to 2 a.m. daily	10 a.m. to 2 a.m. daily
Type of Alcohol	Type 41 (beer and wine only eating place)	Type 48 (full line public premises)
Food	Full menu	Full menu
Interior Seats	58	60
Patio Seats	87	130
Live Entertainment	Small bands, singer/songwriter acoustic sets, vinyl DJs	Same
Dancing	No	No
Private Parties	Yes (for corporate events, holiday parties, receptions, etc.)	Same
Parking	No existing parking required. None required for change of use per State Enterprise Zone parking requirements.	Same

SURROUNDING PROPERTIES

The abutting property to the northeast (#7 on the radius map) is zoned M2-2D-O and improved with a one-warehouse and associated surface parking.

The property southwest of the site, across 4th Street, (#208 on the radius map) is zoned M2-2D and developed with a one- and two-story building that is used as an event space.

The adjoining property west of the site (#9 on the radius map) is zoned M2-2D-O and developed with a one-story building that is currently vacant.

The property east of the site, across Towne Avenue, (#18 on the radius map), is zoned M2-2D-O and developed with a one-story vacant building and associated surface parking.

CIRCULATION



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4th Street is an Avenue II dedicated to a right-of-way width of 86 feet and improved with curb, gutter and sidewalk.

Towne Avenue is a Collector Street dedicated to a right-of-way width of 66 feet and improved with curb, gutter and sidewalk.

RELATED PRIOR CASES

Subject Property:

Case No. ZA-2017-5070-CUB - On May 2, 2018, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with the operation of a new restaurant in the M2-2D-O zone.

Surrounding Properties:

Case No. ZA-2020-2002-MPA - On September 10, 2020, the Zoning Administrator approved plans to allow the sale and dispensing of beer and wine only for on-site consumption in conjunction with an existing restaurant in the M2-2D-O zone at 333 S Alameda Street #313-314.

Case No. ZA-2018-7369-CUB - On September 5, 2019, the Zoning Administrator approved plans to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction with an existing karaoke establishment in the M2-2D-O Zone, with hours of operation from 11:00 a.m. to 4:00 a.m. daily, at 333 South Alameda Street, Units 215-216-218.

Case No. ZA-2018-3607-MCUP-CUX-CU - On April 16, 2019, the Zoning Administrator approved a Master Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a maximum of five establishments and the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a maximum of seven establishments; a Master Conditional Use Permit to allow patron dancing and live entertainment in conjunction with a special event hall and enclosed karaoke rooms and live entertainment in conjunction with a karaoke establishment; and a Master Conditional Use Permit to allow five or more coin- or slug-operated or electrically, electronically, or mechanically controlled game machines within a bowling alley/arcade; with varying hours of operation between 6:00 a.m. to 4:00 a.m. daily, at 333 South Alameda Street.

Case No. ZA-2014-739-CUB - On May 23, 2014, the Zoning Administrator approved a Conditional Use to permit the continued sale and dispensing of beer and wine only for on-site consumption, in conjunction with an existing restaurant on property located within the M2-2D-O Zone at 333 South Alameda Street, Suites 120 and 125.



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Case No. ZA 2013-0378(CUB) - On June 20, 2013, the Zoning Administrator approved the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 1,558 square-foot restaurant with 46 seats at 333 South Alameda Street.

Case No. ZA 2011-2077(CUB)(CU) - On November 7, 2012, the Zoning Administrator approved the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant accommodating 580 patrons as part of a bowling alley/family entertainment center, and an amusement enterprise with video game arcade to operate 10:00 a.m. to 2:00a.m. daily, and the use of an amusement enterprise with video game machines at 333 South Alameda Street.

Case No. ZA 2010-0134(CUB) - On June 29, 2010, the Zoning Administrator approved the sale and dispensing of beer and wine for on-site consumption in conjunction with an expansion of a 2,544 square-foot restaurant to a total of 4,858 square feet at 333 South Alameda Street.

Case No. ZA 2009-2756(CUB)(CUX) - On January 10, 2011, the Zoning Administrator approved the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with existing and proposed restaurants in Unit Nos. 100A, 108, 114, 125, 200, 200A, 305, and 310 at 333 South Alameda Street; and to allow patron dancing with live entertainment in conjunction with a special events hall proposed in Unit No. 200.

Case No. ZA 2006-9717(CUB) - On February 8, 2007, the Zoning Administrator approved the sale and dispensing of beer and wine only for on-site consumption for 73 indoor patron seats, in conjunction with a proposed restaurant at 333 South Alameda Street.

Case No. ZA 91-0277(CUB) - On June 13, 1991, the Zoning Administrator approved the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed expansion of a restaurant seating 73 patrons (Suite Nos. 314, 315 and 316 at 333 South Alameda Street).

