



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
And: ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your participation in the hearing is optional.**

Project Site: 119 East 6th Street (101-135 East 6th Street)

Case No.: ZA-2018-5359-CUB

CEQA No.: ENV-2018-5360-CE

Hearing Held By: Associate Zoning Administrator,
Expedite Processing Section

Date: Tuesday, July 21, 2020

Time: 10:00 a.m.

Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Office of Zoning Administration Public Hearing will be conducted entirely telephonically

Council No: 14 - Huizar

Related Cases: N/A

Plan Area: Central City

Zone: C2-2D

Plan Overlay: N/A

Land Use: Community Commercial

Instructions:

Public participants should dial by phone:

213-338-8477 OR (669) 900-9128

When prompted, enter the Meeting ID of:

972 3860 3703#

The meeting's agenda will be provided no later than 72 hours before the meeting at <https://planning.lacity.org/about/commission-s-boards-hearings> and/or by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

Staff Contact: Jessica C. Jimenez, Planning Assistant
200 North Spring Street, Room 763
Los Angeles, CA 90012
jessica.jimenez@lacity.org
(213) 978-1344

Applicant: Joseph Kang, JJ's Cups, Inc.

Representative: Lee Rabun, CLR Enterprises, Inc.

PROPOSED PROJECT:

The proposed project involves a request to allow the sale and dispensing of a full line of alcoholic beverages, in conjunction with a proposed 1,280 square-foot restaurant expansion with 30 interior seats, having hours of operation from 7:00 a.m. to 2:00 a.m., daily.

REQUESTED ACTION(S):

**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 Address¹ 119 E. 6TH ST. LOS ANGELES Unit/Space Number _____
Legal Description² (Lot, Block, Tract) LOT 1 OF TRACT 65037-C
Assessor Parcel Number 5148-020-012 Total Lot Area 20,453.5 SQ. FT.

2. PROJECT DESCRIPTION

Present Use RESTAURANT
Proposed Use RESTAURANT W/ FULL LINE ALCOHOL
Project Name (if applicable) JJ'S CAFE
Describe in detail the characteristics, scope and/or operation of the proposed project Conditional Use Permit to allow on-site sales and consumption of a full line of alcoholic beverages in conjunction with a 1,280 sq. ft. restaurant with 30 seats indoors, and having the hours of operations from 7am to 2am, daily; and alcohol sales from 8am to 2am, daily.

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

- ☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

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

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): 12.24 W 1

Action Requested, Narrative: A Conditional Use to allow the sale of full line alcohol for on-site consumption, in conjunction with a 1280 sf restaurant with 30 indoor seats, and having the hours from 7am to 2am daily.

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) NONE

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

☐ 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:

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 Urban Design Guidelines Checklist 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 N/A

j. Department of Transportation (DOT) Referral Form N/A

k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A

l. Order to Comply N/A

m. Building Permits and Certificates of Occupancy N/A

n. Hillside Referral Form N/A

o. Low Impact Development (LID) Referral Form (Storm water Mitigation) N/A

p. Proof of Filing with the Housing and Community Investment Department N/A

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant³ name JOSEPH KANG
Company/Firm JJ'S CUPS INC.
Address: 119 E. 6TH ST **Unit/Space Number** _____
City LOS ANGELES **State** CA **Zip Code:** 90014
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) NATTY SAIDOFF
Address 2980 N. BEVERLY BLVD. **Unit/Space Number** 300
City BELL AIR **State** CA **Zip Code:** 91731
Telephone _____ **E-mail:** _____

Agent/Representative name SCOTT SEO
Company/Firm ALCOHOLIC BEVERAGE CONTROL LLC.
Address: 366 W. 8TH ST. **Unit/Space Number** _____
City SAN PEDRO **State** CA **Zip:** 91731
Telephone (323) 986-1240 **E-mail:** ar76consultants@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 ☐ 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.

³ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

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

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- 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.
- I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- 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.
- By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

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

Signature _____

Date _____

Print Name _____

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

Civil Code ' 1189

California All-Purpose Acknowledgement

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 May 21, 2018 before me, Kendi Davila, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Naty Saidoff 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.

