



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

ED 1 Eligible

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(s):

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 Department of City Planning Application Filing Instructions (CP-7810) for more information.

1. PROJECT LOCATION

Street Address 1 1111 Wilshire Blvd., Los Angeles, CA 90017 Unit/Space Number 103

Legal Description 2 (Lot, Block, Tract) Lot: FR B; PM 5730 Tract

Assessor Parcel Number 5143-023-022 Total Lot Area 46,371 sf

2. PROJECT DESCRIPTION

Present Use Restaurant

Proposed Use Restaurant

Project Name (if applicable)

Describe in detail the characteristics, scope and/or operation of the proposed project PA to allow the continued sale of a full line of alcohol for on-site consumption at an existing 3,634 sf restaurant with 108 interior seats and a 190 sf patio with 13 seats. Hours of operation 8am to 2am daily.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

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

Site has existing buildings (provide copies of building permits)

Site is/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)

1 Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)

2 Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

**Proposed Project Information**

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Removal of any on-site tree
- Removal of any street tree
- Removal of protected trees onsite / public right-of-way
- Grading
- Haul Route
- 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
- Phased project

**Housing Component Information**

Number of Residential Units: Existing 0 – Demolish(ed)<sup>3</sup> 0 + Adding 0 = Total 0  
 Number of Affordable Units<sup>4</sup> Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0  
 Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0  
 Mixed Use Projects, Amount of Non-Residential Floor Area: 0 square feet

**Public Right-of-Way Information**

Have you submitted the Planning Case Referral Form to BOE? (required)  YES  NO  
 Is your project required to dedicate land to the public right-of-way?  YES  NO  
 If so, what is/are your dedication requirement(s)? 0 feet  
 If you have dedication requirements on multiple streets, please indicate: N/A

**3. ACTION(S) REQUESTED**

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

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

Authorizing Code Section 12.24-M

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

Action Requested, Narrative: PA to allow sale of full line of alcohol for on-site consumption at existing 3,634sf restaurant w/108 seats & 190 sf patio w/13 seats. Hours of operation 8am-2am daily.

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

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

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

Additional Requests Attached  YES  NO

**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 2013-1182 CUB

<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

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 2013-1182 CUB Ordinance No.: \_\_\_\_\_

- |   |  |
|---|--|
| <input type="checkbox"/> Condition Compliance Review                      | <input type="checkbox"/> Clarification of Q (Qualified) Condition    |
| <input type="checkbox"/> Modification of Conditions                       | <input type="checkbox"/> Clarification of D (Development) Limitation |
| <input type="checkbox"/> Revision of Approved Plans                       | <input type="checkbox"/> Amendment to T (Tentative) Classification   |
| <input checked="" type="checkbox"/> Renewal of Entitlement                |  |
| <input type="checkbox"/> 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: N/A

**5. RELATED DOCUMENTS / REFERRALS**

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

Specialized Requirement Form CUB Findings included with application

Geographic Project Planning Referral To be obtained from Central City West Specific Plan

Case Consultation Referral Form N/A

Redevelopment Project Area – Administrative Review and Referral Form N/A

HPOZ Authorization Form N/A

Affordable Housing Referral Form N/A

Transit Oriented Communities Referral Form N/A

Preliminary Zoning Assessment Referral Form (Plan Check #) N/A

Optional HCA Vesting Preliminary Application N/A

Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A

Mello Form N/A

Citywide Design Guidelines Compliance Review Form N/A

GPA Initiation Request Form N/A

Expedite Fee Agreement N/A

Department of Transportation (DOT) Referral Form N/A

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

Hillside Referral Form (BOE) N/A

Building Permits and Certificates of Occupancy Submitted with application materials

Order to Comply N/A

Low Impact Development (LID) Referral Form (Stormwater Mitigation) N/A

Replacement Unit Determination (LAHD) N/A

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** 1111 Wilshire Owner, LLC

**Company/Firm** \_\_\_\_\_

**Address** 1111 Main St. **Unit/Space Number** 700

**City** Vanouver **State** WA **Zip Code** 98660

**Telephone** (562) 285-5327 **E-mail** LMcGuire@hollandpartnergroup.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)** Same as Applicant

**Address** \_\_\_\_\_ **Unit/Space Number** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Telephone** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Agent/Representative Name** Brett Engstrom