Case No. ZA 85-0400(CUB)(CUX) - On July 15, 1985, the Zoning Administrator approved the sale and dispensing of alcoholic beverages for both on- and off-site consumption in conjunction with the operation of a bowling alley center containing a restaurant and bar facility and a separate video game arcade establishment, including other retail establishments, as well as other restaurants having said liquor sales for on- and off-site consumption, all to be located within a newly constructed, three-story shopping center mall at 333 South Alameda Street, with the total number not to exceed 12 such establishments

GENERAL 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.



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The subject establishment is situated on 4th Street in an area of Downtown Los Angeles that is nestled between bustling Little Tokyo, the rapidly developing Arts District, and Skid Row. This area traditionally had a lot of seafood-related businesses, and, in 2017, local property owners and business owners came together to name this area “The North Sea.” The area is a mix of the old industrial businesses, including 100-year old seafood companies, and some new businesses such as the subject business and an event space directly across the street. The local property owners have all come together to paint their buildings blue in order to create a cohesive community aesthetic in this seafood district. Since it opened over 2 years ago, High Tide has been an important part of this small community. The space is one of the only in the area that is open to the public, so it has brought new attention and foot traffic to the area. This in turn helps local businesses by increasing nighttime security for their employees and guests. The business also provides professional security, and the business owners have worked to beautify the area with new landscaping and by keeping their sidewalks clean. The requested changes will not change these aspects of the business, which enhance the built environment in the surrounding neighborhood and provide important functions for the community.

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 project’s location, size, height and operations will be compatible with the immediate neighborhood due to the fact that the project is located inside an existing building on an existing commercial corridor. The change of use from restaurant to bar/restaurant will not result in any new floor area being added nor will it increase the existing building height. From the exterior, this project will look identical to how it looks now.

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 Community Plan designates the property for Light Commercial land uses, and the property is zoned M2-2D-O. The subject property is therefore planned and zoned for manufacturing uses, as are other properties on the block. However, changes to the demographics of downtown have made many manufacturing uses inappropriate for the area as the residential population grew over the past couple of decades. Businesses designed to serve the residential population have become more appropriate, and commercial uses have become more common in manufacturing zones. These commercial uses are allowed in M zones and are therefore appropriate for this zoning. In addition, the proposed request is consistent with the Community



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Plan, including Objective 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.*” (Central City Community Plan, Page III-7). The Community Plan further states that “*...the viability of Downtown Los Angeles will depend to a large extent on the continued economic growth and development of the city as a whole. 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 for everyone*” (Central City Community Plan, Page I-16). Downtown Los Angeles has changed over the past couple of decades due to the increase in residential activity during this time. Shoppers, diners, and evening revelers come to the area to shop, to eat, and to relax. The subject establishment continues in this tradition and prides itself on its ability to provide a nightlife option to its patrons.

ADDITIONAL FINDINGS - CUB

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

The subject location is located over 500 feet from any residential use or zone, and the nearby uses are all industrial and commercial. At the same time, the property is located close to nearby food and entertainment hubs, and can help connect the Arts District, where uses like this are common, to the historic core of downtown Los Angeles.

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

The subject location is already licensed to sell alcohol. Although they will be changing their license type, the overall number of licenses will be unchanged.

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

The subject location is located over 500 feet from any residential use or zone, and the nearby uses are all industrial and commercial.

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 subject building is 5,400 square feet.

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



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There is 1,764 square feet of interior square footage.

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

Per the C of O, there are 49 occupants allowed inside. A new C of O will be issued with the change of use.

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

There will be 60 interior seats and 130 outdoor seats.

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

Yes.

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?

No.

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

No.

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?



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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

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.



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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 from 10 a.m. 2 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.

Yes, there is a stage and there will continue to be live music including small bands, singer/songwriters, and vinyl DJs.

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 new Type 48 license will require the establishment to be 21+.

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 will be approximately 6 employees on-site at any given time.

ii. Will security guards be provided on-site?

Yes, they will provide a doorman.

1. If yes, how many and when?

One guard at the door.

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

No.



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f. Alcohol

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

Full line.

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

High-end products such as port, cherry, or marsala may be available.

- 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.

v. Food

1. Will there be a kitchen on the site?

Yes.

2. Will alcohol be sold without a food order?

Yes, as befitting the ABC Type 48 license.

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

Yes, as befitting the ABC Type 48 license.

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

See attached.



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vi. On-Site

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

Yes, the entire establishment will function as a bar/restaurant.

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

See above.

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?

No.

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

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.