Kendi Davila
Signature

(Seal)

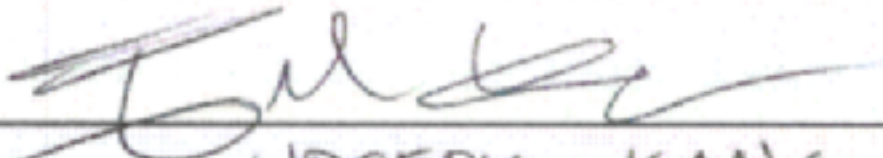


APPLICANT

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

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

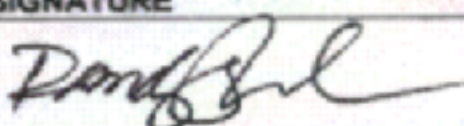
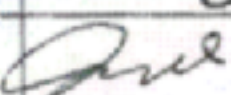
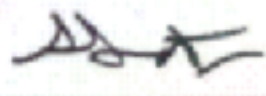
The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: 
Print Name: JOSEPH KANG

Date: 5/21/18

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

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

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP
Randy Niznik Cannon Management		121 E. 6th St Los Angeles, CA 90014	
Allison Lee		125 E. 6th St Los Angeles, CA 90014	
Spencer Schwartz		129 E 6th St Los Angeles, CA 90014	

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

CONDITIONAL USE PERMIT – ALCOHOL (CUB)

APPLICANT:

Joseph Kang
119 E. 6th St.
Los Angeles, CA 90014

REQUEST:

Pursuant to the Los Angeles Municipal Code, Section 12.24 W1, the applicant is requesting a Conditional Use Permit for on-site sales and consumption of a full line of alcoholic beverages in conjunction with proposed 1,280 sq. ft. restaurant with 30 interior seats, and hours of operations from 7am to 2am, daily.

FINDINGS:

a. General Conditional Use

- 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 to the community, city, or region.**

The subject site and surrounding properties were planned, zoned and subsequently developed for commercial uses such as the subject restaurant; the restaurant shall be to be a convenience to the general public; including offices as well as other restaurants, etc., because of its frontage onto 6th Street and proximity to 7th Street and Los Angeles St., a very well-travelled thoroughfares by locals of the nearby residential uses and thriving businesses in the area. As such, the restaurant with the amenity of a full line of alcoholic beverage service will provide a convenient location for a unique dining and entertainment experience for local residents, as well as the many visitors and travelers to this thriving area of Los Angeles.

- ii. **That the project's location, size, height, operations and other significant feature will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or public health, welfare, and safety.**

The proposed use is a bona fide restaurant, requesting on-site consumption of a full line of alcoholic beverages that would provide a unique experience while also complementing surrounding properties and uses – contributing to the appeal of Downtown Los Angeles as destination and up-and-coming entertainment district. As such, the proposed project will enhance the built environment while also providing a use that is desired and therefore compatible with the surrounding neighborhood.

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

The requested entitlement for service and consumption of a full line of alcoholic beverages in conjunction with a proposed restaurant at the subject property is consistent with the existing, surrounding developments in the area and particularly with the character of this development, as the amenity of alcohol enhances the versatility of the area as well as function in harmony with the surrounding uses.

The Central City Community Plan designates the subject property as part of a Regional Center Commercial. Restaurant usage is one that is permitted in the underlying C2 Zone and is in conformance with the type of development normally permitted in a regional center that contains a mix of uses

including restaurants. This is particularly true of the Downtown Central City area as a tourist and entertainment destination; thus, focusing on aspects such as tourism, dining and various forms of entertainment. Furthermore, with the conditions and limitations imposed by the Zoning Administrator, if approved, the surrounding properties would be protected from predictable impacts of the proposed use. Therefore the proposed project is in conforms with the intent of the General Plan.

b. Additional Findings

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

The addition of the proposed establishment shall played its own integral part in the revitalization of the economic welfare of the surrounding community by numerous jobs as well as increasing tax revenues in the surrounding area. Moreover, the approval to allow for beer and wine sales as ancillary, in conjunction with the proposed restaurant at the subject property, will allow the restaurant to not only attract additional visitors but generate additional tax revenues for the area and local economy while also ensuring that the leasehold and the area surrounding it remains occupied, properly utilized, and maintained.

ii. Explain how the approval of the application will result in or contribute to an undue concentration of such establishments.

Whereas the Department of Alcoholic Beverage Control deems more than three on-site licenses and two off-sale license to be an "over concentration", the service of alcoholic beverages is commonplace for areas developed in the manner in which this subject property is has been - commercial center that is located within a regional commercial center in close proximity to a variety of commercial uses including retail stores and other restaurants; thereby, by nature, providing a use that is to be expected of such an area. Moreover, with the strict adherence to the conditions and limitations imposed by the Zoning Administrator and the Department of Alcoholic Beverage Control, if granted, the establishment shall be compatible with its surrounding uses.

