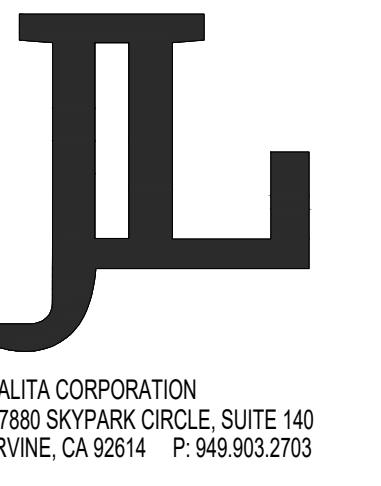


PROPERTY SUMMARY

ADDRESS: 740 E3RD STREET, LOS ANGELES, CA 90013
LEGAL DESCRIPTION: L TRACT: MILLS AND WICKS EXTENSION LOT: 30
APN: 5163-012-004
ZONING: M3-1 RIO (HEAVY INDUSTRIAL ZONE, HEIGHT DISTRICT 1, LOS ANGELES RIVER IMPROVEMENT OVERLAY DISTRICT)
LOT AREA: 3,319 SQFT
PROPOSED TENANT AREA: 1,036 SQFT
PARKING SPACES: NO PARKING REQUIRED (CENTRAL CITY PARKING DISTRICT) NO PARKING PROVIDED
NUMBER OF INDOOR SEATS: 28 SEATS
NUMBER OF OUTDOOR SEATS: 14 SEATS
HEIGHTS OF BUILDING: 18'-11"
OPEN SPACE REQUIRED: NO REQUIREMENT
OPEN SPACE PROPOSED: 210 SQFT (PATIO)
LANDSCAPING: 45 SQFT



JALITA CORPORATION
 17880 SKYPARK CIRCLE, SUITE 140
 IRVINE, CA 92614 P: 949.903.2703

TSUJITA
 CUP FOR SALE OF ALCOHOLIC
 BEVERAGES
 740 E 3RD STREET
 LOS ANGELES CA 90013

04/15/23

SUBMITTAL FOR CUP

DATE: 04/13/23

SCALE: NOTED

DRAWN BY: K.W./

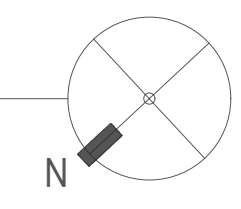
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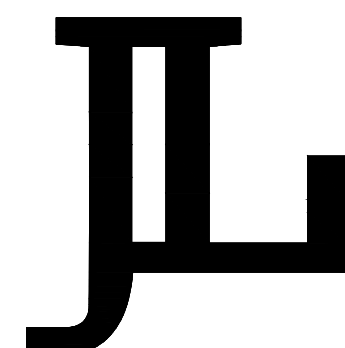
PLOT PLAN

SHEET #:

A 0.0

PLOT PLAN
 SCALE: 1/8" = 1'-0"





