



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____
Env. Case Number _____
Application Type _____
Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

- Waived hearing, Concurrent hearing, Hearing not be scheduled on a specific date (e.g. vacation hold)
Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.

1. PROJECT LOCATION

Street Address1 453 S. SPRING ST. LOS ANGELES, CA 90013 Unit/Space Number _____
Legal Description2 (Lot, Block, Tract) FR. LOT 1; BLOCK 10; ORD'S SURVEY TRACT
Assessor Parcel Number 5149-024-001 Total Lot Area 17,273 SQ. FT.

2. PROJECT DESCRIPTION

Present Use BAR/LOUNGE
Proposed Use BAR/LOUNGE (NO CHANGES)
Project Name (if applicable) CROCKER CLUB

Describe in detail the characteristics, scope and/or operation of the proposed project Conditional Use Permit to allow the continued operation and maintenance of an existing 5635 sq. ft. bar/lounge and 600 sq. ft. outdoor patio on at the ground floor entrance, with a full line of alcoholic beverages (Department of Alcoholic Beverage Control [Type 48] license), live entertainment, dancing, occupancy for up to 299 patrons, and hours of operations from 9am to 2am, daily.

Additional information attached [] YES [x] NO

Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e. vacant)
Site is located within 500 feet of a freeway or railroad
Site has existing buildings (provide copies of building permits)
Site is located within 500 feet of a sensitive use (e.g. school, park)
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)

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

- 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

- 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

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 section 12.24 W,1 Section from which relief is requested (if any): _____

Request: Conditional Use Permit to allow the continued operation and maintenance of an existing 5635 sq. ft. bar/lounge and 600 sq. ft. outdoor patio on at the ground floor entrance, with a full line of alcoholic beverages(Department of Alcoholic Beverage Control [Type 48] license), live entertainment, dancing, occupancy for up to 335 patrons, and hours of operations from 9am to 2am, daily.

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

Request: _____

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

Request: _____

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) ZA 2011-3260(CUB)(CUX); ZA 2005-7005(CUB)(CUX)

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. ZA 2011-3260(CUB)(CUX)

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. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? YES (provide copy) NO

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

Development Services Case Management Number _____

Building and Safety Plan Check Number _____

Bureau of Engineering Planning Referral (PCRF) _____

Bureau of Engineering Hillside Referral _____

Housing and Community Investment Department Application Number _____

Bureau of Engineering Revocable Permit Number _____

Other—specify _____

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name THOMAS TURNER
Company/Firm _____
Address: 850 COLORADO BLVD. Unit/Space Number 202
City LOS ANGELES State CA Zip Code: 90041
Telephone (323) 550-8999 E-mail: tommyt007@yahoo.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) THE CROCKER CLUB COMPANY C/O POYU SU
Address 453 S. SPRING ST. Unit/Space Number 200
City LOS ANGELES State CA Zip Code: 90013
Telephone _____ E-mail: _____

Agent/Representative name _____
Company/Firm _____
Address: _____ Unit/Space Number _____
City _____ State _____ Zip: _____
Telephone _____ E-mail: _____

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____
Name _____
Company/Firm _____
Address: _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(select only one) Agent/Representative Other _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

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

PROPERTY OWNER

9. **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 to 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 6/20/17

Print Name ROY SU

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 6-20-17 before me, Sybil Janella Abrams, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Poyu Su 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.

Sybil J. Abrams
Signature

(Seal)



APPLICANT

10. **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: 

Date: 6/20/24

Print Name: Thomas Turres

FINDINGS
CONDITIONAL USE PERMIT – ALCOHOL (CUB)

453 S. SPRING ST. LOS ANGELES, CA 90013

REQUEST:

Pursuant to the Los Angeles Municipal Code, Section 12.24 W 1, the Applicant is requesting a Conditional Use Permit to allow the continued sale and dispensing of full line alcoholic beverage (Type-48) ABC license in conjunction with an existing 5,635 sf. bar/lounge with 600 sf. outdoor patio; with live entertainment and dancing; 335 patron occupancy (, and with hours of operations from 9am to 2am daily.

BACKGROUND:

The subject property consists of two-lot tied, square, level parcels located at the northwest corner of Spring and 5th Streets, with a width of 115 on Spring Street and a depth of 154.58 feet. The site is developed with a 12-story office building. The upper floors of the building are developed with offices. There is no parking on-site.