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

Approving the request for the renewal of the Conditional Use Permit shall not detrimentally affect nearby residentially zoned properties as there are primarily commercial uses within the immediate area. Moreover, any residentially zoned properties within the vicinity of the subject property are significantly buffered by various other commercial uses and developments. Additionally, as the applicant shall strictly adhere to the conditions and restrictions imposed by the Zoning Administrator, potential nuisances and detrimental effects shall be significantly mitigated.

**QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE
CONDITIONAL USE PERMIT – ALCOHOL (CUB)**

119 E. 6th Street | Los Angeles, CA | 90014

REQUEST:

Pursuant to the Los Angeles Municipal Code, Section 12.24 W1, the applicant is requesting a Conditional Use Permit for on-site sales and consumption of a full line of alcoholic beverages in conjunction with proposed 1,280 sq. ft. restaurant with 30 indoor seats, and hours of operations from 7am to 2am, daily.

- a. What is the total square footage of the building or center the establishment is located in?
The building in which the subject restaurant is located is 1,280 sq. ft.
- b. What is the total square footage of the space the establishment will occupy?
35,095 sq. ft.
- c. What is the total occupancy load of the space as determined by the Fire Department?
The total occupancy has yet to be determined by the Fire Department
- d. What is the total number of seats that will provided indoors? Outdoors?
30 seats indoors.
- 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 on private property or the public right-of-way, or both?
 - 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.
- h. **Parking**
 - i. How many parking spaces are available on the site?
0 parking spaces
 - 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 and Safety?

n/a

- iv. Have any arrangements been made to provide parking off-site?
1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building and Safety?

No.

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

Please see "Sensitive Uses" attachment.

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

n/a

FINDINGS
CONDITIONAL USE PERMIT – ALCOHOL (CUB)

119 E. 6th Street | Los Angeles, CA | 90014

REQUEST:

Pursuant to the Los Angeles Municipal Code, Section 12.24 W1, the applicant is requesting a Conditional Use Permit for on-site sales and consumption of a full line of alcoholic beverages in conjunction with proposed 1,280 sq. ft. restaurant with 30 interior seats, and hours of operations from 7am to 2am, daily.

- a. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	T	W	TH	F	SA	SU
Proposed Hours of Operations	7am to 2am	7am to 2am	7am to 2am	7am to 2am	7am to 2am	7am to 2am	7am to 2am
Proposed Hours of Alcohol Sale	8am to 2am	8am to 2am	8am to 2am	8am to 2am	8am to 2am	8am to 2am	8am to 2am

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

No.

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

No.

- 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?
5-6 employees, maximum
- ii. Will security guards be provided on-site
No.
1. If so, how many and when?
- iii. Has LAPD issued any citations or violations? If yes, please provide copies.
No.

f. Alcohol

- i. Will there be beer and wine only, or a full-line of alcohol beverages available?
The request is for a full-line of alcoholic beverages
- ii. Will "fortified" wine (greater than 16% alcohol) be sold?
Yes.
- 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 advise the availability of alcohol?
No.

v. Food

- 1. Will there be a kitchen on-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. Please provide a copy of the menu if food is to be served.
Shall be provided at the hearing.

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant?
 - a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

No.

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")?
 - a. If yes, a request for off-sales of alcohol is required as well.

No.

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

Yes.

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 the wine be sold in containers less than 1 liter (750 mL)?

n/a

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

FINDINGS
CONDITIONAL USE PERMIT – ALCOHOL (CUB)

REQUEST:

Pursuant to the Los Angeles Municipal Code, Section 12.24 W1, the applicant is requesting a Conditional Use Permit for on-site sales and consumption of a full line of alcoholic beverages in conjunction with proposed 1,280 sq. ft. restaurant with 30 interior seats, and hours of operations from 7am to 2am, daily.

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

The Applicant is requesting a to allow a Department of Alcoholic Beverage Control [Type 47] license for on-site sales and consumption of a full line of alcoholic beverages in conjunction with an existing restaurant.

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

The request is for on-site sales and consumption of a full line of alcoholic beverages in conjunction with a bona-fide eating establishment (restaurant).

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 in the 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 the **public convenience or necessity**.