JALTA CORPORATION
17880 SKYPARK CIRCLE, SUITE 140
IRVINE, CA 92614 P. 949.903.2703

TSUJITA
CUP FOR SALE OF ALCOHOLIC
BEVERAGES
740 E 3RD STREET
LOS ANGELES CA 90013

04/15/23

SUBMITTAL FOR CUP

DATE: 04/13/23

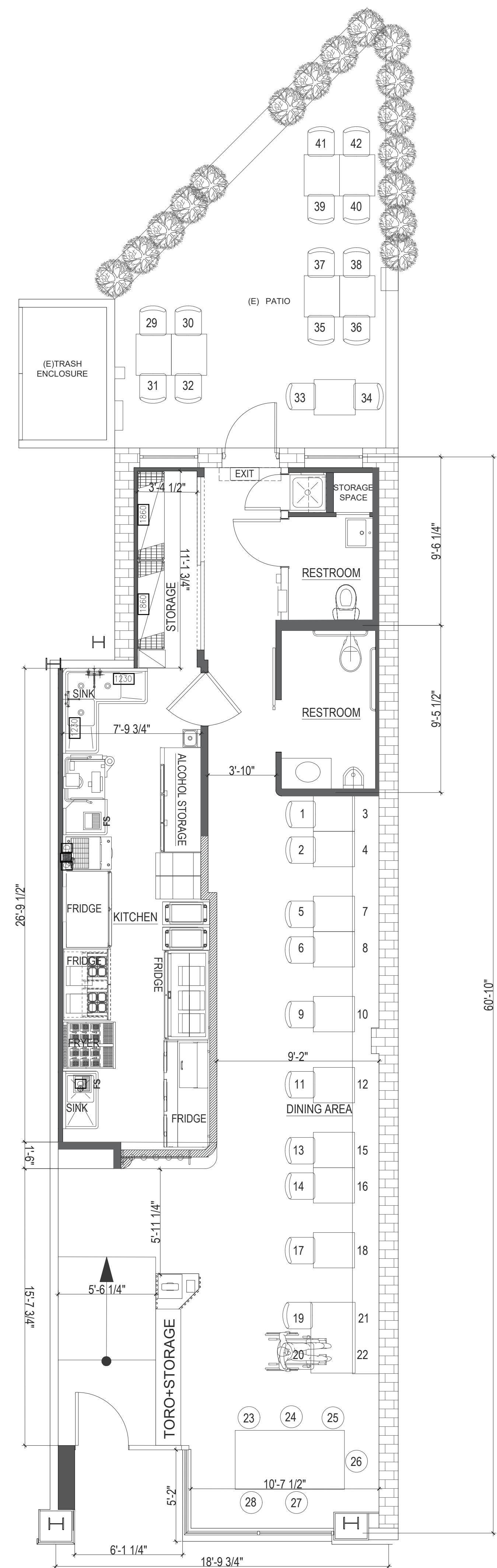
SCALE: NOTED

DRAWN BY: K.W./

DRAWING TITLE:
FLOOR PLAN /
ROOF PLAN

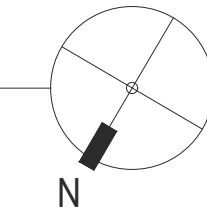
SHEET #:

A 2.0



CASE NUMBER:
ADDRESS: 740 E3RD STREET, LOS ANGELES, CA 90013

FLOOR PLAN
SCALE: 1/4" = 1'-0"



SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT ESTABLISHMENTS (CUX) – LAMC 12.24 W.1 & 12.24 W.18

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the MASTER LAND USE APPLICATION INSTRUCTIONS (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

For a CUB or CUX request to be considered, the following additional information and findings must be provided.

1. RADIUS MAP REQUIREMENTS. In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):

- Radius Maps for alcohol uses must show land use to a 600-foot radius.

- **A LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.

- **A LIST OF THE FOLLOWING USES** within 600 feet is also required:

- (1) residential uses and type (single-family, apartment, hotel, etc.);
- (2) churches;
- (3) schools, including nursery schools and child-care facilities;
- (4) hospitals;
- (5) parks, public playgrounds and recreational areas; and
- (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.

2. FINDINGS (on a separate sheet)

a. General Conditional Use

See attached

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

b. Additional Findings

See attached

- i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.
See attached
- ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
See attached
- iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.
See attached

3. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

- a. What is the total square footage of the building or center the establishment is located in? 3319'
 - b. What is the total square footage of the space the establishment will occupy? 1,140'
 - c. What is the total occupancy load of the space as determined by the Fire Department? 42
 - d. What is the total number of seats that will be provided indoors? 28 Outdoors? 14
 - e. If there is an outdoor area, will there be an option to consume alcohol outdoors? yes
 - f. If there is an outdoor area, is it on private property or the public right-of-way, or both? private
 - g. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? n/a
 - h. Are you adding floor area? no If yes, how much is enclosed? Outdoors?
 - i. Parking
 - i. How many parking spaces are available on the site? none
 - ii. Are they shared or designated for the subject use? n/a
 - iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? n/a
 - iv. Have any arrangements been made to provide parking off-site? no
 - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? n/a
- Note: Required parking must be secured via a covenant pursuant to LAMC 12.26 E.5. A private lease is only permitted by a Zone Variance.*
- 2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
 - 3. Will valet service be available? no Will the service be for a charge?
 - i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? yes
 - j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B177? n/a
4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT
- a. What are the proposed hours of operation and which days of the week will the establishment be open?

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

b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: no

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

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

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

e. Security

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

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

1. If yes, how many and when? no

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

f. Alcohol

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

ii. Will "fortified" wine (greater than 16% alcohol) be sold? no

iii. Will alcohol be consumed on any adjacent property under the control of the applicant? no

iv. Will there be signs visible from the exterior that advertise the availability of alcohol? no

v. Food

1. Will there be a kitchen on the site? yes

2. Will alcohol be sold without a food order? no

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

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

vi. On-Site

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

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

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? no

a. If yes, a request for off-site sales of alcohol is required as well.

3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? no

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? n/a
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? n/a

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

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

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? _____ on _____
Yes _____
- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? _____
Yes _____
1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
 - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - b. if issuance would result in, or add to an undue concentration of licenses.

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

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

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

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

FINDINGS

- i. The project will enhance the built environment by occupying a vacant space and beautifying the facade of the location. Full service specialty styled restaurants is essential to the community it services. The City receives added taxes for these type of operations and the region benefits from additional jobs, training and various community outreach associations.
- ii. The projects size, height, operations is consistent with the other structures in the area. The restaurant is occupying an existing vacant space that was built in conformance of laws and ordinances. The addition of the restaurant with beer and wine license will not degrade adjacent properties and will not affect the nearby community by its restaurant operation. The area is fully commercialized and centrally located in Arts district. Abounding the area is large residential units and various commercial properties. The area is combined residential/commercial. Due to the small occupancy of the restaurant, with no live entertainment or dancing we believe this location does not pose a public health, welfare or safety problem for the community or policing agencies.
- iii. The restaurant is located in the M3-1-RIO zone . The property is not within the area of any specific plans or interim control ordinances. The inclusion of beer and wine service into this area will have no negative effect on the conformance of the use with general plan , as the main use be a permitted restaurant. Also the request appears to be consistent with the general objective of the plan to encourage economic well being and public convenience by enhancing the commercial vitality in the community.