**Company/Firm** LiquorLicense.com

**Address** 2222 Damon St. **Unit/Space Number** \_\_\_\_\_

**City** Los Angeles **State** CA **Zip** 90021

**Telephone** (626) 993-7350 **E-mail** brett@liquorlicense.com

**Other (Specify Architect, Engineer, CEQA Consultant etc.)** N/A

**Name** \_\_\_\_\_

**Company/Firm** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Unit/Space Number** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Telephone** \_\_\_\_\_ **E-mail** \_\_\_\_\_

**Primary Contact for Project<sup>6</sup>**  Owner  Applicant

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

<sup>6</sup> 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**

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 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).** 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 \_\_\_\_\_

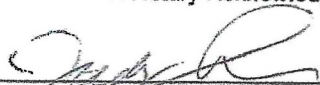
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Signature 

Date 3/28/23

Print Name Judy Schneider, Manager

  
Approved by Chris Ellis  


Signature \_\_\_\_\_

Date \_\_\_\_\_

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

Space Below for Notary's Use

ARIZONA

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~~ ARIZONA

County of PIMA

Ehab Abdullhadi

On March 28, 2023 before me, Judith Schneider

(Insert Name of Notary Public and Title)

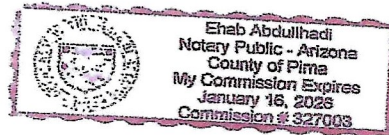
personally appeared Judith Schneider, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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

[Handwritten Signature] 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 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.
  - j. 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).
  - k. 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: \_\_\_\_\_

3/31/23

Print Name: Bradley Fletcher





## FINDINGS / SPECIALIZED REQUIREMENTS:

### PLAN APPROVAL FOR ALCOHOL AND ENTERTAINMENT ESTABLISHMENTS (PA/PAD/PAB)

The Special Instructions for a Plan Approval for Alcohol (CUB) & Entertainment establishment is a required attachment to the Department of City Planning (DCP) Application Filing Instructions ([CP-7810](#)). Only utilize this form when filing for a Plan Approval pursuant to LAMC Section 12.24 M for alcohol establishments that are subject to LAMC Sections 12.24 W.1 or 12.24 X.2, or subject to 12.24 W.18 for entertainment.

**Public Noticing Requirements:** This entitlement requires notification to extend to the abutting property owners of the subject property. Please note that the original Conditional Use Permit may specify, as a condition, a different noticing requirement that may be greater.

**Continuing Term-Limited Conditional Uses (ZA Memorandum No. 122):** This form is to be completed when utilizing the provisions established in ZA Memorandum No. 122. The Memorandum allows for applicants to continue any **still valid** approval that has been term-limited, through the Plan Approval procedure. Applicants are advised that the Plan Approval must take effect **before** the original approval expires in order for it to remain valid – there can be no lapse in time. For example, if the original approval dated 1/1/2010 was approved for a term-limit of five years (expiring on 1/1/2015), and if the average case processing time is one year, the applicant would be advised to file **latest** on 1/1/2014. Therefore, filing **well before** the expiration date is strongly recommended.

#### ADDITIONAL INFORMATION/FINDINGS FOR APPROVAL OF A PLAN APPROVAL:

*For a Plan Approval request to be considered, the following additional information and findings must be provided.*

##### 1. ORIGINAL APPROVAL

- Provide a copy of the original entitlement, together with any appeals.
- If there is no original entitlement, and the Plan Approval is being filed on a Deemed-to-be-Approved Conditional Use establishment (PAD), provide a copy of the Building Permit, Certificate of Occupancy, or other documentation that originally permitted the use.

##### 2. CONDITION COMPLIANCE (on a separate sheet)

- Provide supplemental information that verifies compliance with all current conditions of approval. List the condition number, the text of the condition, and an explanation or documented proof of how the condition has been met.

*Example:* **Condition 22:** No dancing or dance floor is permitted.

**Proof:** The attached floor plan and accompanying photos show fixed seats and tables throughout the venue with no room for a dance floor or dancing.

##### 3. FINDINGS (on a separate sheet)

###### a. General Conditional Use

- i. 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.
- ii. 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.