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

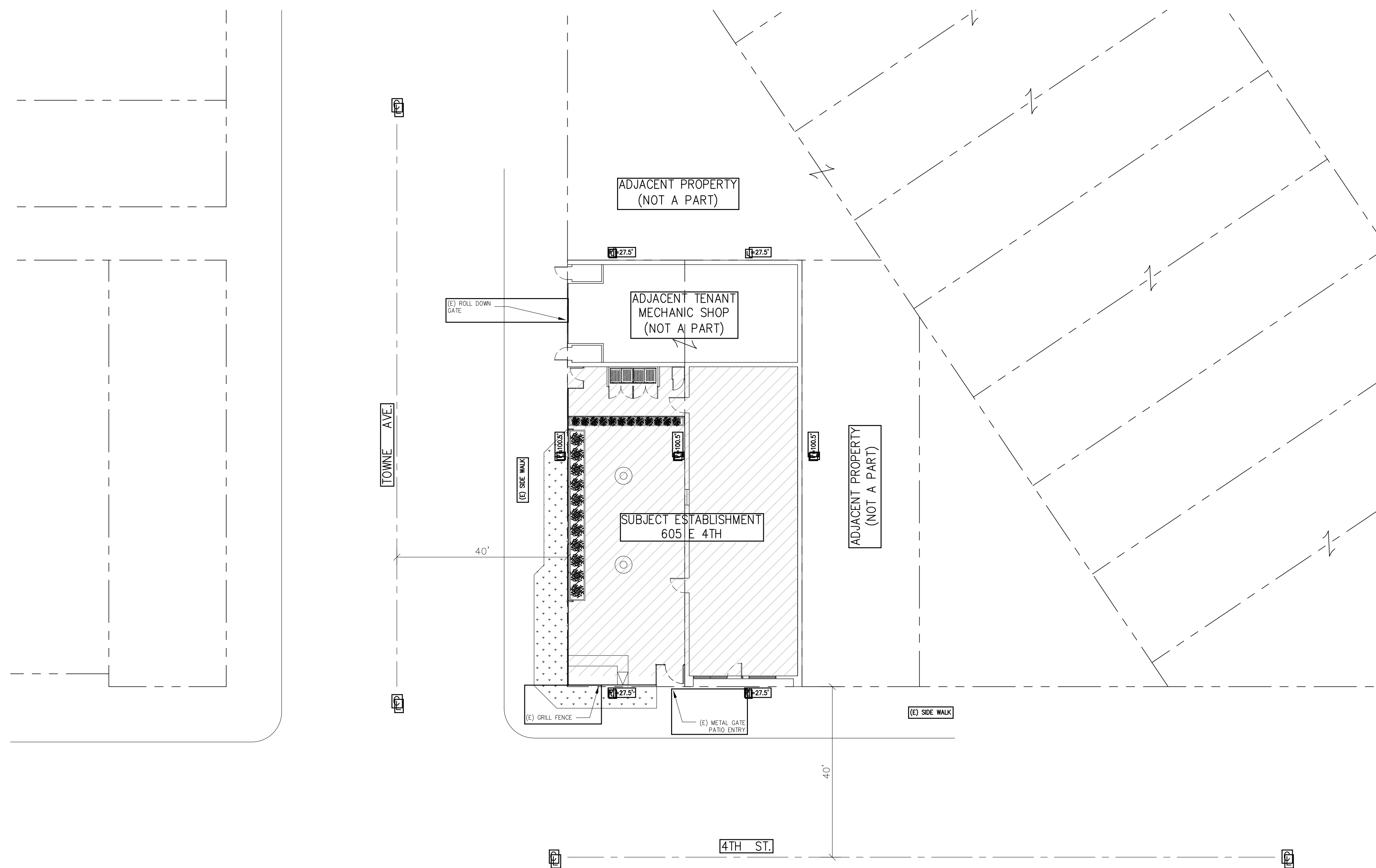
a. Is this application a request for on-site or off-site sales of alcoholic beverages?

On-site.

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

Yes, but the Type 48 license is a public premises license.

11/10/21 MD



SITE PLAN
SCALE 3/32" = 1'-0"

LEGAL DESCRIPTION

SITE ADDRESS : 603-605 E 4TH STREET
 ZIP CODE : 90013
 PIN NUMBER : 127-5A215 118
 LOT/PARCEL AREA (CALCULATED) : 5,507.308 (SQ FT)
 THOMAS BROTHERS GRID : PAGE 634 - GRID G5
 ASSESSOR PARCEL NO. (APN) : 5147002012
 TRACT : WOLFSKILL ORCHARD
 MAP REFERENCE : M R 30-9/13
 BLOCK : 4
 LOT : 15-16
 ARB (LOT CUT REFERENCE) : NONE
 MAP SHEET : 127-5A215