ADDITIONAL REQUIRED FINDINGS

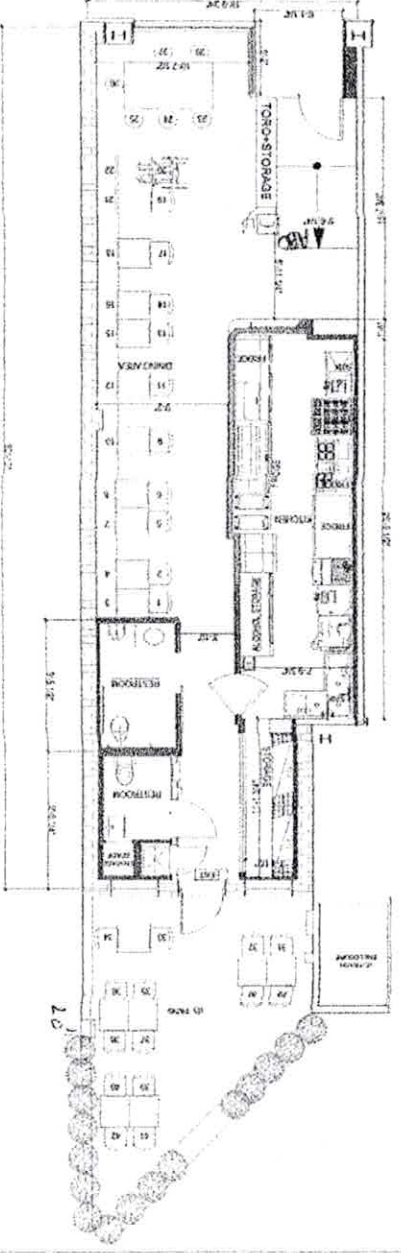
- i. The proposed use will not adversely effect the welfare of the pertinent community due to the type of operation as a small SPECIALTY styled Sushi restaurant. The proposed restaurant will not provide any live entertainment , dancing, bar, games, etc. The mission of the restaurant is to service a small sector of the community in a specialty styled atmosphere. The restaurant will not negatively impact or change the pertinent community
- ii. The Arts district corridor has an over concentration of licenses . The Arts district is a destination point for people seeking all types of restaurants especially Specialty styled cuisine. This restaurant is a specialty styled Sushi restaurant. The pattern of development in the area has had a regional draw and the primary nature of the business will compliment the area and add to the diversification of commercial activities offered in the corridor.
- iii. The restaurant will not have a negative or detrimental impact on the community it services. The business is a small Specialty restaurant with a total of 26 seats. There is no live entertainment or dancing. There is no bar or gaming devices at the business. Security cameras and staff training will also assist in maintaining a safe environment for staff and customers. Safety is our main concern.

FINDINGS

- i. The project will enhance the built environment by occupying a vacant space and beautifying the facade of the location. Full service specialty styled restaurants is essential to the community it services. The City receives added taxes for these type of operations and the region benefits from additional jobs, training and various community outreach associations.
- ii. The projects size, height, operations is consistent with the other structures in the area. The restaurant is occupying an existing vacant space that was built in conformance of laws and ordinances. The addition of the restaurant with beer and wine license will not degrade adjacent properties and will not affect the nearby community by its restaurant operation. The area is fully commercialized and centrally located in Arts district. Abounding the area is large residential units and various commercial properties. The area is combined residential/commercial. Due to the small occupancy of the restaurant, with no live entertainment or dancing we believe this location does not pose a public health, welfare or safety problem for the community or policing agencies.
- iii. The restaurant is located in the M3-1-RIO zone . The property is not within the area of any specific plans or interim control ordinances. The inclusion of beer and wine service into this area will have no negative effect on the conformance of the use with general plan , as the main use be a permitted restaurant. Also the request appears to be consistent with the general objective of the plan to encourage economic well being and public convenience by enhancing the commercial vitality in the community.

ADDITIONAL REQUIRED FINDINGS

- i. The proposed use will not adversely effect the welfare of the pertinent community due to the type of operation as a small SPECIALTY styled Japanese restaurant. The proposed restaurant will not provide any live entertainment , dancing, bar, games, etc. The mission of the restaurant is to service a small sector of the community in a specialty styled atmosphere. The restaurant will not negatively impact or change the pertinent community
- ii. The Arts district corridor has an over concentration of licenses . The Arts district is a destination point for people seeking all types of restaurants especially Specialty styled cuisine. This restaurant is a specialty styled specialty styled restaurant. The pattern of development in the area has had a regional draw and the primary nature of the business will compliment the area and add to the diversification of commercial activities offered in the corridor.
- iii. The restaurant will not have a negative or detrimental impact on the community it services. The business is a small Specialty restaurant with a total of 42 seats. There is no live entertainment or dancing. There is no bar or gaming devices at the business. Security cameras and staff training will also assist in maintaining a safe environment for staff and customers. Safety is our main concern.



CASE NUMBER:
 ADDRESS:
 740 E 3RD STREET, LOS ANGELES, CA 90013

SUMMARY CHART

KITCHEN	205'
DINING	380'
BATHROOMS	95'
PATIO	380'
STORAGE	80'
TOTAL DIMENSIONS	1140 SQ. FT.