- iii. 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**

- i. Explain how the approval of the application will not result in, or contribute to an undue concentration of such establishments.
- ii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

**4. 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? 215,522
- b. What is the total square footage of the space the establishment will occupy? 3,634
- c. What is the total occupancy load of the space as determined by the Fire Department? 149
- d. What is the total number of seats that will be provided indoors? 108 Outdoors? 13
- 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 Property
  - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- g. Are you adding floor area? No If yes, how much is enclosed? 0 Outdoors? 0

**h. Parking**

- i. How many parking spaces are available on the site? 232 ; 7 RESERVED FOR RESTAURANT
- ii. Are they shared or designated for the subject use? Shared / 7 dedicated to subject use
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? Not adding floor area
- 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 Section 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? N/A

- 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 B.17? N/A

**5. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT**

- a. Has the use been discontinued for more than a year? No
  - i. If yes, it is not eligible for the Plan Approval process.

ii. If no, the applicant may be required to prove that the discontinuance of the use did not occur. See LAMC Section 12.23 B.9 or 12.24 Q.

b. 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	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am

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

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

d. Will there be minimum age requirements for entry? No If yes, what is the minimum age requirement and how will it be enforced? N/A

e. Will there be any accessory retail uses on the site? No What will be sold? N/A

**f. Security**

i. How many employees will you have on the site at any given time? 2-30

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

1. If yes, how many and when? N/A

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

**g. Alcohol**

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

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? Yes

**v. Food**

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

2. Will alcohol be sold without a food order? Yes

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

▪ 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

▪ 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? Yes

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? N/A - On-site request

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 - On-site request

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

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

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

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

1. If no, contact 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**.

▪ Please note that this is **in addition** to obtaining the Conditional Use Permit or Plan Approval.

**APPLICATION TO THE ZONING ADMINISTRATOR FOR PLAN APPROVAL – ALCOHOLIC BEVERAGES (PA)**

**APPLICANT: 1111 WILSHIRE OWNER, LLC**

**PROPERTY: 1111 WILSHIRE BLVD., #103  
LOS ANGELES, CA 90017**

**REFERENCE: PA TO ALLOW THE CONTINUED SALE OF A FULL LINE OF ALCOHOL FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH THE OPERATION OF AN EXISTING 3,634 SF RESTAURANT.**

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The applicant is requesting a Plan Approval to allow the continued sale and dispensing of a full line of alcohol for on-site consumption in conjunction with an existing restaurant located in the CW zone. The restaurant was previously permitted to sell alcohol for on-site consumption at the restaurant under case numbers: ZA 2013-1182 CUB. The subject request is for a renewal of that 2013 CUB grant. The restaurant is located within an existing mixed use building in an area with a variety of other retail, restaurant, entertainment and services tenants. The restaurant occupies a 3,634 sf interior tenant space with 108 seats and a 190 sf patio with 13 seats. Hours of operation are 8am to 2am daily.

The property is located in the CW zone and designated Regional Center Commercial under General Plan Land Use designations. It is located within the Los Angeles State Enterprise Zone, the Westlake Community Plan, Council District 1 and the Central City West Specific Plan area. .

**BACKGROUND**

The subject property is a 1.06 acre lot and is improved with newly constructed 7-story, 88-foot tall mixed-use building with 210 residential apartment units and 7,743 square feet of neighborhood-serving commercial space. The project proposes the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 3,634 square-foot restaurant with 108 interior and 13 patio seats, and operating hours from 8 a.m. to 2 a.m., seven days a week. The project occupies the largest portion of the retail spaces within the newly built mixed-use structure in the CW Zone.

The adjacent properties to the north are zoned CW and are improved with warehouses, a building with 75 affordable housing units and parking lots. Properties to the east across Bixel Street are zoned CW and are improved with a 15-story high-rise office tower. Properties to the northeast across Bixel Avenue are zoned CW and improved with a 350 unit residential project. Properties to the south are zoned CW and improved with the 1100 Wilshire high rise structure. Properties to the southeast diagonally across Bixel Street are zoned CW and improved with a 6-story mixed use project with ground floor retail uses and residential units above. The adjacent property to the west is zoned CW and improved with a multi-story office and parking structure.

There are 232 parking spaces on site for all uses within the existing building. Of the 232 parking spaces, a maximum 16 parking spaces have been allotted for the commercial square footage of the building. Of the 16 spaces for commercial uses, 7 spaces will be dedicated for use by the proposed restaurant tenant.

The subject property is served by Metro Local Line 20, Metro Express Lines 487, and 489, and LADOT's DASH A and E Lines along Wilshire Boulevard.

## **Streets**

**Wilshire Boulevard** is a designated Major Highway Class II dedicated to variable widths of 97 and 100 feet at the project's street frontage and is improved with curbs, gutters, and sidewalks.