JURISDICTIONAL

COMMUNITY PLAN AREA : CENTRAL CITY
 AREA PLANNING COMMISSION : CENTRAL
 NEIGHBORHOOD COUNCIL : HISTORIC CULTURAL
 COUNCIL DISTRICT : CD 14 - KEVIN DE LEON
 CENSUS TRACT # : 2062.00
 LADBS DISTRICT OFFICE : LOS ANGELES METRO

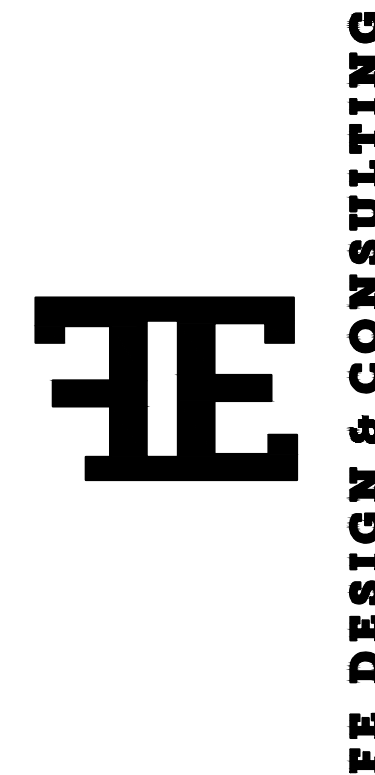
PLANNING & ZONING

SPECIAL NOTES : NONE
 ZONING : M2-2D-O
 ZONING INFORMATION (ZI) : ZI-2452 TRANSIT PRIORITY AREA
 IN THE CITY OF LOS ANGELES
 : ZI-2385 GREATER DOWNTOWN
 HOUSING INCENTIVE AREA
 : ZI-2374 STATE ENTERPRISE ZONE:
 LOS ANGELES
 : ZI-2488 REDEVELOPMENT PROJECT
 AREA: CENTRAL INDUSTRIAL
 : LIGHT MANUFACTURING

GENERAL PLAN LAND USE : YES
 GENERAL PLAN NOTE(S) : NO
 HILLSIDE AREA (ZONING CODE) : NONE
 SPECIFIC PLAN AREA : NO
 HISTORIC PRESERVATION REVIEW : NONE
 CDO: COMMUNITY DESIGN OVERLAY : NONE
 CPIO: COMMUNITY PLAN IMPRO. OVERLAY : NONE
 CUGU: CLEAN UP-GREEN UP : NONE
 HCR: HILLSIDE CONSTRUCTION : NO
 REGULATION : NO
 NSO: NEIGHBORHOOD STABILIZATION OVERLAY : NONE
 POD: PEDESTRIAN ORIENTED DISTRICTS : NONE
 RFA: RESIDENTIAL FLOOR AREA DISTRICT : NONE
 RIO: RIVER IMPLEMENTATION OVERLAY : NO
 SN: SIGN DISTRICT : NO
 STREETScape : NO
 ADAPTIVE REUSE INCENTIVE AREA : ADAPTIVE REUSE INCENTIVE AREA
 AFFORDABLE HOUSING LINKAGE FEE : MEDIUM-HIGH
 RESIDENTIAL MARKET AREA : HIGH
 NON-RESIDENTIAL MARKET AREA : TIER 3
 TRANSIT ORIENTED COMMUNITIES (TOC) : REDEVELOPMENT PROJECT AREA
 RPA: CENTRAL INDUSTRIAL
 CENTRAL CITY PARKING : YES
 DOWNTOWN PARKING : YES
 BUILDING LINE : NONE
 500 FT SCHOOL ZONE : NO
 500 FT PARK ZONE : NO

PROJECT DETAILS

TYPE OF USE : BAR/RESTAURANT
 TYPE OF ALCOHOL : TYPE 48
 HOURS OF OPERATION : 10 A.M. TO 2 A.M. DAILY
 INTERIOR AREA : 1,764 S.F.
 PATIO AREA : 2,034 S.F.
 TOTAL AREA : 3,798 S.F.
 INTERIOR SEATING : 60
 PATIO SEATING : 130
 TOTAL SEATING : 190
 LIVE ENTERTAINMENT : YES
 DANCING : NO



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

PROJECT INFO.

HIGH TIDE

605 E 4TH ST.
 LOS ANGELES, CA 90013

SUBMITTAL

DATE	DESCRIPTION
11/10/21	CUP UPDATE
4/1/21	DESIGN UPDATE

NOTES:

COVER

SHEET NO.

A-0.0

PROJECT INFO.