SEATING CHART

INTERIOR SEATS	28
PATIO SEATS	14
TOTAL SEATS	42

A.20

FLOOR PLAN /
ROOF PLAN

DATE: 08/12/23
 DRAWN BY: [blank]
 CHECKED BY: [blank]

SUBMITTAL FOR G.P.
 DATE: 08/11/23
 [blank]
 [blank]
 [blank]

TSUJITA
 CUP FOR SALE OF ALCOHOLIC
 BEVERAGES
 740 E 3RD STREET
 LOS ANGELES CA 90013



ALL RIGHTS RESERVED
 THIS DOCUMENT IS THE PROPERTY OF TSUJITA
 PRINTED IN THE U.S.A.



- 20 Off-Sale Beer And Wine
- 21 On-Sale General
- 41 On-Sale Beer And Wine - Eating Place
- 47 On-Sale General Eating Place
- 48 On-Sale General Public Premises
- 58 Caterer's Permit
- 66 Controlled Access Cabinet Permit
- 68 Portable Bar
- 77 Event Authorization

Map Prepared by:
LMC
 Leon Mapping & GIS Services
 16031 Chatham St. Ste. 17
 Mission Hills, CA 91545
 818-235-7649
 leonmapping@hotmail.com
 www.laridusmaps.com

LEGAL DESC: LOT 30, MILLS AND WICKS EXTENSION OF SECOND ST AND ADJOINING SUBDIVISION M R 13-87/88 (APN) 01653012004

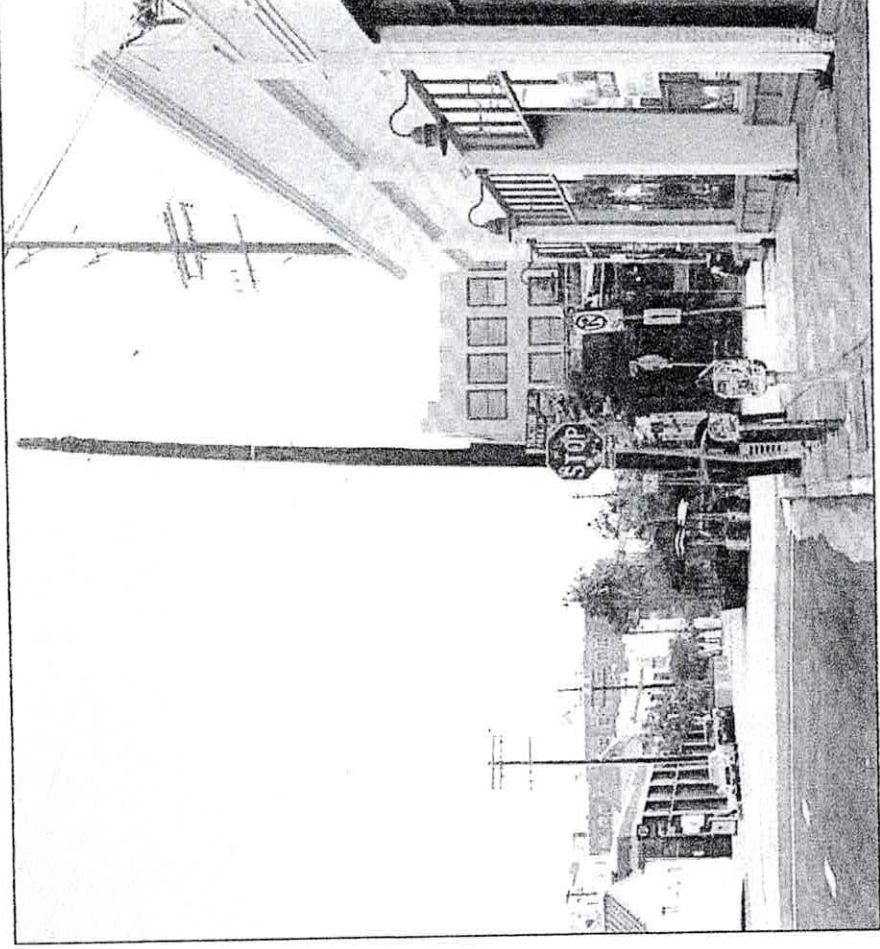
Thomas Brothers Grid
 PAGE 634 - GRID G5
 Community Plan Area: Central City North
 Area Planning Commission: Central
 Neighborhood Council: Arts District Little Tokyo
 Council District: CD 14 - Kevin de Leon
 Census Tract #: 2060.31

C.U.B 500/600

Map Sheet: 0127-5A215
 Map Sheet: 0129A215
 ACREAGE: ± 0.238
 DATE: 11/19/2021
 UPDATE:
 CASE #
 USES: FIELD
 SCALE: 1"=100'
 CONTACT: KEVIN FRANKLIN
 PHONE: (213)706-6997