**Bixel Street** is a designated Secondary Highway dedicated to a width of 65 feet and is improved with curbs, gutters, and sidewalks.

## **GENERAL 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 a Plan Approval to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 3,634 square-foot restaurant with 108 interior and 13 patio seats, with operating hours from 8 a.m. to 2 a.m. daily. The restaurant occupies the largest portion of the retail spaces within the mixed-use building. Despite the influx of residential buildings within the Central City West area, the number of sit-down dining options for the residential community is limited. New developments in the area have attracted commercial tenants that serve the daytime office employees in the Downtown area. The operating restaurant promotes pedestrian activity as residents from the surrounding community will have an additional dining option within walking distance from their homes. The continued availability of alcoholic beverages at the operating restaurant provides a public service that will benefit the community by providing patrons with a desired amenity to enhance their dining experience.

Located in the growing residential and jobs-rich neighborhood of Central City West, the restaurant provides Downtown residents, businesses and employees an option for business lunches, evening dining and corporate events. Therefore, the project will continue to perform a function that will be beneficial to the community and surrounding neighborhood.

**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 the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The subject property is a 1.06 acre lot and is improved with a 7-story, 88-foot tall mixed-use building with 210 residential apartment units and 7,743 square feet of neighborhood-serving commercial space. The property is an irregularly shaped parcel of land and is on the northwest corner of Wilshire Boulevard, a designated Major Highway Class II, and Bixel Avenue, a designated Secondary Highway.

The adjacent properties to the north are zoned CW and are improved with warehouses, a building with 75 affordable housing units and parking lots. Properties to the east across Bixel Street are zoned CW and are improved with a 15-story high-rise office tower. Properties to the northeast across Bixel Avenue are zoned CW and improved with a 350 unit residential project. Properties to the south are zoned CW and improved with the 1100 Wilshire high rise structure. Properties to the southeast diagonally across Bixel Street are zoned CW and improved with a 6-story mixed use project with ground floor retail uses and residential units above. The adjacent property to the west is zoned CW and improved with a multi-story office and parking structure. The restaurant has outdoor dining along the street frontage, which is partially open to the sky and enhances the pedestrian experience. The outdoor dining is designed to be

compatible with the design guidelines of the Specific Plan and the applicant has obtained a revocable permit.

The applicable land use plan designates the property for Regional Center Commercial land uses and the underlying commercial zone establishes the right to locate a restaurant at the site. The restaurant is within the 1111 Wilshire building and is an appropriate use as a ground floor tenant, and is complementary to the other uses in the area. With responsible operation, the continued sale of alcohol for on-site consumption in conjunction with the operating restaurant will not be detrimental to the public health, safety and welfare.

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

The project is within the Westlake Plan Map, which designates the property for Regional Center Commercial land uses with corresponding zones C2, C4, CW, RAS3, RAS4, P and PB Zones. The site is zoned CW, which is compatible with the designated land use.

The Westlake Community Plan includes Objective 2:

*"To provide a range of commercial facilities at various locations to accommodate the shopping needs of residents and to provide increased employment opportunities within the community."*

The instant request is in accordance with this objective as the project will be allowing the continuing operation of a restaurant with alcohol service incidental to food service in the neighborhood that currently does not have many lunch and dinner dining options.

The project is also in line with Policy 3.4 of the Westlake Community Plan which states:

*"That neighborhood markets and retail and service establishments oriented to the residents be retained throughout the community, within walking distance of residents."*

The restaurant and alcohol service is located at the northwestern corner of Wilshire Boulevard and Bixel Street. Not only does the restaurant serve the residents of the 210 units above the establishment, but it also serves the numerous residents in the adjacent residential buildings and longtime residents within proximity to the site.

**ADDITIONAL CUB FINDINGS**

**i. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.**

The restaurant currently operates with a Type #47 license. There will be no new licenses introduced or a net increase in licenses as a result of the subject application. Approval of this request will allow the operating restaurant to continue to serve the larger regional area. Nonetheless the applicants are aware of the responsibility of serving alcoholic beverages, and will adhere to all conditions placed on it by the City of LA and the Dept of ABC.

