

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

**Case Number** ZA-2021-3361-CUB

**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 Address<sup>1</sup> \_\_\_\_\_ Unit/Space Number \_\_\_\_\_Legal Description<sup>2</sup> (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 seats with hours of operation from 7:00 a.m. to 2:00 a.m., daily.

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) |

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)<sup>2</sup> 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)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Affordable Units<sup>4</sup> 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 ☐ NOIs your project required to dedicate land to the public right-of-way? ☐ YES ☐ NO

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

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

**3. ACTION(S) REQUESTED**

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

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

Authorizing Code Section \_\_\_\_\_

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

Action Requested, Narrative: \_\_\_\_\_

indoor seats and 1,214 sq. ft. of outdoor partially covered dining with 67 outdoor seats with hours of operation from 7:00 a.m. to 2:00 a.m., daily.

Authorizing Code Section \_\_\_\_\_

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

Action Requested, Narrative: \_\_\_\_\_

Additional Requests Attached ☐ YES ☐ NO

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>4</sup> 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)

**Applicant<sup>5</sup> 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**  
(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.

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).



## PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.
- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
  - **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
  - **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
  - **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
  - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
  - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
  - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_



**Space Below For Notary's Use**

**California All-Purpose Acknowledgement**

**Civil Code ' 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of \_\_\_\_\_

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

personally appeared \_\_\_\_\_, who  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that  
by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted,  
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and  
correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature (Seal)



## 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 does not need to be notarized.*

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_



**OPTIONAL**  
**NEIGHBORHOOD CONTACT SHEET**

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

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

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



**Parking Note:**  
**No Parking Requirement.**  
**No Parking Provided.**

**Seat Count Note:**  
**Interior: 51**  
**Exterior: 67**  
**Total: 118**

# PINE & CRANE

(TENANT IMPROVEMENT)

1120 S. GRAND AVE. # 101  
LOS ANGELES, CA 90015

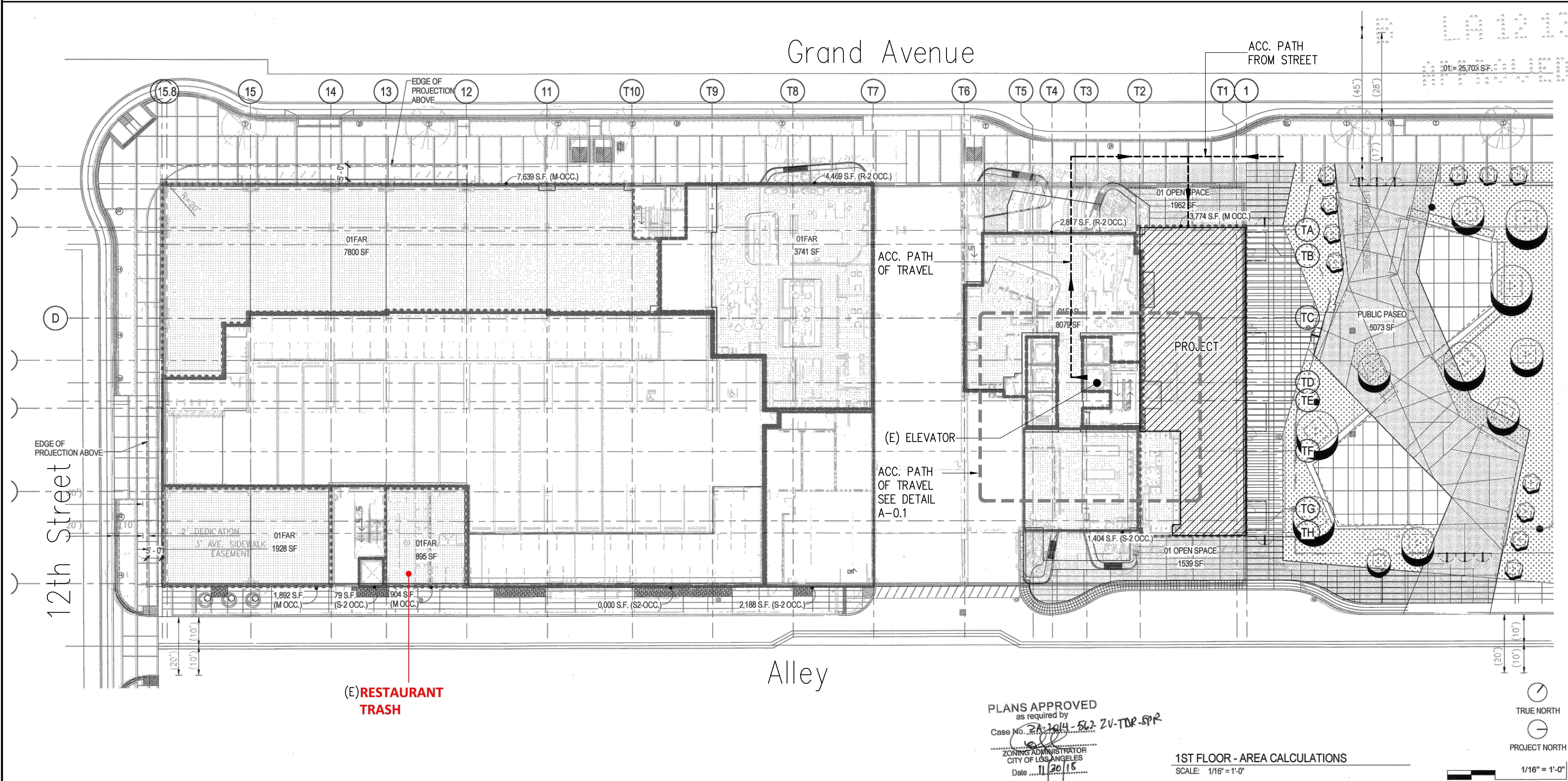
NOTE:  
a. ALL PENETRATIONS OF THE CONCRETE DECK AND/OR LID SHALL BE X-RAYED. THE X RAYS NEED TO BE REVIEWED BY THE STRUCTURAL ENGINEER. CORING THROUGH ANY REBAR IN THE 1ST FLOOR DECK, NEEDS TO BE REVIEWED BY THE STRUCTURAL ENGINEER FOR ANY FIXES.  
b. ALL MECHANICAL EQUIPMENT HUNG FROM THE LID/CEILING/CONCRETE DECK IS TO BE SUSPENDED FROM THE 6" X 6" CONCRETE WELD PLATES LOCATED IN THE CONCRETE DECK. USE THE CORRECT SIZE STEEL ANGLE, SHAPE OR UNISTRUT TO SUSPEND ALL EQUIPMENT. USE SHOT PINS IN CONCRETE DECK AS MUCH AS POSSIBLE IN LIEU OF EXPANSION ANCHORS, AT METAL STUDS TO DECK.

NOTE:  
\* WHEN RELOCATING THE HVAC DUCT LEAVE ALL REUSABLE HANGER SUPPORTS IN THE CONCRETE LID.