HIGH TIDE

605 E 4TH ST.
 LOS ANGELES, CA 90013

SUBMITTAL

DATE	DESCRIPTION
11/10/21	CUP UPDATE
4/1/21	DESIGN UPDATE

NOTES:

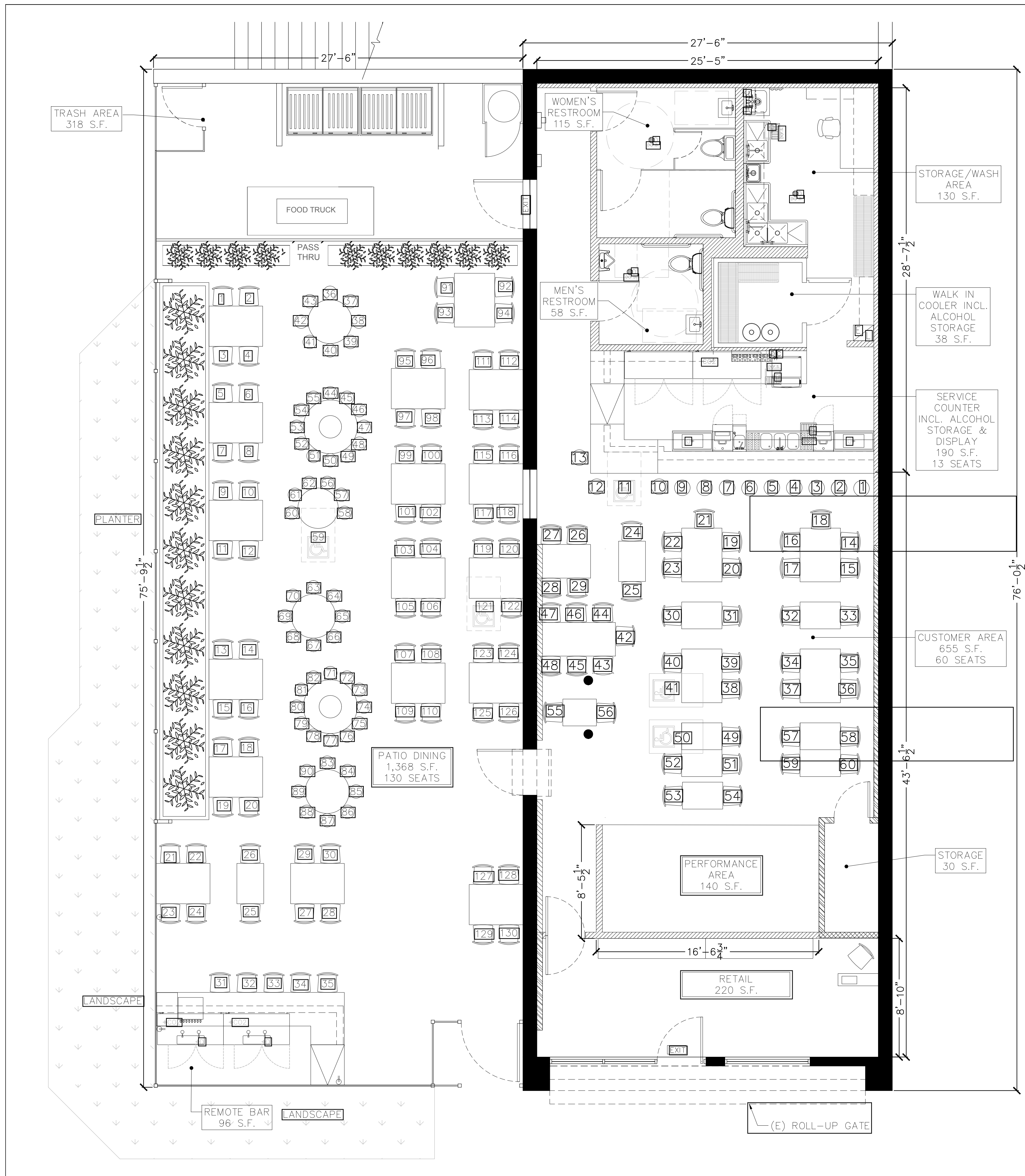
PROPOSED FLOOR PLAN

SHEET NO.

A-2.0

INTERIOR		
SPACE	AREA SQ.FT.	NUMBER OF SEATS
STORAGE/WASH AREA	130	0
WALK-IN COOLER	38	0
WOMEN'S RESTROOM	115	0
MEN'S RESTROOM	58	0
SERVICE AREA	190	13
CUSTOMER AREA	655	47
STORAGE	30	0
PERFORMANCE AREA	140	0
RETAIL	220	0
OTHER	188	0
TOTAL INTERIOR	1,764	60
EXTERIOR		
SPACE	AREA SQ.FT.	NUMBER OF SEATS
PATIO DINING	1,368	125
REMOTE BAR	96	5
TRASH AREA	318	0
LANDSCAPE	252	0
TOTAL EXTERIOR	2,034	130

TOTAL SQUARE FOOTAGE= 1,764 (INTERIOR)+2,034 EXTERIOR= 3,798 SQ.FT.