The properties to the north are zoned [Q]C4-4D and developed with various first floor retail shops inside office buildings and a parking lot abutting the site.

The properties to the south of the site are zoned [Q]C4-4D and comprise several multi-commercial buildings and parking lots.

The adjoining properties to the east of the site are zoned [Q]C4-4D and developed with two buildings being converted to artist lofts.

The properties to the west across 5th Street are zoned C5-4D and developed with a hotel, retail, shops, and a post office.

Spring Street, adjoining the property to the east is a Major Highway with a width of 80 feet and improved with curb, gutter and sidewalk.

Frank Court, adjoining the property to the north, is a through alley improved with asphalt pavement within a 20-foot dedication.

5th Street, adjoining the property to the west is a Secondary Highway with a width of 65 feet and improved with curb, gutter and sidewalk.

a. General Conditional Use

- 1. 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 like the subject restaurant, which was granted a Certificate of Occupancy since 2009. Furthermore, land uses, and in particular sensitive land uses, surrounding the subject property remain generally similar to what existed in 2009.

The Applicant's request at this juncture to conditionally allow alcohol sales and dancing in conjunction with an existing bar & lounge is identical to what was approved from the previous grant with the exception of the Applicant's request for the hours of operations from 9am to 2am, daily. As such, as the restaurant with its current operations has proven to be a convenient location for a unique dining and entertainment experience,

the Applicant only seeks to complete the overall experience by legally providing their customers the ability to sell alcohol, provide entertainment and dancing, similarly to what was already granted in 2009.

- 2. 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.**

At this juncture, the Applicant does not propose any construction that will change the restaurant's size nor height. Moreover, the Applicant's request does not significantly change the operations as the immediate request is merely to continue the alcohol privileges along with dancing in conjunction with the existing bar & lounge operations as granted pursuant to Case No. ZA 2011-3260-(CUB)(CUX) as well as an extension of hours to 9am to 2am daily.

Furthermore, as evidenced by the Applicant's alcohol license record, the restaurant has been and will continue to operate responsibly with due consideration of the surrounding land uses and in particular nearby residences. Also, with the conditions and limitations imposed by the Zoning Administrator, most if not all negative impacts of the use should be significantly mitigated. As such, the restaurant with the granted request for dancing shall remain proper relation to surrounding neighborhood and uses and will not adversely affect the public health, safety and welfare.

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

The requested entitlement to allow alcohol and dancing in conjunction with the existing bar/lounge at the subject site as well as the extension of hours to 9am to 2am, daily would enhance the versatility of the area by providing a use that is unique and desirable to the surrounding community, while also generating additional taxable revenue for the City as a whole.

The Central Community Plan designates the subject property as part of a Regional Center Commercial type of land uses wherein bar/lounge usage is one that is permitted by-right in the underlying C4 Zone and is in conformance with the type of development normally permitted in a regional center that contains a mix of uses including restaurants with entertainment and dancing. This is particularly true of the neighboring areas 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

- 4. Explain how the proposed use will not adversely affect the welfare of the pertinent community.**

The establishment will continue to add an integral part in the revitalization of the economic welfare of the surrounding community by providing numerous jobs as well as increasing tax revenues in the surrounding area. Moreover, the approval of the request for alcohol and dancing in conjunction with the existing bar/lounge at the subject property will allow the use 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.

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

The subject use maintains an existing Department of Alcoholic Beverage Control [Type 48] license to allow on-site sales and consumption of full line alcohol and as such, is not requesting to add a new license to the census tract, thereby resulting in an undue concentration of licenses within the area with this applications request. Furthermore, a review of commercial uses within the surrounding area yielded that there are no similar types of restaurants offering with entertainment and dancing.

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

Although the site is located adjacent to residential and sensitive uses, said uses existed when the restaurant was originally granted alcohol sales and dancing pursuant to Case No. ZA 2011-3262(CUB). Moreover, the subject site is located within a commercial corridor, in a built, urban environment with a diversity of uses that include similar uses. As such, with the conditions and limitations imposed by the Zoning Administrator and the Department of Alcoholic Beverage Control, if approved, negative impacts to surrounding developments and specifically residentially zones, shall be mitigated.