PHOTO EXHIBIT: 740 E. 3RD

A



B

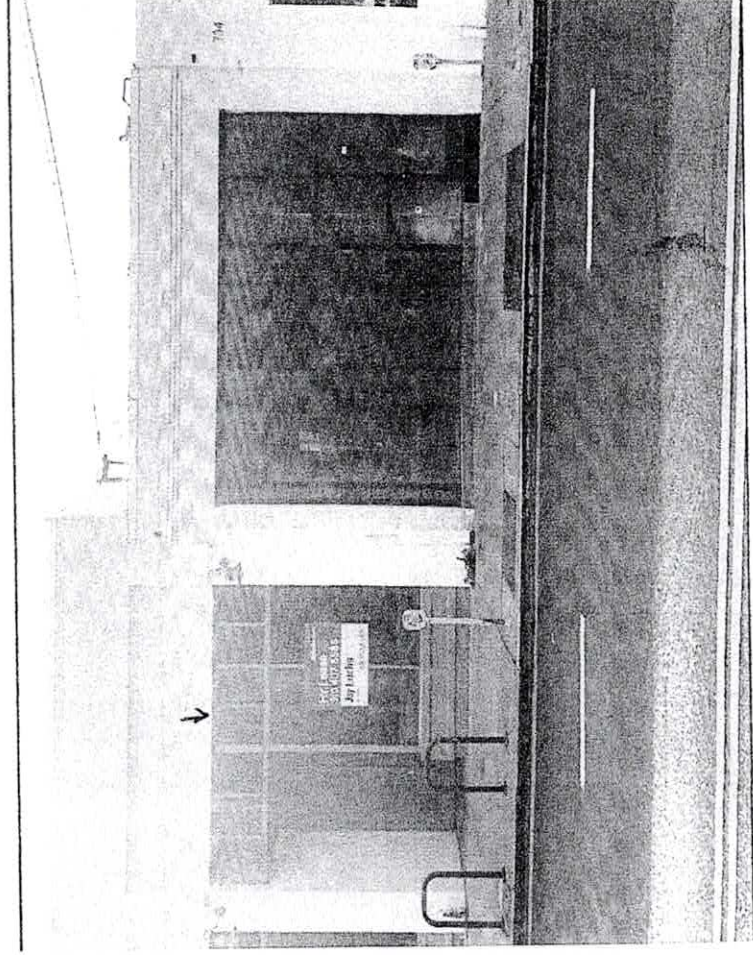