AREA	SQ. FT.	OCCUPANCY LOAD CALC.	TOTAL O.L.
CUSTOMER OCCUPANCY			
DINING AREA (FIXED SEATING)	77.5 FT (382 SF)	77.5 ft / 2 = 39 O.L.	O.L: 155
DINING AREA (NON-FIXED SEATING)	1049 SF	1049 sf / 15 = 70 O.L.	
PATIO DINING AREA (FIXED SEATING)	91 FT (1214 SF)	91 sf / 2 = 46 O.L.	
EMPLOYEE OCCUPANCY			
KITCHEN, PREP, DISH WASH AREA	848 SF	TOTAL AREA =1075 sf / 200 = 6 O.L.	O.L: 9
SERVICE AREA	227 SF		
STORAGE	129 SF	129 sf / 50 = 3 O.L.	
OTHER OCCUPANCY			
RESTROOM, WALK-IN	279 SF	TOTAL AREA = 477 sf	O.L: N/A
HALL WAY	86 SF		
OTHER	112 SF		
TOTAL NET AREA:	4326 SF	164 PERSONS MAX.	
O. L. CALCULATION			N.T.S.
			03

DRP  
COMMERCIAL DESIGN

DESIGN BY:  
**DESIGN FOR RESTAURANT PLUS, INC.**  
119 S ATLANTIC BLVD, SUITE 228  
MONTEREY PARK, CA 91754  
TEL: (626) 289-7823  
FAX: (626) 289-7823  
Email: jimmy@hellodrp.com



NEW "PINE & CRANE" RESTAURANT IN NEW BUILDING. 1ST TENANT TENANT IMPROVEMENT WORK ONLY

EXISTING GREASE INTERCEPTOR NO CHANGE

REMODEL WORK:  
NEW T-BAR CEILING IN KITCHEN, PREP. AREA AND DISH WASH AREA  
NEW HARD CEILING IN RESTROOM, HALL WAY, KITCHEN, DINING AREA AND SERVICE AREA  
NEW ELEC PANEL  
NEW INTERIOR NON-BEARING WALL  
NEW SERVICE AREA WITH NEW COUNTER, NEW EQUIPMENT  
NEW COOKING EQUIPMENT UNDER NEW TYPE "I" HOOD  
NEW DISHWASHER UNDER NEW TYPE "II" HOOD  
NEW EQUIPMENT IN KITCHEN  
NEW LIGHTING FIXTURE, NEW RESTROOM  
NEW WALK-IN COOLER AND FREEZER  
NEW BUILDING. NO DEMOLITION WORK.  
NEW HVAC SYSTEM

- VICINITY MAP N.T.S. 05
- PROJECT NAME: PINE & CRANE
  - PROJECT ADDRESS: 1120 S. GRAND AVE. # 101 LOS ANGELES, CA 90015
  - TENANT AREA: RESTAURANT 3112 SF PATIO 1214 SF  
TOTAL: 4326 SF
  - TENANT USE: RESTAURANT
  - NUMBER OF STORIES: 38  
CONC CONNECTION CONTINUOUS
  - CONSTRUCTION TYPE: M/S2
  - FIRE SPRINKLER: NO FIRE SPRINKLER
  - SCOPE OF WORK: T. I. WORK
  - CODE COMPLIANCE:  
2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
  - OCCUPANCY GROUP: A-2
  - OCCUPANCY ANALYSIS: SEE 03 AT A-0.0  
TOTAL O.L.= 164 O.L.
  - MAX EMPLOYEES: 9 (INCLUDING MANAGER)
  - EXIT REQUIRED: 2  
EXITS PROVIDED: 3
  - EGRESS WIDTH REQUIRED: 32.8" (164 x 0.2)  
PROVIDED: 123"
  - TENANT INFORMATION:  
NAME: VIVIAN KU  
PHONE: 626-388-3245  
EMAIL: VIVIAN.M.KU@GMAIL.COM
  - ALCOHOLIC PERMIT: SEPARATE PERMIT FOR ALCOHOL
  - EXISTING HVAC SYSTEM REMAIN NO CHANGE
  - SEPARATE SUBMITTAL, APPROVAL AND PERMIT FOR NEW FIRE SPRINKLER, FIRE ALARM SYSTEM, NEW SIGN AND COMMERCIAL HOOD ANSUL SYSTEM IF REQUIRED

SCOPE OF WORK N.T.S. 02

ABV ABOVE	MECH MECHANICAL MANUFACTURER
A/C AIR CONDITIONING	MIN MINIMUM
ADJ ADJUSTABLE	MISC MISCELLANEOUS
AFF ABOVE FINISHED FLOOR	MTL METAL
ALUM ALUMINUM	MTD MOUNTED
ARCH ARCHITECTURAL	N NORTH
BD BOARD	(N) NEW
BLDG BUILDING	NO NUMBER
BOT BOTTOM	N.T.S. NOT TO SCALE
CAB CABINET	OC ON CENTER
CLG CEILING	OD OUTSIDE DIMENSION
CLR CLEAR	OFF OFFICE
COL COLUMN	O.H. OVERHEAD
CONC CONCRETE	OPNG OPENING
CONN CONNECTION	PA PLANTING AREA
CONT CONTINUOUS	P.L. PROPERTY LINE
CT CERAMIC TILE	PLAS PLASTER
CTR CENTER	PLBG PLUMBING
OPT CARPET	PLYMD PLYWOOD
DBL DOUBLE	POC POINT OF CONNECTION
DIA DIAMETER	PR PAIR
DIM DIMENSION	PT POINT
DN DOWN	PTD PAPER TOWEL DISPENSER
DR DOOR	QUARRY TILE
DTL DETAIL	R RISER, RADIUS
DWG DRAWING	RA RETURN AIR
E EAST	RAD RADIUS
(E) EXISTING	RD ROOF DRAIN
EA EACH	REFRIG REFRIGERATOR
E/F EXHAUST FAN	REF REQUIRED
EL, ELEV ELEVATION	RM ROOM
ELEC ELECTRICAL	S SA
ENCL ENCLOSURE	SEC SECTION
EQ EQUIPMENT	SH SHEET
EQUIP EQUIPMENT	SIM SIMILAR
EXH EXHAUST	SOV SHUT OFF VALVE
EXT EXTERIOR	SPEC SPECIFICATION
EXIST EXISTING	SQ SQUARE
F/D FLOOR DRAIN	STD STANDARD
F/F FLOOR FINISH	STL STEEL
F/S FLOOR SINK	STOR STORAGE
FT FOOT/FEET	STRUCT STRUCTURAL
GALV GALVANIZED	S.S. STAINLESS STEEL
GL GLASS	SUSP SUSPENDED
GYP GYPSUM	TRANSFORMER
HC HANDICAPPED	TC TOP OF CONCRETE
HOW HORIZONTAL	TD TRENCH DRAIN
HP HORSE POWER	TEL TELEPHONE
HR HOUR	THK THICK
HT HEIGHT	TOF TOP OF FRAMING
HVAC HEATING, VENTILATION & AIR CONDITIONING	TP TRAP PRIMER
ID INSIDE DIMENSION	TV TELEVISION
INFO INFORMATION	TYP TYPICAL
INSUL INSULATION	VTR VENT THROUGH ROOF
INT INTERIOR	W WEST
JST JOIST	W/ WITH
LAV LAVATORY	WC WATER CLOSET
LT LIGHT	WO WOOD
LTG LIGHTING	W/H WATER HEATER
M/A MAKE UP AIR	WT WEIGHT
MAX MAXIMUM	

SYMBOLS

1) EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

2) WIDTH & HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH TITLE 24, 1003.3.1.3 & 1008

3) EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED, WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT FLOOR LEVEL.

4) EXIT SIGN SHALL BE PER TITLE 24, 1011.2

5) BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

6) AN APPROVAL UPDATED UL300 FIXED FIRE EXTINGUISHERS SYSTEM FOR THE KITCHEN HOOD, DUCTS AND COOKING SURFACES SHALL BE HANDLED BY THE LICENSED FIRE PROTECTION CO.

7) PROVIDE A "2A-10BC" FIRE EXTINGUISHER WITH RECESSED OR SEMI-RECESSED CABINET WITHIN 75 FEET TRAVEL DISTANCE OF ALL POINTS IN THE OCCUPANCY. EXTINGUISHERS SHALL BE MOUNTED IN EASILY ACCESSIBLE LOCATION AT 48" FROM THE TOP OF THE EXTINGUISHERS TO THE FINISHED FLOOR.