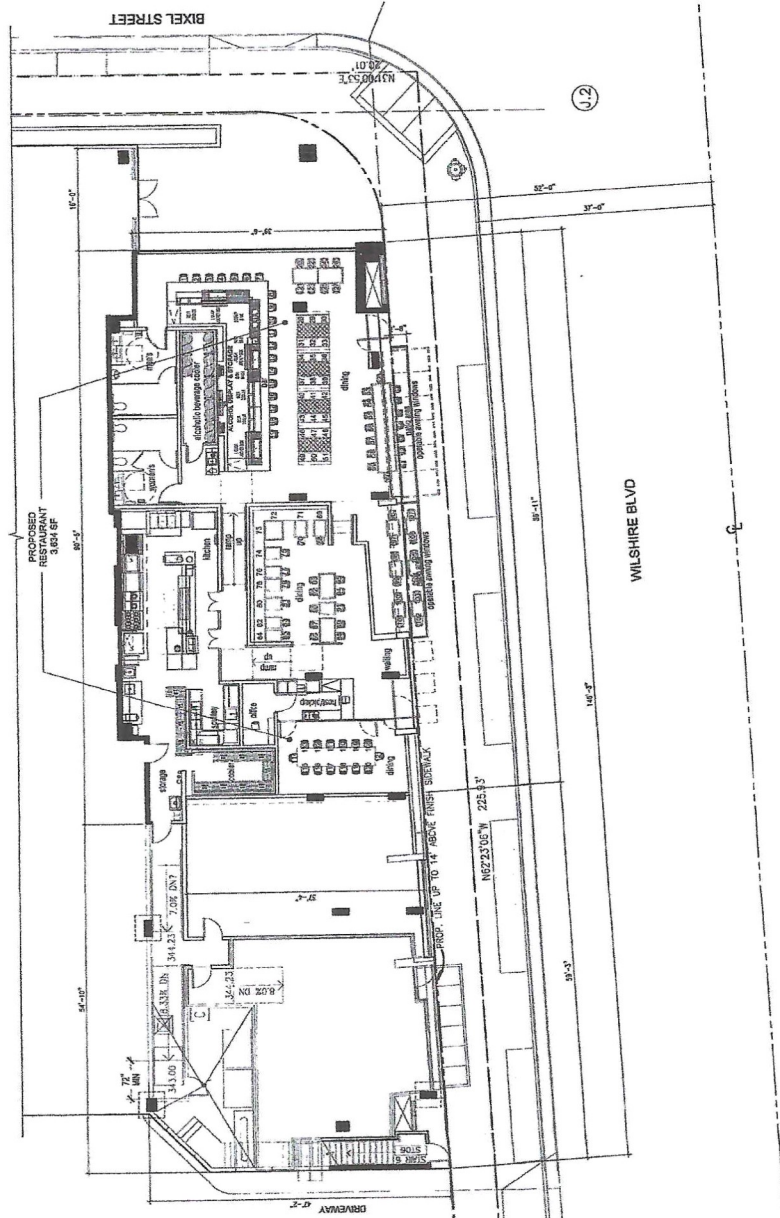
**ii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.**

The subject restaurant operates on a commercially zoned property (CW ) and is therefore a proper use in this location. While in proximity to some residential properties, this restaurant has operated in this location for 10 years with no particular issues. The sale of alcohol at the subject restaurant has not been an issue since first approved in 2013, and there is no indication that the responsible operation of the restaurant

would change with an approval of the subject request. The operation will remain a sit-down restaurant with limited seating, no dancing or entertainment. With the continued responsible approach to the operation of the restaurant, the approval of continued sale of alcohol in the existing restaurant will not detrimentally affect nearby residential areas or other land uses in the area.



1111 WILSHIRE  
RETAIL AND MULTI-FAMILY RESIDENTIAL  
APARTMENT BUILDING



**COMPARISON USE CALCULATION**

USE	AREA	COEFFICIENT	ALLOWED SF
OFFICE	100 SF	1.1	110 SF
RETAIL	200 SF	1.1	220 SF
RESTAURANT	3,854 SF	1.1	4,239 SF
RESIDENTIAL	100 SF	1.1	110 SF
<b>TOTAL</b>			<b>4,779 SF</b>