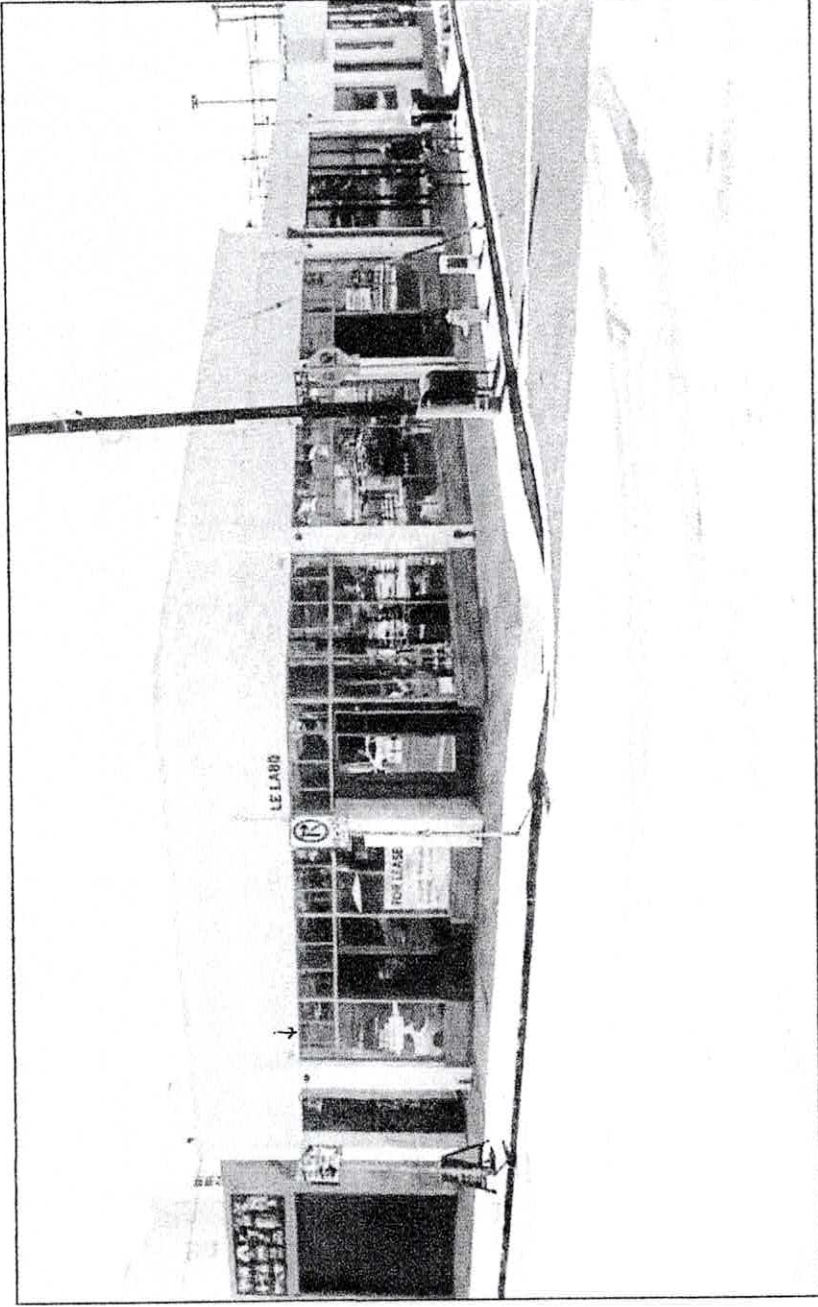
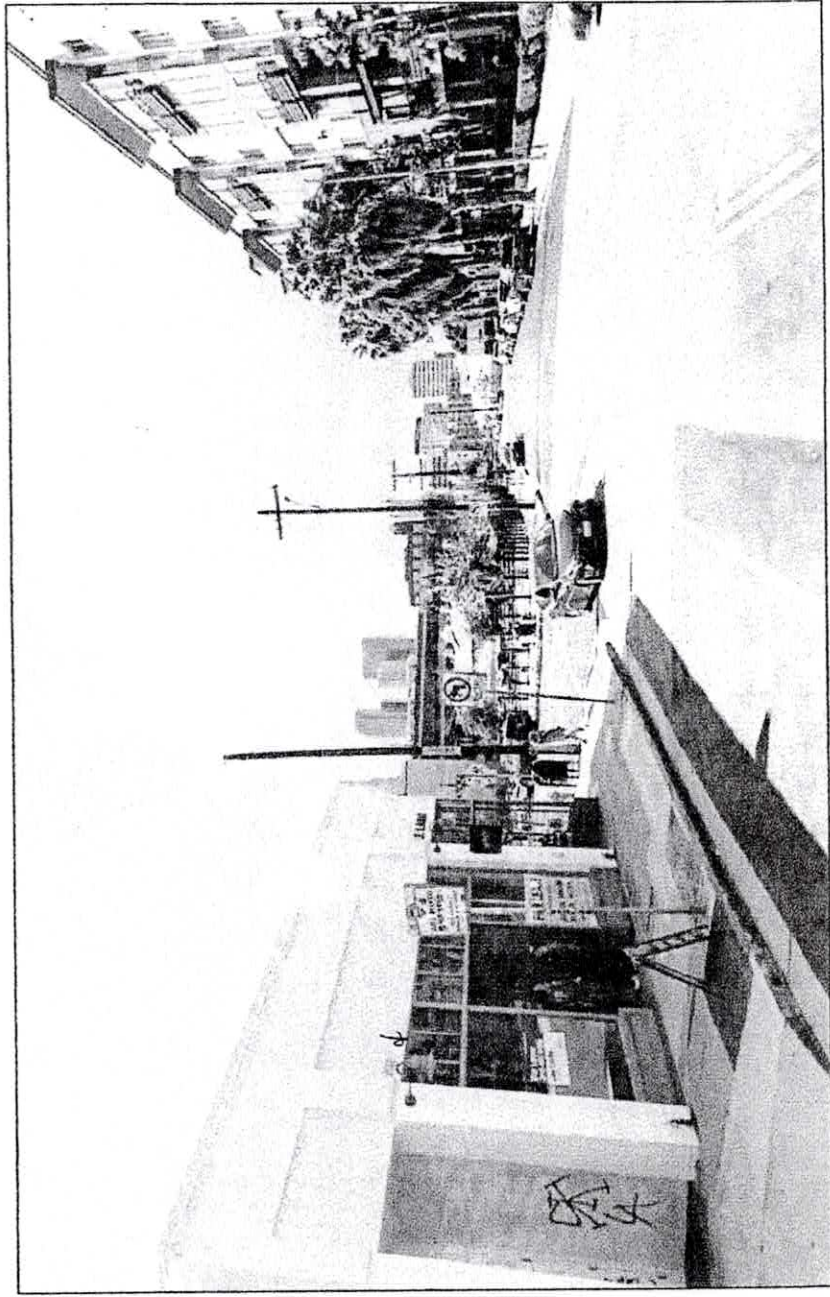