8) IN KITCHEN AREA, PROVIDE A CLASS K TYPE FIRE EXTINGUISHER, MOUNTED AT 48" AFF MAX. TO TOP PROVIDE A RECESSED PORTION OF WALL TO MOUNT THE FIRE EXTINGUISHER. COORDINATE LOCATION OF THIS FIRE EXTINGUISHER WITH THE PULL STATION FOR THE HOOD SUPPRESSION SYSTEM TO BE LOCATED TOGETHER.

9) INSTALLATION OF EXH. HOOD EXTINGUISHING SYSTEM (UPDATED UL300) SHALL BE APPROVED UNDER SEPARATED PERMIT & SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF BUILDING PERMIT.

10) FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIELD INSPECTOR.

11) THE LICENSED FIRE PROTECTION CO. IS RESPONSIBLE FOR THE U.L. APPROVAL SYSTEM NUMBER, THE SUBMISSION U.L. APPROVAL SCHEMATIC DRAWING TO AREA INSPECTION UNIT.

12) INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH CBC CHAPTER 8 TABLE 803.9

13) ALL DRAPES, HANGINGS, CURTAINS, DROPS AND ALL OTHER DECORATIVE MATERIALS SHALL COMPLY WITH COUNTY FIRE CODE.

14) COMMERCIAL DUMPSTERS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY ON 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS AREAS CONTAINING DUMPSTERS ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM.

15) THE MODIFICATION OF FIRE SPRINKLER SYSTEM (IF REQUIRE) WILL BE SEPARATELY SUBMITTED FOR PLAN CHECK AND PERMIT BY AN INCENSED FIRE PROTECTION CO.

16) EXTEND AND/OR MODIFY SPRINKLER AND LIFE SAFETY SYSTEM AS NEEDED

DESIGN FOR RESTAURANT PLUS, INC.  
119 S. ATLANTIC BLVD. SUITE 228,  
MONTEREY PARK, CA 91754

CIVIL ENGINEER: JASON CHEN  
ELECTRICAL ENGINEER: JOSEPH ZHANG  
MECHANICAL ENGINEER: JOSEPH ZHANG  
KITCHEN DESIGN: JIMMY ZHANG  
OFFICE MANAGER: JIAN CHEN

TEL: (626) 570-9978  
FAX: (626) 289-7823  
WEB SITE: WWW.HELLODRP.COM  
E-MAIL: JIMMY@HELLODRP.COM

PLANS APPROVED  
as required by  
Case No. 20-1015-02 JV-TDR-SRP  
JIMMY ZHANG  
JUNIOR ARCHITECT  
CITY OF LOS ANGELES  
Date: 11/26/15

1ST FLOOR - AREA CALCULATIONS  
SCALE: 1/16" = 1'-0"

SITE PLAN (Scale: N.T.S.) N.T.S. 07

A-0.0 COVER SHEET, SITE PLAN, PROJECT SUMMARY  
A-0.1 SITE PLAN  
A-0.2 GENERAL NOTES  
A-1.0 FLOOR PLAN  
A-1.1 EQUIPMENT PLAN  
A-1.2 EQUIPMENT SCHEDULE, FINISH SCHEDULE, DETAILS  
A-1.3 WALL DIMENSION PLAN  
A-1.4 EXISTING PLAN  
A-1.5 FLOOR FINISHED PLAN  
A-2.0 CEILING PLAN, DETAILS  
A-2.1 CEILING DETAILS  
ADA-1 ACCESSIBLE, DETAILS  
ADA-2 RESTROOM PLAN

E-0 PANELPOWER, PANEL SCHEDULE  
E-1 POWER PLAN  
E-2 LIGHTING PLAN  
E-3 LTG T-24

M-1 EXHAUST PLAN, DETAILS  
M-2 MECH DETAIL, T-24  
M-3 MECH DETAIL  
M-4 MECH DETAIL  
M-5.0 UL HOOD SHOP DRAWING  
M-5.1 UL HOOD SHOP DRAWING  
M-5.2 UL HOOD SHOP DRAWING  
M-5.3 UL HOOD SHOP DRAWING  
M-6 FIRE INSULATION DETAILS  
M-7 FIRE INSULATION DETAILS

P-0 PLUMBING DETAILS,  
P-1 GAS PLAN, DETAILS  
P-2 PLUMBING PLAN, DETAILS  
P-3 SEWER PLAN, DETAILS  
P-4 SEWER DETAILS, T-24

NOTE FOR FIRE DEPT. N.T.S. 10

PROJECT TEAM N.T.S. 09

INDEX N.T.S. 08

PROJECT DATA N.T.S. 06

ABBREVIATIONS N.T.S. 04

COVER SHEET N.T.S. 01

CONSULTANT BY:

STAMP:

DATE: 7/3/20  
REVISION: LANDLORD CORRECTION

PINE & CRANE  
(TENANT IMPROVEMENT)

1120 S. GRAND AVE #101  
LOS ANGELES, CA 90015

JOB NAME AND ADDRESS:

COVER SHEET

These ideas, designs, arrangements, represented hereby are shall remain the property of Design for Restaurant Plus, Inc. and no part thereof shall be copied by others or used in connection with any work or the specified project, designs, arrangements of plans shall be used without the written permission of Design for Restaurant Plus, Inc. written dimensions on these drawings shall have precedence over scale dimensions, contractors shall verify, and be responsible for all dimensions and condition on the job this office must be notified of all variations from the dimensions and conditions shown by these drawings.

Date: 4/21/2020

Drawn No: 2020#2284

Drawn By: JIMMY ZHANG

Scale: N.T.S.

Sheet title: COVER SHEET

Sheet No:

A-0.0



**Total Indoor Square Footage: 3,112 sq. ft.**  
**Total Outdoor Square Footage: 1,214 sq. ft.**

**Indoor Seats: 51**  
**Outdoor Seats: 67**  
**Total Seats: 118**

NOTE:  
THE 3-COMP. SINK DRAIN DIRECTLY TO SEWER SYSTEM PER CPC 704.3. SEE DETAIL 02 ON P2

- (E) 3'-5 1/2" X 6'-8" DOOR, SELF-CLOSING. 32" CLR.
- PROVIDE ILLUMINATED "EXIT" SIGN PER 2019 CBC BACK-UP POWER 90 MIN.

- (E) 3'-5 1/2" X 6'-8" DOOR, SELF-CLOSING. 32" CLR.
- PROVIDE ILLUMINATED "EXIT" SIGN PER 2019 CBC BACK-UP POWER 90 MIN.

- (E) 36" X 6'-8" DOOR, SELF-CLOSING. 32" CLR.
- PROVIDE ILLUMINATED "EXIT" SIGN PER 2019 CBC BACK-UP POWER 90 MIN.

- NOTE:  
\* LANDLORD'S PROVIDED ELECTRICAL PANEL WILL REQUIRE RELOCATION. TENANT'S PLANS CURRENTLY SHOW ELECTRICAL PANEL ON A TENANT CONSTRUCTED WALL, WHICH CURRENTLY DOES NOT EXIST. AS A GENERAL REMINDER, THE RELOCATION WILL BE AT TENANT'S SOLE COST.
- NOTE:  
\* FA AND SPRINKLER DRAWINGS:  
a. TENANT TO HAVE OWN FA PANEL TIED INTO THE LANDLORD'S SYSTEM.  
b. SPRINKLER SYSTEM SHALL HAVE ITS OWN FLOW SWITCH, TIED INTO THE FA.  
c. CONDENSER WATER SHALL BE ON A BTU METER.

- ① INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES 2019 CBC 11B SEE DETAIL#03 ON A-1.2
- ② (E) FIXED WINDOW NON-OPENABLE
- ③ ACCESSIBILITY DINING TABLE SHALL BE 28" TO 34" MAX. UNDER TABLE 27" HIGH MIN. CLR SPACE WITH 19" DEEP KNEE FOR EACH ACC. SEATING, 48"x30" MIN CLEAR

- ④ TACTILE EXIT SIGNS IDENTIFIES AN EXIT DOOR WHICH LEADS DIRECTLY TO THE OUTSIDE. PER 2019 CBC 11B SEE PLAN ADA-1 FIG.9 A
- ⑤ PANIC HARD WARE PUSH STYLE
- ⑥ RESTROOM SIGN SEE PLAN ADA-1 FIG.3

- ⑦ FIRE EXTINGUISHER MODEL 2A-10BC EVERY 75 FT EACH ONE. INCLUDING ONE IN HALL WAY AND CLASS K FOR THE KITCHEN

#### SEATING CALCU.

PROVIDE TOTAL 118 SEATS INCLUDING 6 ACCESSIBLE SEATS > 5% OF TOTAL SEATS.

NOTE:  
ALL EQUIPMENT IS ON 6" HIGH LEGS, COMMERCIAL CASTERS OR ON A 6" MASONRY CONTINUOUS COVED BASE.

#### DRY STORAGE SHELVING CALCU.

WIRE SHELVING (3) 36"x18" 5-TIERS = 45 FT.  
WIRE SHELVING (1) 42"x18" 5-TIERS = 17.5 FT.  
WIRE SHELVING (1) 48"x18" 5-TIERS = 20 FT.  
WIRE SHELVING (1) 72"x18" 5-TIERS = 30 FT.

TOTAL HAVE STORAGE SHELVING 112.5 LN. FT.  
REQ. MIN 96 LN. FT OF STORAGE SHELVING



#### WALL LEGEND:

- EXISTING WALL, NO CHANGE.
- NEW INTERIOR NON BEARING WALL, METAL STUD 20 GA 3-5/8"x 1-3/8" WITH 5/8" GYP. BD. BOTH SIDE, TYPE "X"
- NEW INTERIOR NON BEARING WALL, METAL STUD 20 GA 3-5/8"x 1-3/8" WITH 5/8" GYP. BD. BOTH SIDE, TYPE "X"
- 4'-0" LOW PARTITION WALL



## **CONDITIONAL USE - ATTACHMENT - 1**

1120 S. Grand Ave.

### **Representative:**

Elizabeth Peterson Group, Inc.  
400 S. Main Street, Suite 808  
Los Angeles, CA 90013  
T: 213-620-1904  
elizabeth@epgla.com

### **Applicant:**

SK Restaurant Concepts III, LLC  
1120 S. Grand Ave #101  
Los Angeles, CA 90015  
T : 626-388-3245

## **REQUESTED ENTITLEMENTS:**

**Pursuant to 12.24-W, 1**, A Conditional Use to permit the continued sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a 4,326 square-foot restaurant containing 3,112 sq. ft. of indoor dining with 51 indoor seats and a 1,214 sq. ft. outdoor partially covered dining area with 67 seats. Hours of operation from 7:00 a.m. to 2:00 a.m., daily.

## **CONDITIONAL USE FINDINGS**

- i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The applicant is requesting to allow the on-site sale and dispensing of a full-line of alcoholic beverages in conjunction with a 4,326 square-foot restaurant containing 3,112 sq. Ft. Of indoor dining with 51 indoor seats and a 1,214 sq. Ft. Outdoor partially covered dining area with 67 seats.

The subject property is located in the South Park neighborhood of Downtown Los Angeles, surrounded by commercial and retail uses as well as residential apartments. To the south are more commercial and residential uses of downtown and the Interstate 10. To the west is the bustling area of Staples Center and LA Live. To the north is the financial district and to the east is the fashion and garment district of Downtown Los Angeles. This project is a proposed restaurant called Pine and Crane, a fast casual Taiwanese restaurant. Pine and Crane is a staple in Silver Lake, and the operator wants to venture into Downtown Los Angeles to share her food with community. Her vision is to showcase to the community Taiwanese food that is accessible through warm hospitality and an affordable menu while placing a premium on quality, local and organic ingredients. The availability of alcohol is an expected amenity at restaurants such as this and will be an ancillary amenity for diners.



The property is located in an area with restaurants, all of which operate in the evening, as well as numerous clothing and other retail stores. Therefore, the site is convenient and accessible to a large population. This provides a service that is beneficial to the workforce, tourist, residential, and employment populations and is appropriate for the area.

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

The project is located on the ground floor of an existing residential high rise building. The intended use of a restaurant in the R5 zone is permitted with the approval of a conditional use permit. The project is located on Grand Avenue in the south park neighborhood of Downtown Los Angeles near other high-rises with ground floor commercial restaurants and cafes. The proposed restaurant will therefore complement other retail and restaurant uses in the area. By not being an empty space on a commercial street, the restaurant will also enhance the public safety and welfare by deterring vagrant activity.

The proposed project will be proper in relation to adjacent uses or the development of the community because the surrounding area in which the restaurant is located is entirely planned for residential high rises with ground floor commercial uses and is fully developed for these purposes. The restaurant will continue to serve the needs of local residents, business people, shoppers and tourists from the Downtown Los Angeles area as well as the community at-large.

The surrounding offices and shops are attracting more persons to the area and consequently generating an expanded patron base, thereby increasing the day and night time population. This population seeks a diversity of services, such as this restaurant will provide. The use will continue to serve this population and the inclusion of food and beverage service will provide a desired amenity. This project will not change the scale or character of the fabric of the neighborhood in an adverse way.

**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 the 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 as a city center land uses that is in the sphere of influence from the Convention Center/Arena. The subject property is zoned [Q]R5-4D-O, meaning it is set for multi-family residential uses and with a conditional use permit a



restaurant would be allowed. The proposed project is a full-service restaurant, named Pine and Crane, and its presence will benefit the community by being a restaurant within walking distance from retail shops and other restaurants. The applicant and operator of Pine and Crane is also well versed in the restaurant world and has been a chef for many years.

This project purposefully fills goals set forth by the community plan:

*Objective 2-3 To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism.*

The subject site is in close proximity to the Convention Center and Staples Center, allowing the site to serve this important hub of economic and entertainment activity in Los Angeles. The proposed restaurant would promote the service of Thai food to the nearby residents as well as business people throughout the lunch hours and visitors to the civic center.

*Objective 2-4 To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.*

The intended use as a restaurant in its very nature creates an active lunch and dinner environment, fostering tourism. This restaurant is currently operating in Silver Lake, so tourists or residents that are closer to the Downtown area would stop at this location for food.

*Objective 2-4.1 Promote nightlife activity by encouraging restaurants, pubs, night clubs, small theaters, and other specialty uses to reinforce existing pockets of activity.*

This restaurant would create a pocket of activity near residential areas and not far from the civic center, which houses the Convention Center and Staples Center arena. This would make the area feel safer for residents walking home or enjoying a stroll through the neighborhood.

By allowing on-site alcohol sales, the project will be made stronger and more competitive with area restaurants and those beyond the immediate area. This brings dollars into the Downtown Los Angeles area which promotes the economic vitality of the restaurant itself and the community it inhabits.

The new establishment would help serve as a catalyst to encourage additional investment in the immediate vicinity, enhancing the viability of area stores and businesses. The project would provide a street level restaurant which would serve to encourage pedestrian activity in the area and would be consistent with the central city land use designation. Therefore, the proposed restaurant is in harmony and conforms with the General Plan.