FINDINGS
CONDITIONAL USE PERMIT – ALCOHOL (CUB)

REQUEST:

Pursuant to the Los Angeles Municipal Code, Section 12.24 W 1, the Applicant is requesting a Conditional Use Permit to allow the continued sale and dispensing of full line alcoholic beverage (Type-48) ABC license in conjunction with an existing 5,635 sf. bar/lounge with 600 sf. outdoor patio; with live entertainment and dancing; 335 patron occupancy, and with hours of operations from 9am to 2am daily.

- a. What is the total square footage of the building or center the establishment is located in?
17, 273 sq. ft.
- b. What is the total square footage of the space the establishment will occupy?
Existing **5635** sq. ft. bar/lounge.
- c. What is the total occupancy load of the space as determined by the Fire Department?
Shall be provided at the hearing
- d. What is the total number of seats that will provided indoors? Outdoors?
335 Max Occupancy – 81 seats indoors with 16 outdoor seats on patio area
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors?
Yes. Alcohol will be serve on the 16 seats outdoor patio area.
- f. If there is an outdoor area, is on private property or the public right-of-way, or both?
If an outdoor area is on the public right-of-way, has a revocable permit been obtained?
Yes. An approved Revocable permit has been issued for the outdoor patio. A copy of the permit is provided with this file.
- g. Are you adding floor area? If yes, how much is enclosed? Outdoors?
No, all development is existing and there is no construction proposed at this juncture.
- h. Parking
1. How many parking spaces are available on the site?
No parking is provided. Subject use is exempted from parking requirement.
Ample parking is provided at public parking lots adjacent to the site.
 2. Are they shared of designated for the subject use?
N/A

3. If you are adding floor area, what is the parking requirement as determined by the Department of Building and Safety?

n/a

4. Have any arrangements been made to provide parking off-site?

No.

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

n/a

5. 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

6. Will valet service be available? Will the service be for a charge?

Yes, valet service will be provided and there will be a fee.

7. 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

QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT CONDITIONAL USE PERMIT

REQUEST:

Pursuant to the Los Angeles Municipal Code, Section 12.24 W 1, the Applicant is requesting a Conditional Use Permit to allow the continued sale and dispensing of full line alcoholic beverage (Type-48) ABC license in conjunction with an existing 5,635 sf. bar/lounge with 600 sf. outdoor patio; with live entertainment and dancing; 335 patron occupancy, and with hours of operations from 9am 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	9am to 2am	9am to 2am	9am to 2am	9am to 2am	9am to 2am	9am to 2am	9am to 2am
Proposed Hours of Alcohol Sale	9am to 2am	9am to 2am	9am to 2am	9am to 2am	9am to 2am	9am to 2am	9am to 2am

	M	T	W	TH	F	SA	SU
Proposed Hours for Dancing	-5pm to 1:30 am	-5pm to 1:30 am	-5pm to 1:30 am	-5pm to 1:30 am	-5pm to 1:30 am	-5pm to 1:30 am	-5pm to 1:30 am

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

Yes – Live Entertainment is provided at this juncture. The Applicant seeks to also provide incidental patron dancing from 9pm – 1:30 am, daily.

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

Yes, 21 year and older.

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

No, not in conjunction with the subject bar/lounge.

e. Security

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

6-8 employees, maximum

ii. Will security guards be provided on-site

Yes.

iii. If so, how many and when?

One security guard will be provided 9am-10pm and 2 security guard from 10pm to 2am, daily.

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

No.

f. Alcohol

i. Will there be service and consumption a beer and wine only, or a full-line of alcohol beverages available?

Full line of alcohol will be serve.

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.

g. Food

i. Will there be a kitchen on-site?

Yes.

ii. Will alcohol be sold without a food order?

Yes.

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

Yes.

iv. Please provide a copy of the menu if food is to be served.

Shall be provided at the public hearing

v. On-Site

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

Yes. There is an existing bar-counter. Food is offered but is not required for the existing license.

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

vi. 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

**CALDERA BILL (CA Business and Professions Code Sec. 23958 and 2359.4)
CONDITIONAL USE PERMIT – ALCOHOL (CUB)**

REQUEST:

Pursuant to the Los Angeles Municipal Code, Section 12.24 W 1, the Applicant is requesting a Conditional Use Permit to allow the continued sale and dispensing of full line alcoholic beverage (Type-48) ABC license in conjunction with an existing 5,635 sf. bar/lounge with 600 sf. outdoor patio; with live entertainment and dancing; 335 patron occupancy, and with hours of operations from 9am to 2am daily.