PROPOSED FLOOR PLAN
 SCALE 1/4" = 1'-0"
 GROUND FLOOR AREA: 1,764 SQ.FT.
 GRAPHIC SCALE 1/4" = 1'-0"

OFFICERS

Nancy Yap, President
Miguel Vargas, VP
Kristin Fukushima, Secretary
George Campos, Treasurer

Historic Cultural
Arts District & Little Tokyo
Neighborhood Council

ARTS DISTRICT LITTLE TOKYO
NEIGHBORHOOD
COUNCIL

c/o Koban
307 E First Street
Los Angeles, CA 90012

admin@hcnc-adlt.org

**Arts District & Little Tokyo
Neighborhood Council (ADLT)**



January 21, 2022

Jessica Jiminez
City Planning Associate
Los Angeles City Planning
200 North Spring Street, Room 620
Los Angeles, CA 90012

RE: ZA-2021-3872-CUB-CUX

Dear Ms. Jiminez:

This letter is to inform you that the Arts District & Little Tokyo (ADLT) Neighborhood Council has recently reviewed the application from local business, High Tide, and has determined that this application is aligned with the interests of the community.

Given the operator's history in the neighborhood, the compromises it has made, the services it provides to our stakeholders, and its proactive community outreach, the ADLT strongly supports this request for Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with the change of use from a restaurant (with beer and wine service) to a bar with 1,764 SF of interior area and 2,034 Sf of uncovered outdoor area (on private property) for a total of 3,789 SF and 190 seats (60 indoors and 130 on the patio), with live entertainment, and hours of operation from 10 am to 2 am daily.

If you need any further information, please do not hesitate to contact me at Nancy@hcnc-adlt.org.

Sincerely,



Nancy Yap
ADLT President

LOS ANGELES POLICE DEPARTMENT



CHARLIE BECK
Chief of Police

ERIC GARCETTI
Mayor

P. O. Box 30158
Los Angeles, Calif. 90030
Telephone: (213) 833-3747
TDD: (877) 275-5273
Ref#: 4.1

February 19, 2022

Office of Zoning Administration
200 North Spring Street, 7th floor
Los Angeles, California 90012

Dear Sir or Madam:

The Los Angeles Police Department (LAPD), Central Area, received written correspondence from the Office of Zoning Administration advising that Applicant, Nowhere Group LLC, High Tide, is applying for a Conditional Use Permit to enable the sale of a full line of alcohol for on-site consumption. The premise is located at 605 E. 4th Street, Los Angeles, CA, 90013, Case Number: ZA-2021-3872-CUB-CUX.

Due to the revitalization efforts in the downtown area, the LAPD is not opposed to the issuance of this license. However, acting in the interest of the public, the Department recommends the following operating conditions be imposed, which should diminish vice-related problems that may develop at the proposed business.

1. The Conditional Use Beverage (CUB) shall be subject to a required security plan approval, within one year of the approved CUB. The administrative review is meant to determine the Applicant and/or the Applicants rate or pattern of compliance with regards to the CUB. The Applicant shall provide the Zoning Administrator a copy within five business days of any violations issued by any City department or other public jurisdictions relating to such operation's alcohol service. Further, if documented evidence is submitted showing continued violation(s) of any of the following: CUB Condition(s) of Approval, undue disruption of or interference with the peaceful enjoyment of adjacent neighboring properties and/or alcohol-related enforcement actions from other public jurisdictions, the Zoning Administrator reserves the right at a public hearing to revoke the applicants use or add or delete conditions. Such public hearings held in conjunction with the Plan approval and payment of associated fees shall be publicly noticed. The Petitioner shall, prior to the public hearing, submit detailed documentation as to how compliance with each condition of the grant and related enforcement action has been attained. The Zoning Administrator may upon receipt of testimony and review of the effectiveness of the conditions, modify, delete, or add conditions.
2. Approved herein is the sale and dispensing of a full line of alcohol for on-site consumption in conjunction with a proposed 1,764 square feet interior bar with a 2,034 square foot patio.