**iv. The proposed use will not adversely affect the welfare of the pertinent community.**

The proposed restaurant called Pine and Crane and would be the second Pine and Crane restaurant in Los Angeles. The first restaurant is in Silver Lake, and the operator wants to



venture into the Downtown Los Angeles area. Vivian, the operator of Pine and Crane, opened the original location in 2014 and it instantly became beloved. In an effort to provide more opportunities to her team and to provide regulars with a new experience, she opened up JOY in the Highland Park neighborhood of Los Angeles. Since opening, Joy's thousand layer pancake has earned a segment on Food Network's program "Best Thing I Ever Ate", a favorable review by the Los Angeles Times, and is oftentimes on Eater LA's well-known "Essential 38" list. The operator has established herself as a qualified restaurateur and business owner who will bring an exciting new amenity and destination to the community.

Approval of the Conditional Use at this location will not adversely affect the welfare of the pertinent community because the restaurant will add to the economic base of the community through the exchange of goods and services with other commercial uses, create and maintain employment opportunity and generate tax revenue. The availability of a full line of alcoholic beverages at this restaurant is a typical request in conjunction with a restaurant use and will positively contribute to the economic base of the community by creating more job opportunities and dining opportunities. Thus, the existing location is suited for the intended uses and they in turn will promote economic welfare of the community.

## **ADDITIONAL CUB FINDINGS**

- i. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a 1,000-foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation of nuisance proceedings have been initiated for any use in the area.**

The approval of the requested entitlement will only further improve this area of Downtown by offering a specific type of restaurant space to enjoy, attracting a diverse mix of visitors and residents. The location of this service is a unique circumstance given the amount of development in the Downtown area. The proposed project will integrate well with existing uses in this area, and will serve the area with a sought after amenity. Over-concentration is undue when the addition of a license will have negative impacts on the surrounding neighborhood. Over-concentration is not undue when the addition of a license will benefit the public welfare and convenience. The subject site is located in a dense commercial and multi-residential area, where the number of restaurants, hotels, and other commercial uses is concentrated, and thus a higher concentration of liquor licenses is anticipated. Although the census tract is numerically over-concentrated, the project will not adversely affect the community welfare because the proposed project use is desirable and needed for the area. As such, the proposed project should not contribute to further undue concentration of such establishments serving alcoholic beverages in the area.



The applicant has worked in the hospitality business for many years as a chef and is prepared to manage this restaurant well. She wants the restaurant to become a staple in Downtown Los Angeles and intends to work closely with LAPD vice and the community. Her combined hospitality and business management experience will make maintaining the liquor license effortless and beneficial to the community.

- ii. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The approval of a Conditional Use Permit will not detrimentally affect nearby residents. The applicant/operator has established herself as a renowned chef and business owner and wants to bring her endeavors to Downtown Los Angeles. The applicant plans to have a positive relationship with the community and wants to serve the community by bringing a renowned full-service restaurant to south park.

Approval of the Conditional Use will not detrimentally affect nearby residentially zoned properties because the subject property is designed to concentrate the restaurant on the ground floor to match the mode and character of the surrounding buildings and uses. The proposed restaurant will provide a convenient and necessary amenity to the community and its surroundings and therefore, the approval of the conditional use request will not detrimentally affect nearby residentially zoned properties. The restaurant will have cameras, exterior lighting, and all employees will be STAR trained, ensuring the establishment is properly secured. The restaurant will provide full meals at all times of operation and open this space to residents, tourists, and workers in the area.









YIELD TO Peds

4 HOUR PARKING 8AM - 8PM







1.



2.





3.