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

The Applicant maintains an existing Department of Alcoholic Beverage Control [Type 48] license for on-site sales and consumption of full line alcohol in conjunction with an existing bar/lounge.

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

Yes, the establishment is an existing bar/lounge.

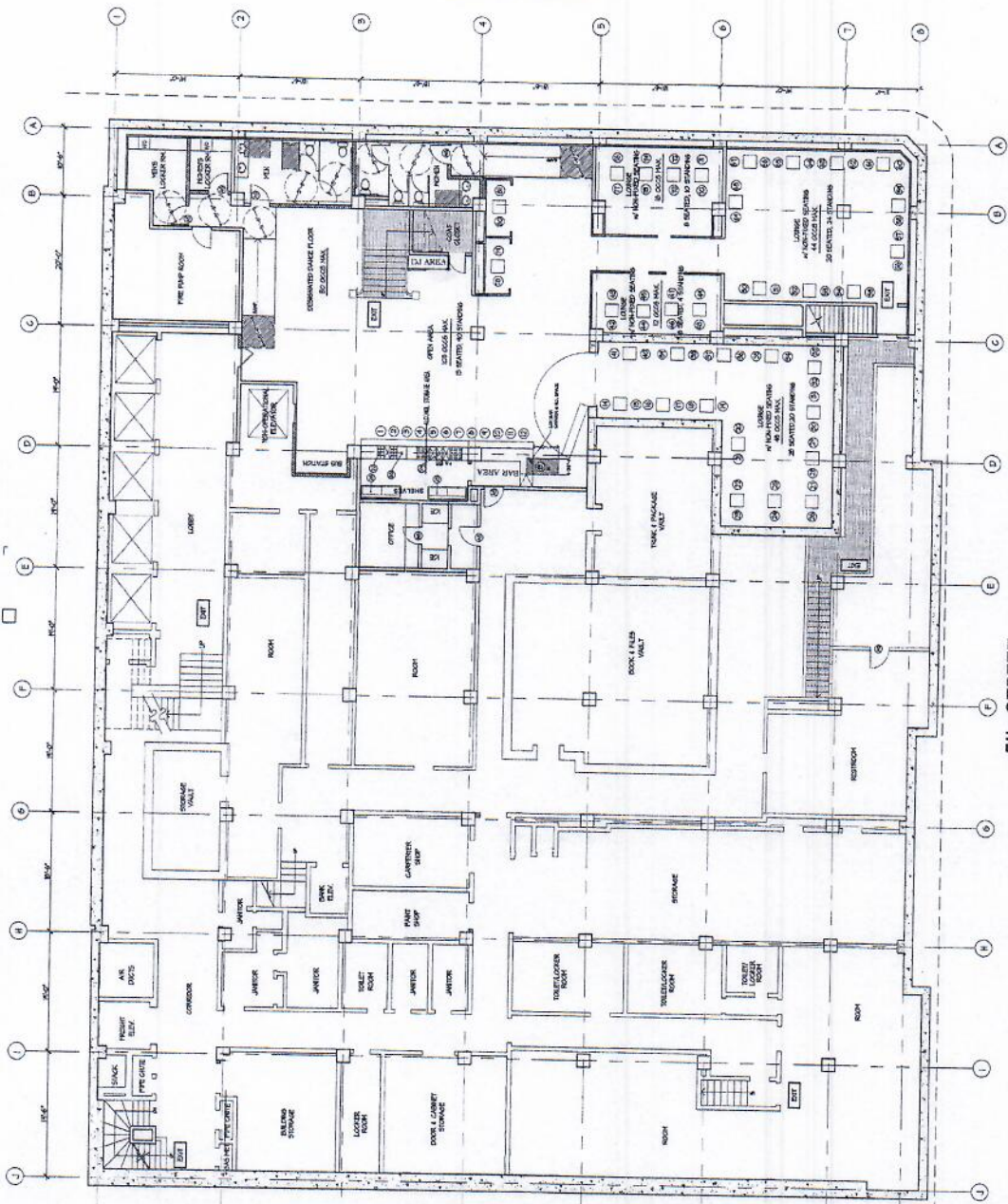
2. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby: issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or if issuance would result in, or add to an undue concentration 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.