3. Sales, service, and consumption of alcoholic beverages in the interior bar area shall be permitted only between the hours of 10 a.m. through 2 a.m. daily.
4. The outdoor patio area shall be limited to 10:00 a.m. to 10:00 p.m. daily. The last order on the patio shall be taken at 9:30 p.m.
5. All outdoor music/ live entertainment including the outdoor patio speakers shall cease at 10:00 p.m. daily.
6. If the premise has live entertainment (i.e. disc jockey, karaoke, comedy shows, live events, or similar events) the business operator shall go through the process set by LAPD Commission Investigation Division for a "Live Café Entertainment" permit.
7. Any live music performances shall require the appropriate permit from the Police Commission.
8. Any indoor live entertainment, including DJ, shall cease by 2:00 am.
9. The bar operator shall retain full control of all events within the subject premises. At no time will the premises host raves or other similar events. The premises shall not sublet to outside promoters or to any third parties for private parties or special events.
10. No after-hours use of this bar is authorized other than for routine clean up and maintenance.
11. The occupancy permitted in this interior bar at any one time shall not exceed 60 persons unless the Fire Department determines that a lower number is applicable.
12. There shall be no dancing permitted on the premises at any time.
13. The sale of alcoholic beverage for consumption off the premise is strictly prohibited.
14. Petitioner(s) shall not require patrons to purchase a minimum number of drinks.
15. Self-service of alcoholic beverages is not permitted.
16. The sale of distilled spirits by the bottle, for on-site or off-site consumption, is prohibited.
17. Operator and its personnel shall, at all times, maintain a policy of not serving obviously intoxicated patrons and taking preventative measures to help avert intoxication-related problems, as follows:
 - a. Free non-alcoholic beverages shall be offered ongoing for designated drivers.
 - b. Bottled water shall be made available to departing patrons.

18. There shall be no service, sales or possession of an alcoholic beverage on any sidewalk. The applicant shall ensure no alcoholic beverages, which are purchased within the applicant's establishment, are consumed on any property adjacent to the licensed premise that is under the control of the applicant.
19. Vendor(s) delivery of alcoholic beverages shall be permitted only between the hours of 8:00 a.m. through 7:00 p.m. each day of the week.
20. No employee, while working, shall solicit or accept any alcoholic, non-alcoholic beverage, monetary compensation, or any other thing of value from any customer for the purpose of sitting with or otherwise spending time with customers while on the premises. The licensee shall not provide, permit, or make available, either gratuitously or for compensation, male or female patrons who act as escorts, companions or guests of and for the customers.
21. No booth or group seating shall be installed that completely prohibits observation of the occupants.
22. Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages or tobacco products.
23. All owners, operators, managers, security personnel, and employees serving and/or selling alcohol to patrons shall enroll in the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR). Upon completion of the 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 City Zoning Administrator as evidence of compliance within 30 days. In the event there is a change of license, within one year of such change, this training program shall be required for all staff. All employees who serve alcoholic beverages shall attend initial or follow-up STAR classes every 24 months.
24. The applicant shall prepare a security plan for review and approval by the Los Angeles Police Department. No later than 12 months after the issuance of the Certificate of Occupancy for the restaurant, the applicant shall meet with LAPD Central Vice to determine the effectiveness of the security plan. A copy of the security plan shall be submitted for the case file.

25. All security personnel shall maintain order therein and prevent any activity that would interfere with the quiet enjoyment of their property by nearby residents. The security personnel shall, to the reasonable extent possible:
 - Encourage patrons to exit quietly.
 - Prevent loitering at the entrance and parking area of the club.
 - Provide supervised security staff-assisted escorts especially at closing, from the location to the patron's car.
 - Patrol the parking area utilized by patrons.
26. All security personnel shall be licensed consistent with State law and Los Angeles Police Commission standards and maintain an active American Red Cross first-aid card. The security personnel shall be dressed in such a manner as to be readily identifiable to patrons and law enforcement personnel.
27. During the operation hours of the business, the petitioner shall provide sufficient security officer(s) both inside and outside the bar during the hours of operation. Security personnel shall be based on patronage but at minimum shall be maintained at a rate of 1 security staff person per 75 patrons.
28. The business operator shall install and maintain surveillance cameras in all areas of the premises, including the lounge area, entrances of the restrooms, alleyway, other high-risk areas, and entrances or exits of the premise. The operator shall maintain a 30-day video library of the surveillance footage. The applicant shall cooperate with law enforcement during Police investigations.
29. Security personnel shall take steps necessary to prevent departing guests who appear to be intoxicated from driving, including, observing patrons as they are walking them to their motor vehicle and actively encouraging the alternative use of designated sober drivers and/or having the security personnel call a taxi cab or other driving service.
30. Security/ business operator shall monitor the sidewalk area used for patron smoking and work to discourage noise or nuisance behavior.
31. The exterior windows and glass doors of the store shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground to permit surveillance into the store by police and private security.
32. Queue lines will not go past the property line. Business operator shall have sufficient security dedicated for the queue lines, based on crowd estimate. Security will monitor for code of conduct violations, to prevent noise issues with residents and the surrounding buildings.