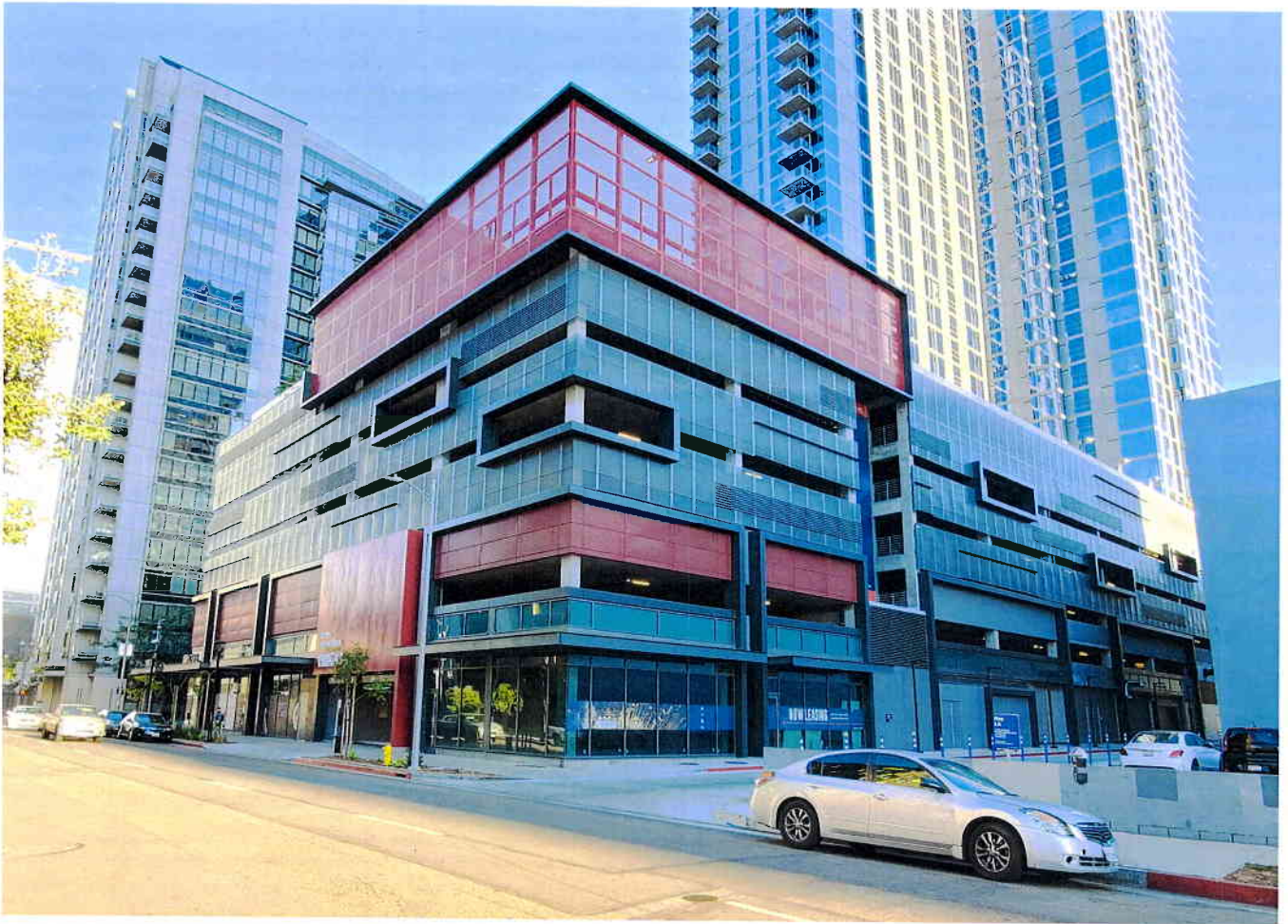


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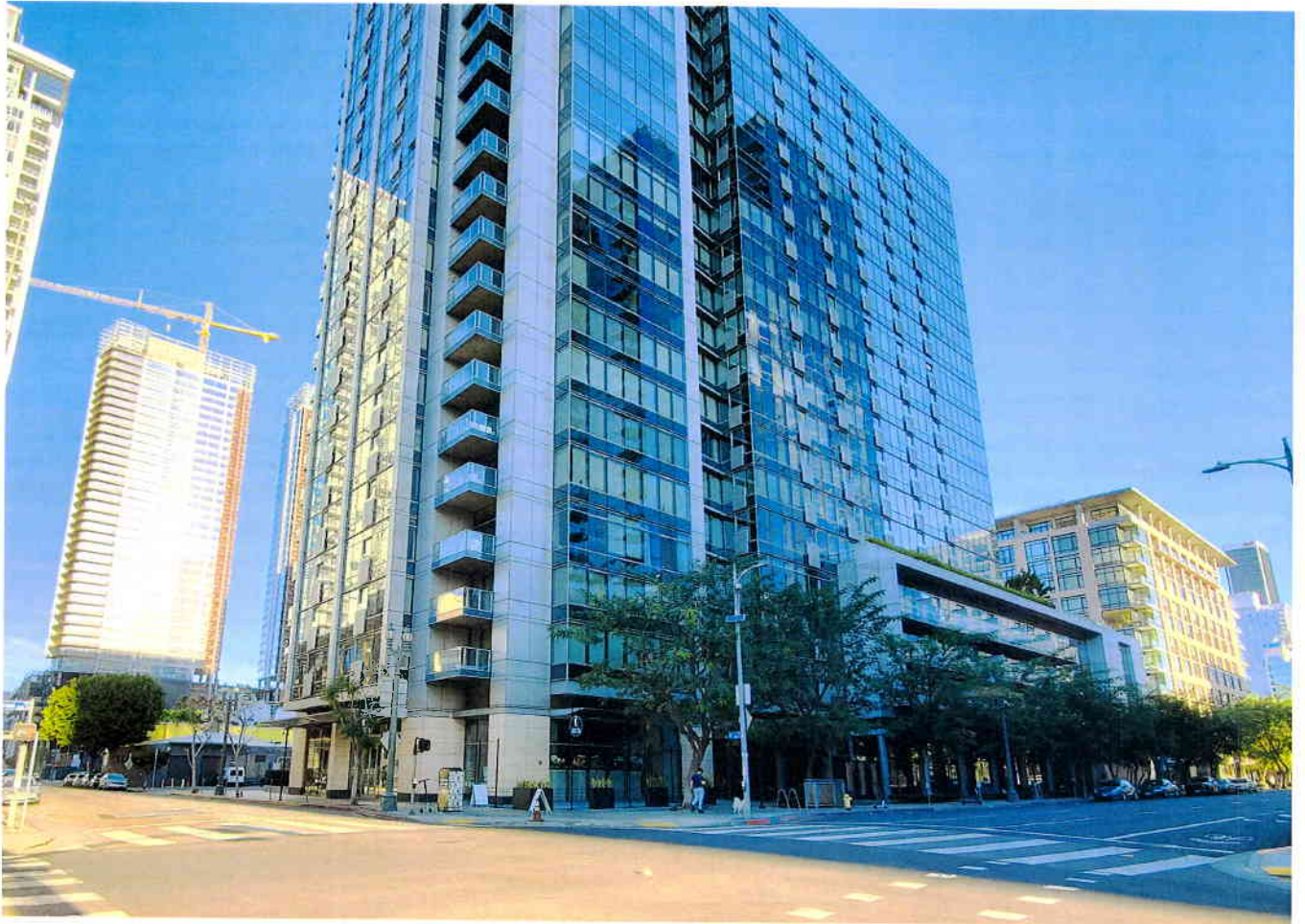




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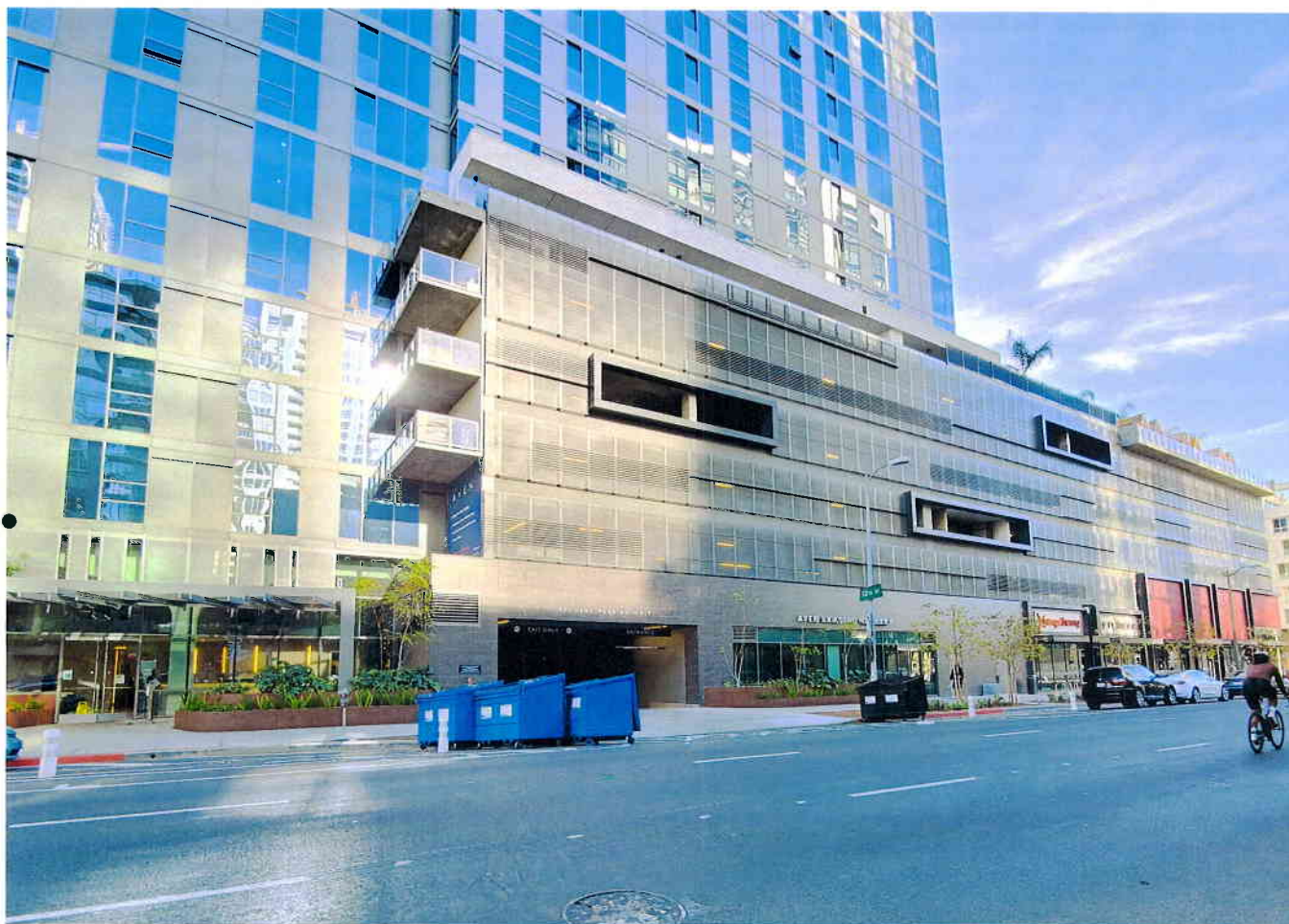