PHOTO EXHIBIT: 740 E. 3RD ST.

C



D



PREMISES: 738 E 3RD ST
11/19/2021

LIST OF ALCOHOL ESTABLISHMENTS WITHIN 600 FEET OF SUBJECT PREMISES

APPLICANT	PERMIT NO.	ISSUE DATE	EXPIRES	STATUS	ADDRESS
MAX KARAOKE, INC. / MAX KARAOKE	42	3/31/2022			333 S ALAMEDA ST #215-216 & 218
GOYOO CORP / PHO SHOP THE	41	7/31/2022			333 S ALAMEDA ST, #120 & 125
SHOJIN CORPORATION / SHOJIN	41	12/31/2021			333 S ALAMEDA ST, 310
LTMP INC / LITTLE TOKYO MARKET	41	12/31/2021			333 S ALAMEDA ST, STE 100 1ST FL
PLACE	21	2/28/2022			
ALAMEDA RESTAURANT LLC / THE	58	1/31/2022			333 S ALAMEDA ST, STE 115
NOYPIITZ BAR AND GRILL DTLA	47	1/31/2022			333 S ALAMEDA ST, STE 115
ALAMEDA RESTAURANT LLC / THE	47	1/31/2022			333 S ALAMEDA ST, STE 115
NOYPIITZ BAR AND GRILL DTLA	47	1/31/2022			333 S ALAMEDA ST, STE 115
X LANES LLC / X LANES	47	1/31/2022			333 S ALAMEDA ST, STE 300
HIC U.S.A., INC / TSURUMARU UDON	47	4/30/2022			333 S ALAMEDA ST, STE 301
MBLT INC / MANNA KOREAN BBQ	41	6/30/2022			333 S ALAMEDA ST, STE 305
PEACE DINING INC / IZAKAYA BIZAN	47	11/30/2022			333 S ALAMEDA ST, STE 314
TAKAYAMA GROUP INC / SUSHI GO 55	41	2/28/2022			333 S ALAMEDA ST, STE 317
KLOADS / HANA ICHIMONME	41	2/28/2022			333 S ALAMEDA ST, SUITES 303-304
INKO NITO GAREY ST LLC / INKO NITO	41	11/30/2022			333 S ALAMEDA ST, SUITES 303-304
RESTAURANT	47	11/30/2022			225-227 S GAREY ST
SHOPPETTE FOOD GROUP LLC /	20	8/31/2022			716 TRACTION AVE
CORNER STORE THE	41	10/31/2021			738 E 3RD ST
UB ARTS LLC / UMAMI BURGER	41	10/31/2021			738 E 3RD ST
WILSON PITRUZZELLI INVESTMENTS	47	8/31/2022			800-804 E 3RD ST
LLC / SAUSAGE GRILL	41	12/31/2021			806 E 3RD ST SUITE 100
COUSINS RESTAURANT GROUP INC. /	47	12/31/2021			812 E 3RD ST
YUNOMI HANDROLL	41	12/31/2021			812 E 3RD ST
AZOTEA MEX LA, LLC /	41	3/31/2022			818 E 3RD ST, STE 150
LOQUI ARTS, LLC / LOQUI	48	9/30/2022			818 E 3RD ST, UNIT B
DEATH & CO LA LLC / DEATH & CO	77	4/30/2022			828 TRACTION AVE
SG BREWHOUSE LLC /	75	4/30/2022			828 TRACTION AVE
SG BREWHOUSE LLC /	47	4/30/2022			312 S ALAMEDA ST, UNIT B
BREW AND MORE LLC /					

LEON MAPPING & GIS SERVICES
15031 CHATSWORTH ST # 17
MISSION HILLS, CA 91345
PHONE 818-235-7649
leonmapping@hotmail.com
www.laradiusmaps.com

PREMISES: 738 E 3RD ST
11/19/2021

LIST OF ALCOHOL ESTABLISHMENTS WITHIN 1000 FEET OF SUBJECT PREMISES

License #	Year	Expire Date	Owner	Premises Address
447712	41	44561	KAGAYA, MASATO / KAGAYA RESTAURANT	418 E 2ND ST
99597	41	44773	SUSHI GEN ENTERPRISES INC / SUSHI GEN	422 E 2ND ST
535902	41	44804	CHEF TARO CORPORATION / GYUTARO	424 E 2ND ST
593412	47	44712	MERMAID LLC THE / MERMAID THE	428 E 2ND ST
576885	41	44592	RBC JAPAN INTERNATIONAL INC / ALLEGRO	432 E 2ND ST
591762	41	44712	GO FOODS, INC. / BBQ CHICKEN DTLA	442 E 2ND ST
525059	41	44865	EK FOOD SERVICES INC / MEN OH TILT DOWNTOWN LA PARTNERS LLC / EIGHTY	456 E 2ND ST
538561	48	44592	TWO/82	707 E 4TH PL
599493	41	44651	XO FARMS LLC / PEKING TAVERN ARTS DISTRICT	905 E 2ND ST, #109
599493	58	44651	XO FARMS LLC / PEKING TAVERN ARTS DISTRICT	905 E 2ND ST, #109
578782	47	44865	GOOD FOR SOUP INC / GOOD FOR SOUP	905 E 2ND STREET, STE 105
566147	47	44804	ARTFARM USA INC. / MANUELA	909 E 3RD ST
525650	47	44651	ARTS EAT AND DRINK INC / AMERICANO	923 E 3RD ST, 101 & 103
587406	47	44895	WING KONG TRADING CO, LLC / NIGHTSHADE	923 E 3RD ST, STE 109

SENSITIVE USES WITHIN 600 FEET OF SUBJECT PREMISES

- ST. FRANCIS XAVIER CHURCH JAPANESE
- 222 S HEWITT ST, LOS ANGELES, CA 90012
- ST FRANCIS CHAPEL - ACTIVITY CENTER
- 213 S GAREY ST, LOS ANGELES, CA 90012
- CENTENARY UNITED METHODIST CHURCH
- 300 S CENTRAL AVE, LOS ANGELES, CA 90013
- TRIANGLE PARK
- 209 ROSE AVE

SENSITIVE USES WITHIN 1000 FEET OF SUBJECT PREMISES

- LUMBINI CHILD DEVELOPMENT CENTER
- 505 E 3RD ST, LOS ANGELES, CA 90013

LEON MAPPING & GIS SERVICES
15031 CHATSWORTH ST # 17
MISSION HILLS, CA 91345
PHONE 818-235-7649
leonmapping@hotmail.com
www.laradiousmaps.com

APPLICATIONS

CITY PLANNING APPLICATION



Copy

THIS BOX FOR CITY PLANNING STAFF USE ONLY

ED1 Eligible AB 2097 Eligible

Case Number: ZA-2023-6343-CWB

Env. Case Number: _____

Application Type: _____

Case Filed With (Print Name): _____ Date Filed: _____

Application includes letter requesting:

- Waived Hearing Concurrent hearing Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

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. Refer to the City Planning Application Filing Instructions ([CP-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: 740 e.3rd Unit/Space Number: N/A

Legal Description² (Lot, Block, Tract): FR lot 29-31 mills and wicks extension of second st

Assessor Parcel Number: 5163-012-004 Total Lot Area: 3,319 sq.ft

2. PROJECT DESCRIPTION

Present Use: RESTAURANT

Proposed Use: RESTAURANT Full line alcohol for on site consumption

Project Name (if applicable): _____

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).