**PERMITTED AREA: 46,371 SF**

**PROJECT SITE**  
1111 WILSHIRE BLVD., #103  
LOS ANGELES, CA 90017

**LEGAL DESCRIPTION**  
LOT 17B  
BLOCK: NONE  
TRACT: PM 5730  
APN: 5143-023-022

**LOT AREA:** 46,371 SF  
**ON-SITE PARKING:**  
232 SHARED SPACES  
7 FOR RESTAURANT USE

**PROJECT AREA:**  
INTERIOR: 3,854 SF  
PATIO: 348 SF  
**TOTAL: 3,982 SF**

**SEAT COUNT**  
INTERIOR: 108 SEATS  
PATIO: 13 SEATS  
**TOTAL: 121 SEATS**  
ALCOHOL DISPLAY AND  
STORAGE AREA: 300 SF

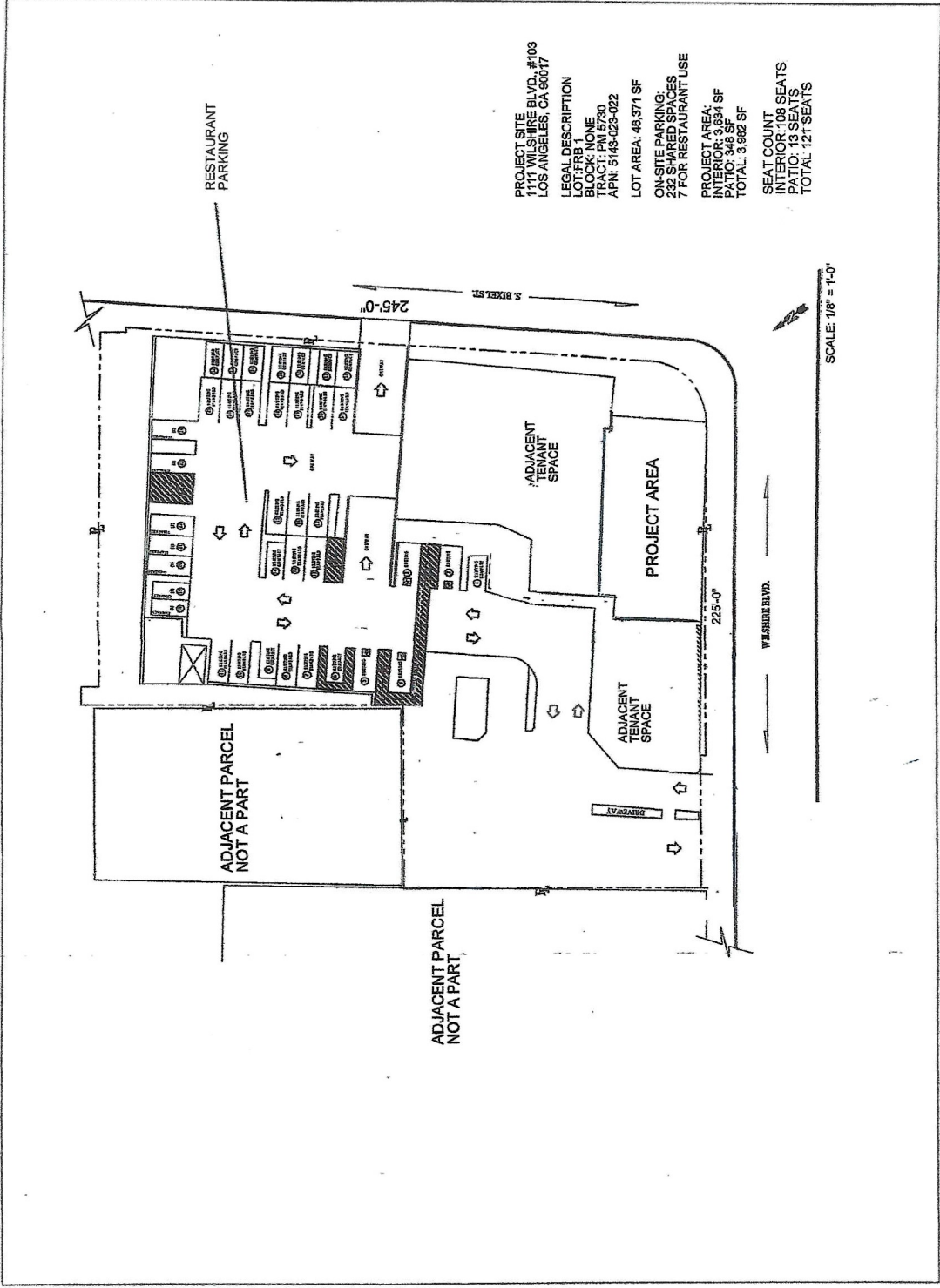
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FLOOR PLAN  
CUB