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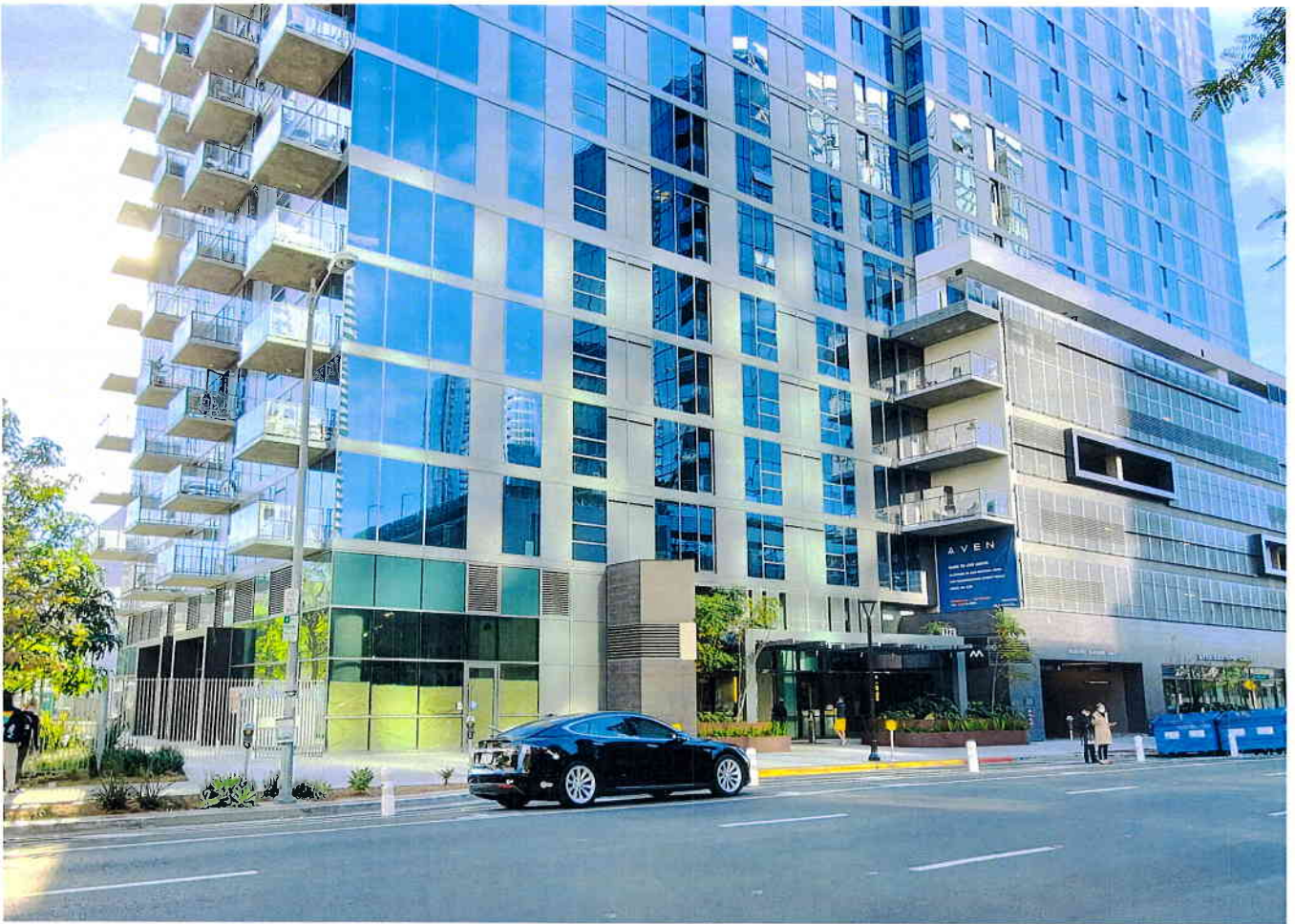


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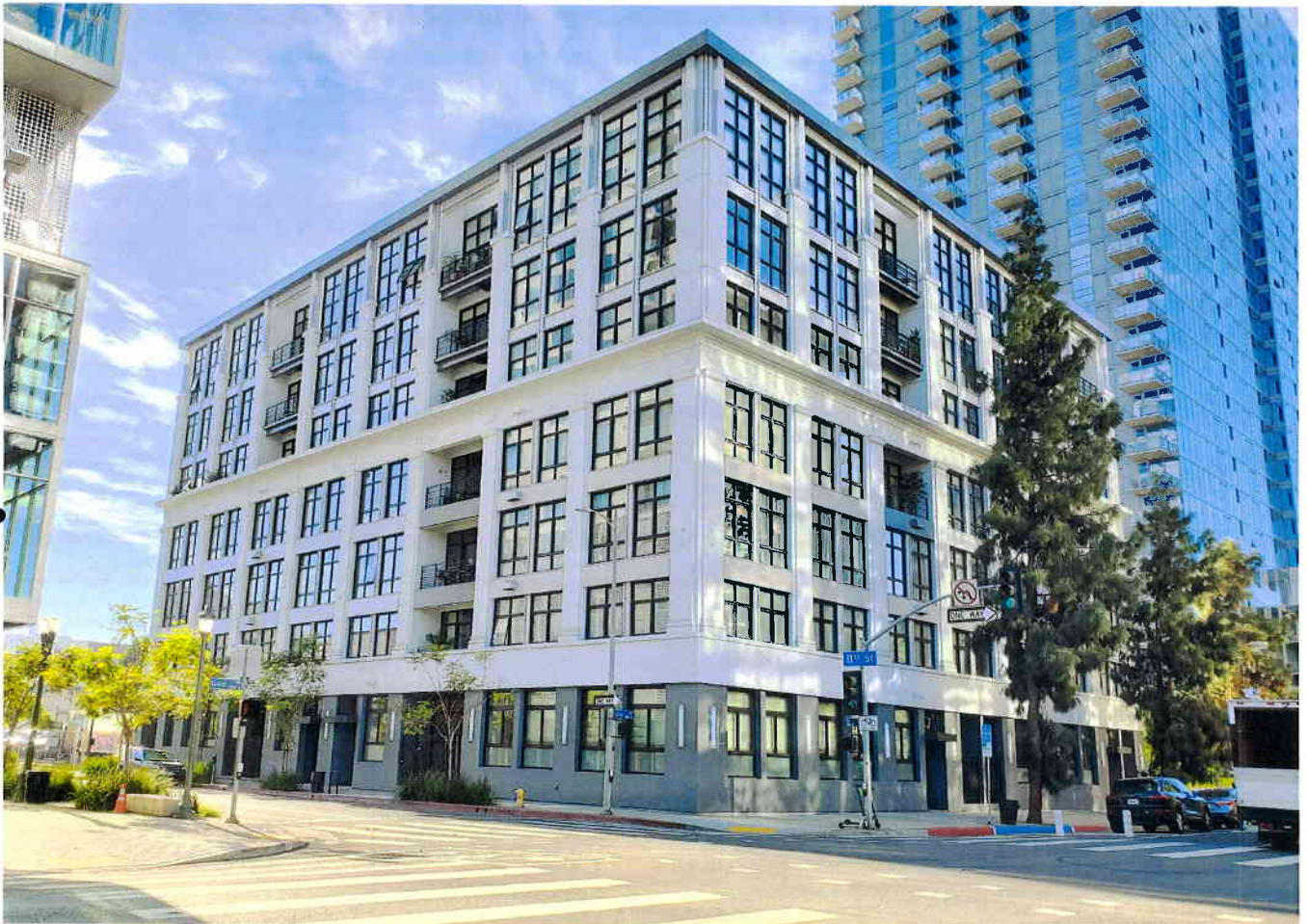