33. Amplified music shall not be audible beyond the outside of the premises and sound equipment shall be insulated and positioned away from walls to render vibrations and reverberations undetectable beyond the premises. Any noise shall not be heard beyond the property line.
34. The nightclub operator shall be responsible for mitigating the potential negative impacts of its operation on surrounding uses, especially, noise derived from patrons exiting and crowd control during entry and exiting.
35. There shall be no Adult Entertainment of any type pursuant to Section 12.70 of the Municipal Code.
36. There shall be no coin-operated games or video game machines permitted on the premises at any time.
37. No pool or billiard table may be maintained on the premises.
38. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Petitioner(s) shall be removed or painted over within 24 hours of its occurrence.
39. The property owner shall be responsible for maintaining free of litter the area adjacent to the property, including the outdoor sidewalk smoking area.
40. Off-street parking shall comply with the applicable provisions of the Los Angeles Municipal Code.
41. Adequate lighting shall be installed in all areas within the business in conformance with the Los Angeles Municipal Code. The lighting shall be such that it renders all objects and persons clearly visible.
42. The business operator of each premise permitted by this action shall maintain on the premise, and present upon request to any law enforcement officer, a copy of the business permit, alcohol license, Conditional Use Permit, insurance information, and a valid emergency contact phone number for any valet service used by the business.
43. Any use of the property for private events, including corporate events, birthday parties, anniversary parties, weddings or other private events which are not open to the general public shall be subject to the same provisions and hours of operation unless further restricted by LAPD and shall be approved by the Los Angeles Police Department Special Events section.

44. Conditions of this grant shall be retained at all times on the premises and shall be made immediately available upon request by the Los Angeles Police Department or Alcohol Beverage Control, or Zoning Administrator. The manager and all employees shall be knowledgeable of the conditions herein.
45. The applicant/owner/operator and on-site manager(s) shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal criminal, and/or nuisance activity on the subject premises and any accessory parking areas which have been made available or are commonly utilized for patron parking.
46. The CUP approval shall be subject to a required plan approval, without a public hearing, within two years of the issuance of the Type 48 license. The administrative review is meant to determine the Applicant and/or the Applicants operator with rate or pattern of compliance with regard to the Conditional Use Permit (CUP). The Applicant shall provide the Zoning Administrator a copy within five business days of any violations issued by any city departments or other public jurisdictions relating to such operation's alcohol service. Further, if documented evidence is submitted showing continued violation(s) of any of the following: CUB Condition(s) of Approval, undue disruption of or interference with the peaceful enjoyment of adjacent neighboring properties and/or alcohol-related enforcement actions from other public jurisdictions, the Zoning Administrator reserves the discretion to hold a public hearing. Such public hearing, held in conjunction with the Plan Approval and payment of associated fees, shall be publicly noticed for the purpose of conducting a public review of the Petitioner's compliance with and the effectiveness of the CUB Conditions for Approval and related enforcement actions. The Petitioner shall, prior to the public hearing, submit detailed documentation as to how compliance with each condition of the grant and related enforcement action has or will be attained.
47. Within 30 days of the effective date of this action, the property owner shall record a covenant acknowledging and agreeing to comply with all the terms and Conditions established herein in the County Recorder's Office. The agreement (Form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs, or assigns. The agreement with the Conditions attached shall be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

48. At any time should there be a change in the ownership and/or the operator of the business, the new owner or operator shall be required to file a Plan Approval application and pay all associated fees pursuant to Section 19.01-1 of the LAMC at the Planning Department Public Counter. The Plan Approval application shall be submitted to the Planning Department within 30 days of the date of legal acquisition by the new owner or operator. A public hearing shall be conducted with notification of all owners and occupants of property within a 500-foot radius. The purpose of the plan approval will be to review and establish conditions deemed applicable to the use as maintained and conducted by the new owner or operator consistent with the intent of the Conditions of this grant. Upon this review the Zoning Administrator may modify, add, or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
49. Operator shall attend periodic meetings with the LAPD, The Council Office, and community members to discuss ongoing operations, recent complaints, and shall make revisions to operational procedures in order to address issues to the satisfaction of the LAPD.
50. Conditions of this grant shall be posted in the office on the premises at all times and shall be made immediately available upon request by any Los Angeles Police Officer or Alcohol Beverage Control Investigator. The manager and all employees shall be knowledgeable of the conditions herein.

If you have any questions regarding this matter, please contact Sergeant II Mark Aceves, Officer-in-Charge, Central Area Vice, at (213) 833-3747.

Very truly yours,

MICHEL MOORE
Chief of Police

A handwritten signature in black ink, appearing to read 'ELAINE MORALES', with a long horizontal flourish extending to the right.

ELAINE MORALES, Captain
Commanding Officer
Central Community Police Station

cc: Alcoholic Beverage Control