1



PROJECT SITE  
 1111 WILSHIRE BLVD., #103  
 LOS ANGELES, CA 90017

LEGAL DESCRIPTION  
 LOT: FRB 1  
 BLOCK: NONE  
 TRACT: PM 5730  
 APN: 5148-023-022

LOT AREA: 48,371 SF

ON-SITE PARKING:  
 232 SHARED SPACES  
 7 FOR RESTAURANT USE

PROJECT AREA:  
 INTERIOR: 3,634 SF  
 PATIO: 348 SF  
 TOTAL: 3,982 SF

SEAT COUNT  
 INTERIOR: 108 SEATS  
 PATIO: 15 SEATS  
 TOTAL: 123 SEATS

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





## **APPETIZERS**

**FRIED PICKLES** \$10 / \$8 HH  
House made pickles beer battered in Sullivan's Irish Red Ale. Served with creamy house made dipping sauce.

**PRETZEL BITES** \$13 / \$11 HH  
Salted pretzel bites served with Guinness beer cheese.

**PORK BELLY CEVICHE** \$15 / \$13 HH  
Crispy pork belly chips tossed in aji amarillo ceviche sauce. Served with crispy wonton for dipping.

**CHICKEN WINGS** \$15 / \$13 HH  
Eight bone-in wings with your choice of sauce: Buffalo, BBQ, Lemon Pepper, Thai Sweet Chili or Cholula Tajin. Served with a side of ranch or blue cheese.

**ONION RINGS** \$13 / \$11 HH  
Onion Rings, beer battered in Sullivan's Irish Red Ale, Lightly Fried and served with choice of dipping sauce. Garlic Aioli, Smoked Paprika Aioli, Burger Sauce, or Ranch

**CLASSIC FRIES** \$8 / \$6 HH  
Potato pub fries with choice of ketchup, garlic aioli, or smoked paprika aioli. Extra sauces .25

**PASTRAMI FRIES** \$14 / \$12 HH  
Potato pub fries with Guinness beer cheese, green onion, gilled onion, pickles, pastrami & burger sauce.

**JACKFRUIT FRIES** \$14 / \$12 HH  
Potato pub fries topped with BBQ jackfruit, grilled onions, cilantro ranch and green onion.

**IRISH TACOS** \$15 / \$13 HH  
3 Tacos with Corned Beef, Mashed Potatoes, Red Onion, Salsa Verde, Micro Cilantro

## **MAINS**

**CHEESE BURGER W/ FRIES** \$16  
Wagyu blend patty with american cheese, tomato, lettuce, and house made burger sauce.

**VAMPIRE KILLER W/ FRIES** \$18  
6 oz Ground lamb patty, Garlic Aioli, Grilled serrano peppers, Grilled onions, Garlic chips, and Arugula on a Pretzel bun.

**LAMB BURGER W/ FRIES** \$18  
6 oz Ground lamb patty with house made creamy mint sauce, irish cheddar and red onion.

**LIBERTIES BURGER W/ FRIES** \$16  
8oz Wagyu blend patty with Irish cheddar, tomato, pickles, and tangy gold sauce on a pretzel bun.

\*\*\* All Burgers: Add Bacon - \$3  
Add Pastrami - \$3

**CHICKEN SANDWICH W/ FRIES** \$16  
Pickle brined fried chicken thigh, tomato, lettuce and house made burger sauce.

**GRILLED CHICKEN SANDWICH** \$19  
Grilled chicken breast, bacon, guacamole, lettuce and tomatoes. All together in a french roll and covered in our house made ranch sauce. Served with house made chips.

**BANGERS & MASH** \$18  
A true Irish classic. Two juicy bangers served with buttery smooth mashed potatoes and covered in our house onion gravy sauce.