FLOOR PLAN DETAILS

FLOOR AREA - 10300 Sq. Ft.
 OCCUPANCY - 100 PATRONS
 NO. OF SEATS - 81 SEATS - INTERIOR
 50% AREA - 200 Sq. Ft.
 100% AREA - 400 Sq. Ft.
 100% AREA - 40 Sq. Ft.

FRANK COURT



PROPOSED OCC. LOAD
 335 OCCUPANTS
 AS SHOWN ON PLANS
 SEATED & OCCUPANTS
 STANDING 78 OCCUPANTS

SPRING STREET

5th STREET

BASEMENT PLAN

453 S Spring St

Los Angeles, California

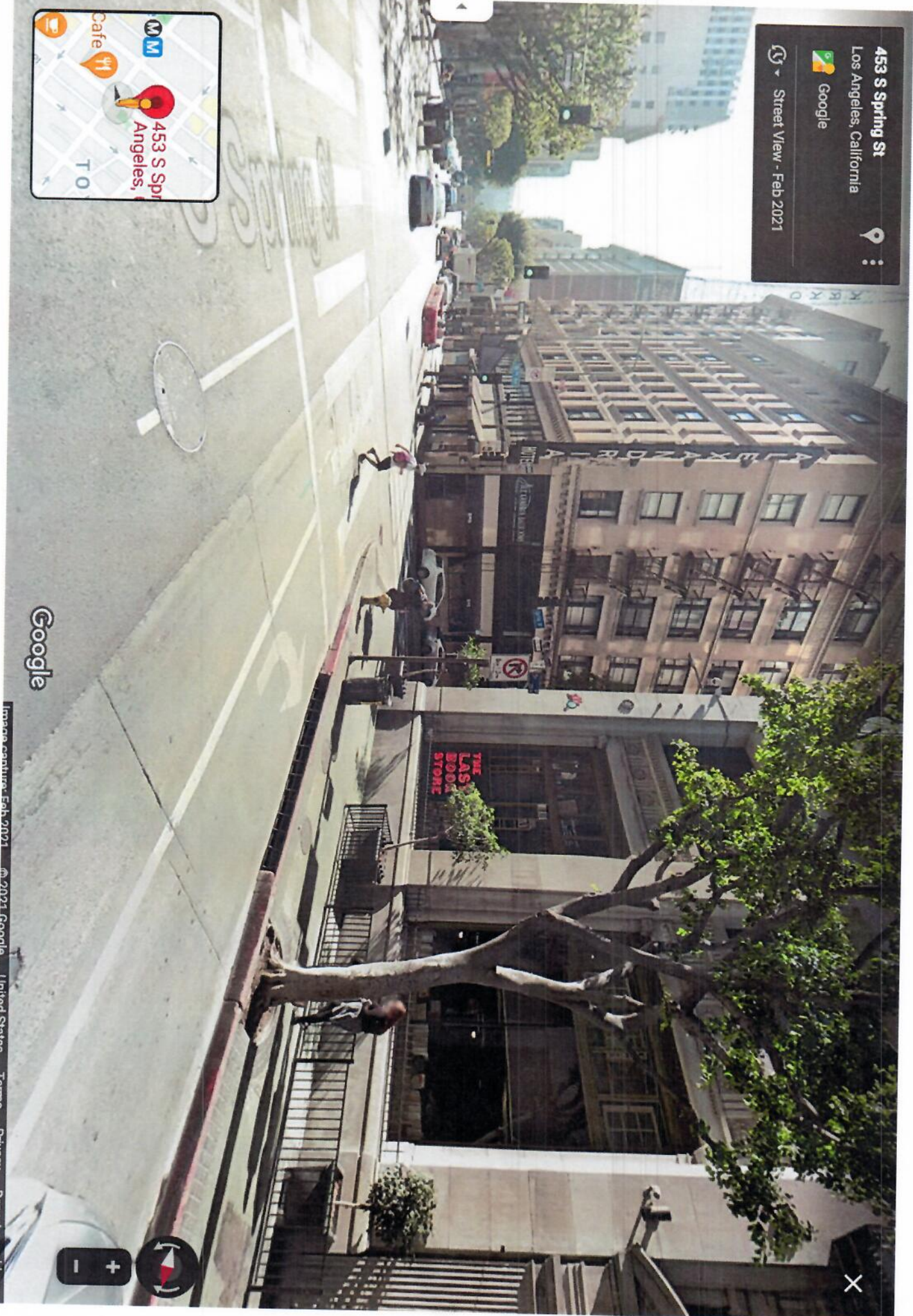


Google

Street View - Feb 2021



453 S Spring St
Los Angeles, California
Google
Street View - Feb 2021



Google

Image capture Feb 2021 © 2021 Google, United States Terms Privacy Report a problem

