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 Related Case Number _____ ☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

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 Address[1] 326 S. Western Avenue, Los Angeles 90020 Unit/Space Number _____

Legal Description[2] (Lot, Block, Tract) lots 16 and 17, TR1624

Assessor Parcel Number 5503003005 & 5503003006 Total Lot Area 18,020 sq. ft.

2. PROJECT DESCRIPTION

Present Use Restaurant w/ Karaoka

Proposed Use Restaurant w/ Karaoke

Project Name (if applicable) Akko NRB

Describe in detail the characteristics, scope and/or operation of the proposed project a Conditional Use to permit sale and dispensing of a full-line of alcoholic beverages in conjunction w/ an existing restaurant.

Additional information attached ☐ YES ☑ NO

Complete and check all that apply:

Existing Site Conditions

☐ Site is undeveloped or unimproved (i.e. vacant)

☑ Site has existing buildings (provide copies of building permits)

☐ 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 is located within 500 feet of a freeway or railroad

☐ Site is located within 500 feet of a sensitive use (e.g. school, park)

☐ Site has special designation (e.g. National Historic Register, Survey LA)

[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 Units[4]	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: n/a 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)? n/a ft.

If you have dedication requirements on multiple streets, please indicate: n/a

3. ACTION(S) REQUESTED

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

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

Authorizing Code Section 12.24-W,1

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

Action Requested, Narrative: a Conditional Use to permit sale and dispensing of a full-line of alcoholic beverages in conjunction w/ an existing 2.296 sq. ft. restaurant w/ 11 karaoke rooms w/ 41 imddor seats and operating from 11 am - 2am, daily.

Authorizing Code Section 12.24-W,27

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

Action Requested, Narrative: a Conditiona Use to allow the operating hours of 11 am to 2 am daily in lieu of 7 am to 11 pm as otherwise restricted by mini shopping center regulations.

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) n/a

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. n/a

Ordinance No.: n/a

☐ Condition compliance review

☐ Modification of conditions

☐ Revision of approved plans

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

☐ Clarification of Q (Qualified) classification

☐ Clarification of D (Development Limitations) classification

☐ Amendment to T (Tentative) classification

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

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

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

n/a

5. RELATED DOCUMENTS / REFERRALS

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

a. Specialized Requirement Form n/a
b. Geographic Project Planning Referral n/a
c. Citywide Design Guidelines Compliance Review Form n/a
d. Affordable Housing Referral Form n/a
e. Mello Form n/a
f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form n/a
g. HPOZ Authorization Form n/a
h. Management Team Authorization n/a
i. Expedite Fee Agreement see attached
j. Department of Transportation (DOT) Referral Form n/a
k. Preliminary Zoning Assessment Referral Form n/a
l. SB330 Preliminary Application n/a
m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) n/a
n. Order to Comply n/a
o. Building Permits and Certificates of Occupancy n/a
p. Hillside Referral Form (BOE) n/a
q. Low Impact Development (LID) Referral Form (Storm water Mitigation) n/a
r. SB330 Determination Letter from Housing and Community Investment Department n/a
s. Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☑ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant[5] name Hyung-Il Cho

Company/Firm

Address: 326 S. Western Avenue Unit/Space Number

City Los Angeles State CA Zip Code: 90020

Telephone E-mail: ericcho@gmail.com

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

Property Owner of Record ☐ Same as applicant ☑ Different from applicant

Name (if different from applicant) Yon Park

Address 326 S. Western Avenue Unit/Space Number #A

City Los Angeles State CA Zip Code: 90020

Telephone E-mail:

Agent/Representative name

Company/Firm Bill Robinson

Address: 117 1/2 N. Manhhatan Place Unit/Space Number

City Los Angeles State CA Zip: 90004

Telephone (213) 999-6711 E-mail: er4913@gmail.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 or 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 11/02/21

Print Name Park Yon S

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 11-02-2021 before me, Duan Kwon, Notary Public

(Insert Name of Notary Public and Title)

personally appeared Park, Yom S., 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)

DU AN KWON
Notary Public - California
Los Angeles County
Commission # 2292355
My Comm. Expires Jun 10, 2023

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 it 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 <u>does not</u> need to be notarized.

Signature: _____ Date: _____

Print Name: _____

3. **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? 18,020 sq. ft.

b. What is the total square footage of the space the establishment will occupy? 2,296 sq. ft.

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

d. What is the total number of seats that will be provided indoors? 41 seats Outdoors? none

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

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? no If yes, how much is enclosed? n/a Outdoors? n/a

h. Parking

i. How many parking spaces are available on the site? 26 on-site spaces

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

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? n/a

1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? n/a

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.*

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.

3. Will valet service be available? no 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? yes

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

4. **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?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	11 am	11 am	11 am	11 am	11 am	11 am	11 am
Proposed Hours of Alcohol Sale	2 am	2 am	2 am	2 am	2 am	2 am	2 am

b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: karaoke only

Note: *An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.*

c. Will there be minimum age requirements for entry? no If yes, what is the minimum age requirement and how will it be enforced? n/a

d. Will there be any accessory retail uses on the site? no What will be sold? n/a

e. **Security**

i. How many employees will you have on the site at any given time? 4 - 6 employees

ii. Will security guards be provided on-site? no

1. If yes, how many and when? n/a

iii. Has LAPD issued any citations or violations? no If yes, please provide copies.

f. **Alcohol**

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

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? 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? no

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? no

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

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? no

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

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.

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? no

2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? no

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- http://www.abc.ca.gov/.

5. **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 alc. beverages

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

1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:

a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or

b. if issuance would result in, or add to an undue concentration of licenses.

b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience** or **necessity**.

6. **ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs.** In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.

- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: *Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the* ***primary opportunity*** *to clarify and define the project.*