**GARDEN SALAD** \$12  
Mixed greens, tomatoes, red onions, red bell peppers, cucumbers, and choice of house soy vinaigrette (v) or house creamy dressing (v). Add Chicken - \$4

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## **DESSERTS**

Forest Berry Tart - \$8

Espresso Creme Brulee - \$10

Limoncello Flute - \$10

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## **DRINKS**

Liquid Death Sparkling Water, Red Bull, House Ginger Beer  
\$5

Coke, Diet Coke, Coke Zero, Sprite, Ginger Ale, Cranberry, Club Soda  
\$3

## COCKTAILS

- IRISH COFFEE** \$12 / \$9 HH  
Bushmills Irish Whiskey, Sumatra Mandheling  
Coffee, Demerara, Cream, Nutmeg
- LIBERTIES AULD FASHIONED** \$15  
Roe & Co Irish Whiskey, Date syrup, Angostura  
bitters, Irish marmalade citrus bitters
- ELOTE OLD FASHIONED** \$16  
El Tesoro Reposado, Bruxo Mezcal, Nixta Elote  
Liqueur, Orange Bitters
- ACRES COVE** \$15 / \$13 HH  
Drumshanbo Irish Gunpowder Gin, Pineapple,  
Lemon, Honey Syrup, Tiki Bitters
- BLACKBERRY MARGARITA** \$16  
Illegal Mezcal, Blackberry Puree, Lime, Honey,  
Tiki Bitters
- LIBERTIES MARGARITA** \$15  
Casa Noble tequila, Lime, Sugar, Cointreau
- CHOCOLATE NEGRONI** \$17  
Selva Rey Chocolate Rum, Campari, Carpano  
Antica, Orange Bitters
- PALOMA** \$15  
Mijenta Blanco Tequila, Lime, Grapefruit,  
Creme de Pamplemousse
- GO FISH** \$16  
Lost Irish Whiskey, Coconut Water, Lime, Cane  
Sugar, Chinola Passion Fruit Liqueur
- RYE OLD FASHIONED** \$15  
Sagamore Spirit Rye, Demerara, Angostura
- MULES** \$15 / \$12 HH  
Liberties Mule - Teeling Irish Whiskey, House  
ginger beer  
Mezcal Mule - Illegal Mezcal, House ginger beer  
Montana Mule - Meili Vodka, House ginger beer
- PICKLE BACK** \$9  
Shot of Tullamore Dew Irish Whiskey with a  
shot of house made pickle juice
- MICHTER'S MANHATTAN** \$16  
Michter's Rye Whiskey, Carpano Antica,  
Angostura bitters, Peychaud Bitters

## DRAFT

- GUINNESS STOUT** - \$10 / \$8 HH  
20 oz - 4.2% ABV - Dublin, Ireland
- SULLIVAN'S MLTINGS IRISH RED** - \$8  
16 oz - 5.0% ABV - Kilkenny, Ireland
- FALL BREWING PILSNER** - \$8 / \$6 HH  
16 oz - 4.8% ABV - San Diego, CA
- BOOMTOWN MEXICAN LAGER** - \$8 / \$6 HH  
16 oz - 4.5% ABV - Los Angeles, CA
- TOPA TOPA CHIEF PEAK IPA** - \$9  
16oz - 7.0% ABV - Fremont, CA
- BROUWERIJ WEST HAZY IPA** - \$9  
16oz - 6.8% ABV - San Pedro, CA
- OGOPOGO MANGO WHEAT** - \$8 / \$6 HH  
16 oz - 5.0% ABV - San Gabriel, CA
- MAUI COCONUT PORTER** - \$9  
12 oz - 6.0% ABV - Maui, HI
- MODERN TIMES FRUITLANDS GOSE** - \$8  
12 oz - 4.8% ABV - San Diego, CA
- HACKER PSCHORR OKTOBERFEST** - \$9  
16 oz - 5.5% ABV - Munich, Germany
- ACE GUAVA CIDER** - \$8  
12 oz - 5.0% ABV - Sebastopol, CA
- BUSHMILLS BOILERMAKER** - \$14 / \$12 HH  
Any Draft Beer and a shot of Bushmills Irish  
Whiskey
- MICHELADA** - \$11  
Mexican Lager, Tia's Michelada Mix, Tajin Rim

## WINE

- Better Half Sauvignon Blanc - \$11 / \$9HH  
Paco & Lalo Albarino - \$14  
Joseph Lafort Bourgone Chardonnay - \$12  
Angels Ink Pinot Noir - \$12  
Rickshaw Cabernet Sauvignon - \$11 / \$9HH  
Bieler Sabine Rose - \$11 / \$9HH

## BOTTLES & CANS

- Duvel Belgian Strong Blonde - \$12  
Chimay Grande Reserve - \$12  
Amass Sun Sign Seltzer - \$8  
High Noon Seltzer - \$7 / \$5 HH  
Long Drink Grapefruit Seltzer - \$8  
Heinekin Zero N/A - \$7  
Guinness 0.0 N/A - \$7