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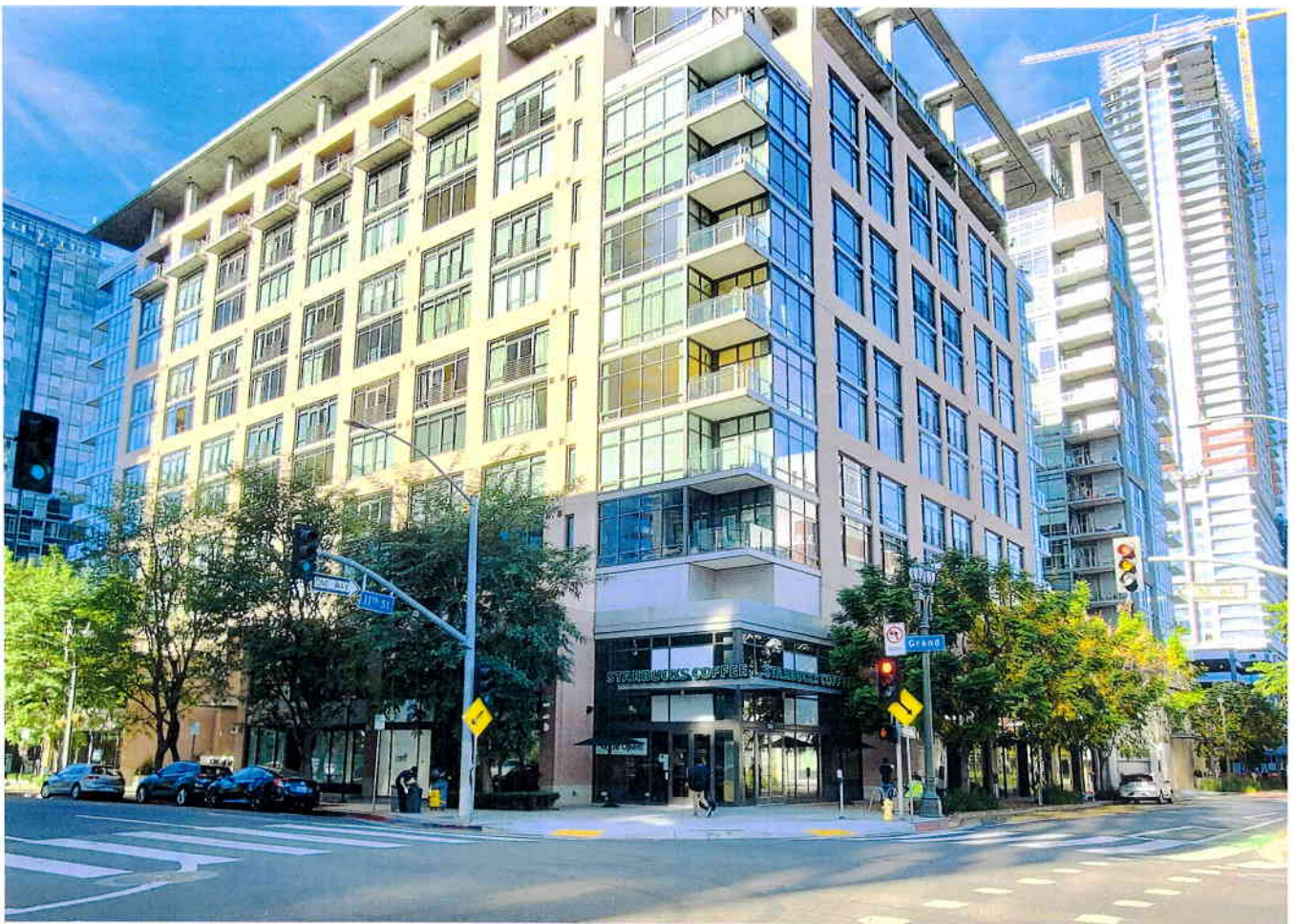


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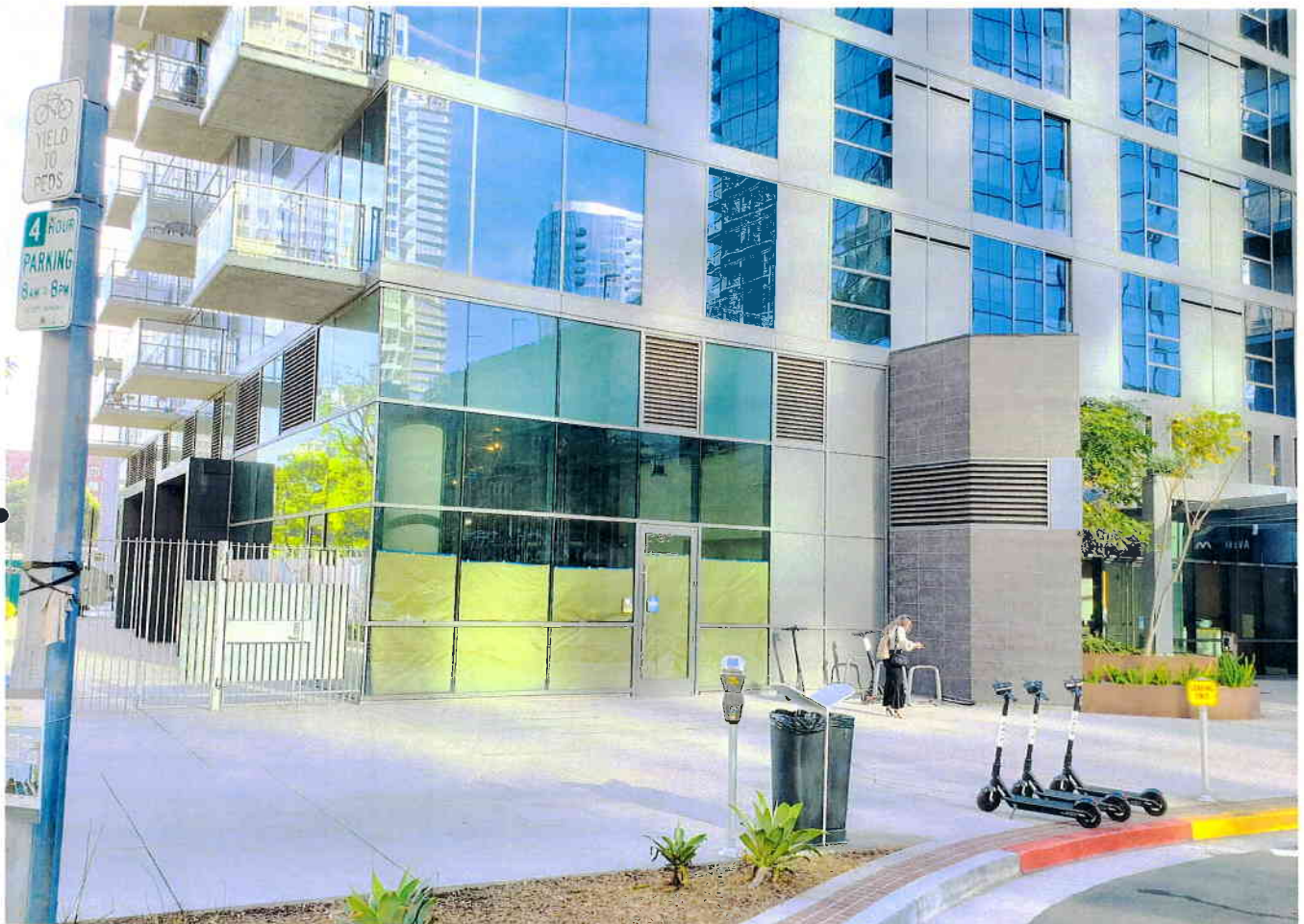




13.



14.





15.



16.