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

On site sale and consumption of beer and wine in a 1,140 sq ft. restaurant with a total of 28 seats on the interior and 14 patio seats with hours of operation from 11a-2a daily in the M3-1 R10 ZONE.

Additional Information Attached:

YES NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- Site is undeveloped or unimproved (i.e., vacant)
- Site has existing buildings (provide copies of building permits)
- Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)
- Site is located within 500 feet of a freeway or railroad
- Site is located within 500 feet of a sensitive use (e.g., school, park)
- Site has special designation (e.g., National Historic Register, Survey LA)

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Removal of any on-site tree
- Removal of any street tree
- Removal of protected trees onsite/in public right-of-way
- New construction: _____ square feet
- Additions to existing buildings
- Interior tenant improvement
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Uses or structures in public right-of-way
- Grading
- Haul Route
- Phased project

HOUSING COMPONENT INFORMATION

N/A

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 Number of units to be demolished and/or which have been demolished within the last five years.

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

YES NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: _____ Required # of Parking Spaces: _____

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- Contain fewer than 20 dwelling units
- Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

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

Is the project required to dedicate land to the public right-of-way? YES NO

If so, what is/are the dedication requirement(s)? _____ feet

If dedications are required on multiple streets, identify as such: _____

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, and follow with a description of the requested action.

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

12.24 W1

Authorizing Code Section: _____

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

Action Requested: CUP for the on site sale and consumption of Full line alcohol in a 1140 restaurant with hours of operation from 11a-2a daily, Total Seats 42 (inside & patio)



Authorizing Code Section: _____

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

Action Requested: _____

Additional Requests Attached: YES NO

4. RELATED 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): ZA2021-9846-CUB Related to 798 E. 3rd St

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) Condition
- Modification of Conditions Clarification of D (Development) Limitation
- Revision of Approved Plans Amendment to T (Tentative) Classification
- Renewal of Entitlement Plan Approval subsequent to Main 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, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

YES (provide copy) NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Takafumi Miyake

Applicant's Name: Hit World Inc

Company/Firm: 2122 Sawtelle blvd. A

Address: LA Unit/Space Number: 90025

City: LA State: CA Zip Code: 90025

Telephone: 424 248-0181 E-mail: Ken5MATsumoto@gmail.com

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

PROPERTY OWNER OF RECORD Same as applicant Different from applicant

Name (if different from applicant): Yand Whitter LLC

Address: 1330 Factory Pl Unit/Space Number: #13

City: LA State: CA Zip Code: 90013

Telephone: 310 487-7767 E-mail: PA@parallelacquisitions.com

Kevin Franklin

AGENT / REPRESENTATIVE NAME: _____

same

Company/Firm: 30408 Olympic st.

Address: Castaic Unit/Space Number: 91384

City: 213 706-6997 State: CA Zip Code: _____

Telephone: _____ E-mail: liquorspecialist@msn.com

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 agent/representative is someone filing an application on behalf of a client.



OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): _____

none

Name: _____

Company/Firm: _____

Address: _____ Unit/Space Number: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

Primary Contact for Project Information⁶

(Select only one. Email address **and** phone number required.)

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.

⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

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 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 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).** An 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: _____

Print Name: _____

Signature: _____

Print Name: _____

Date: 9.13.2023

Date: _____

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE 11189

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 September 13, 2023 before me, Trina Brown, Notary Public

(Insert Name of Notary Public and Title)

personally appeared Bouya Abdi, 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 of 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.

Trina Brown

Signature



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. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).

j. 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:

9-13-23

Print Name:

TAKAFUMI MIYAKE

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES

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).

Results of search for LLC Name keyword "Y AND P WHITTIER LLC" returned 1 entity record (out of 1 record found)

Select an LLC name from the following list by clicking on the entity name and additional information for the selected entity will be displayed.

Show entities per page

Entity Number	Registration Date	Status	Entity Name	Jurisdiction	Agent for Service of Process
200218610071	07/03/2002	ACTIVE	Y & P WHITTIER, LLC	CALIFORNIA	POUYA ABDI

Showing 1 to 1 of 1 entities

Previous Next

[Modify Search](#)

[New Search](#)

PHOTO EXHIBIT: 730 E 3RD ST

A



B



PHOTO EXHIBIT: 738 E 3RD ST

C



D



PHOTO EXHIBIT: 740 E 3RD ST

E



PRESENTER : KEVIN FRANKLIN- 213 706-6997
LIQUORSPECIALIST@MSN.COM

PREMISES ADDRESS; 740 E. 3RD

CUP CASE NUMBER- ZA-2023-6343-CUB

REQUEST: ON SITE SALE AND CONSUMPTION OF A FULL LINE ALCOHOL AT A PROPOSED RESTAURANT WITH PATIO. NO LIVE ENTERTAINMENT, DANCING OR KARAOKE IS PROPOSED. No speakers, music on outdoor patio area.