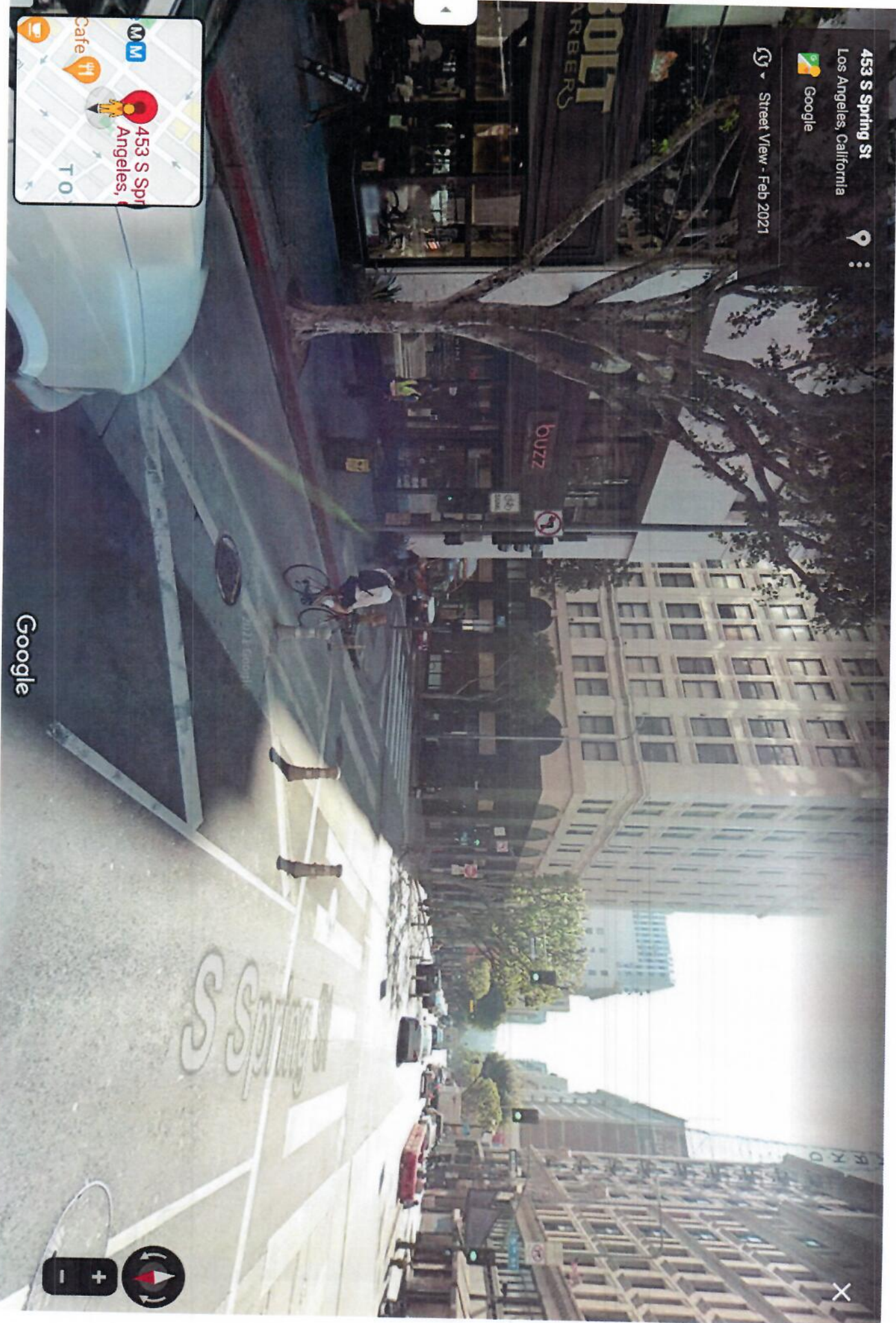


453 S Spring St

Los Angeles, California



Street View - Feb 2021



Google



Los Angeles, California

Google

Street View - Feb 2021

