



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

ED 1 Eligible

Case Number ZA-2023-4215-CUB

Env. Case Number

Application Type

Case Filed With (Print Name)

Date Filed

Application includes letter requesting:

Waived hearing

Concurrent hearing

Hearing not be scheduled on a specific date (e.g., vacation hold)

Related Case Number(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 1 735 S Figueroa St Unit/Space Number 207-307

Legal Description 2 (Lot, Block, Tract) Lot Ground LT, Tract TR 71804

Assessor Parcel Number 5144-009-093 Total Lot Area 149,517 sq ft

2. PROJECT DESCRIPTION

Present Use Restaurant with a full line of alcoholic beverage sales

Proposed Use Restaurant with a full line of alcoholic beverage sales as well as an outside patio

Project Name (if applicable) Morton's

Describe in detail the characteristics, scope and/or operation of the proposed project A Plan Approval to continue to allow the sale of a full-line of alcoholic beverages for on-site consumption (ABC Type 47 License) at an existing 8,304 sq ft restaurant with 254 indoor seats and 34 outdoor seats on a 584 sq ft patio and hours of operation from 11 am to 11 pm daily in a C2-4D zone.

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 _____ – Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing _____ – Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ – Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

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

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

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

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

3. ACTION(S) REQUESTED

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

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

Authorizing Code Section 12.24 W1

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

Action Requested, Narrative: Pursuant to LAMC 12.24-W.1, a Plan Approval to continue to allow the sale of a full-line of alcoholic beverages for on-site consumption (ABC Type 47 License) at an existing 8,304 sq ft restaurant with 254 indoor seats and 34 outdoor seats on a 584 sq ft patio and hours of operation from 11 am to 11 pm daily in a C2-4D zone.

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) _____

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

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

- Condition Compliance Review
- Modification of Conditions
- Revision of Approved Plans
- Renewal of Entitlement
- Plan Approval subsequent to Main Conditional Use

- Clarification of Q (Qualified) Condition
- Clarification of D (Development) Limitation
- Amendment to T (Tentative) Classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City: _____

5. RELATED DOCUMENTS / REFERRALS

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

Specialized Requirement Form _____

Geographic Project Planning Referral _____

Case Consultation Referral Form _____

Redevelopment Project Area – Administrative Review and Referral Form _____

HPOZ Authorization Form _____

Affordable Housing Referral Form _____

Transit Oriented Communities Referral Form _____

Preliminary Zoning Assessment Referral Form (Plan Check #) _____

Optional HCA Vesting Preliminary Application _____

Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

Mello Form _____

Citywide Design Guidelines Compliance Review Form _____

GPA Initiation Request Form _____

Expedite Fee Agreement _____

Department of Transportation (DOT) Referral Form _____

Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

Hillside Referral Form (BOE) _____

Building Permits and Certificates of Occupancy _____

Order to Comply _____

Low Impact Development (LID) Referral Form (Stormwater Mitigation) _____

Replacement Unit Determination (LAHD) _____

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ Name Arnie Mortons of Chicago Figueroa, LLC c/o Landry's, Inc

Company/Firm Attn: Lisa Burgess

Address 1510 West Loop South Unit/Space Number _____

City Houston State TX Zip Code 77027

Telephone (713) 386-7253 E-mail lburgess@ldry.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) BOP FIGAT7TH, LLC c/o Brookfield Properties Management, Attn: Lena Torres

Address 777 S Figueroa St Unit/Space Number 375

City Los Angeles State CA Zip Code: 90017

Telephone (213) 236-3938 E-mail: lena.torres@brookfieldproperties.com

Agent/Representative Name Steve Rawlings

Company/Firm Rawlings Consulting

Address 26023 Jefferson Ave Unit/Space Number D

City Murrieta State CA Zip 92562

Telephone (951) 667-5152 E-mail ser@rawlingspm.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail _____

Primary Contact for Project⁶ Owner Applicant

(Select only one. Email address and phone Agent/Representative Other

number are required.) _____

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).

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

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

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

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

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

Signature Christina Schmidt

Date 12-15-2022

Print Name Christina Schmidt

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 December 15, 2022 before me, Katherine Roldan, Notary Public
(Insert Name of Notary Public and Title)

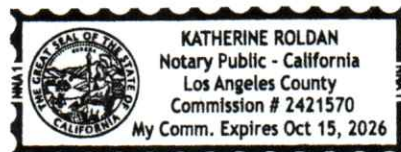
personally appeared Christina Schmidt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

Kath
Signature

(Seal)



APPLICANT

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

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

Signature: ✓



Date:

10/26/2022

Print Name:

Steven L. Scheinthal, VP/Secretary

**OPTIONAL
NEIGHBORHOOD CONTACT SHEET**

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

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

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

Findings
Morton's

735 S Figueroa St, Ste 207-307

March 31, 2023

1. 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 proposed location will be desirable to the public convenience or welfare.

The applicant is seeking a Plan Approval to continue the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a 8,888 sq ft sit down restaurant with 254 indoor seats and 34 outdoor seats. Alcoholic beverages are secondary but an integral part of the menu offerings.

The restaurant is conveniently located less than a mile from Crypto.com Arena and the Los Angeles Convention Center. Patrons are typically people that work in the area or are attending events at one of these venues.

The ability to enjoy an alcoholic beverage along with your meal is highly desired by customers. Also, the availability of alcoholic beverages is vital for the economic viability of a sit-down restaurant located in a business district and civic center. Therefore, approval of the Plan Approval for alcoholic beverage sales is beneficial to the community and provides a public convenience.

2. 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.

Morton's has sold beer, wine, and distilled spirits for on-site consumption at this location since 2001. The property has proven that it is compatible with the neighborhood and has not adversely affected adjacent properties or caused public health, welfare, and safety issues. There is adequate parking in the area.

The proposed project will offer a much needed and desired eatery near Crypto.com Arena and the Los Angeles Convention Center. This restaurant has operated in the same location for over 20 years and proved to be very complimentary to the neighborhood.

3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The subject property is in the Central City Community Plan Area. Alcoholic beverages in conjunction with the restaurant use has already been found to meet the purposes and objectives of the Community Plan, including improving the function, design, and economic vitality of the commercial corridors, maximizing the development opportunities of the transit system, and promoting economic well-being and public

convenience through the distribution of retail and service facilities, with adequate parking in quantities and patterns based on accepted planning principles and standards.

The primary objective of the Plan is the enhancement of community with active residential, commercial, and retail offerings. The proposed use will help meet this objective and will contribute to a successful mixed commercial and residential development as envisioned by the community.

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

Alcoholic beverages are an expected amenity for a fine dining restaurant. Morton's has operated with a full-line of alcoholic beverages for 22 years at this location and has not adversely affected the welfare of the surrounding community. There is no reason to believe that the restaurant will now begin to adversely affect the community.

5. *The granting of such application will not result in an undue concentration in the area of establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, giving consideration to applicable State laws and to the CA ABC Guidelines for undue concentration; and also giving consideration to the number and proximity of such establishments within a one thousand feet radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.*

Currently there are 20 existing on-sale licenses within 600 ft of the site, including Morton's. But, this situation is not extraordinary for a Downtown urban environment with hotels and restaurants designed to serve both the business traveler as well as residents of high rise dwelling buildings.

The proposed restaurant has reasonable operating hours and when weighted against the added dining capacity to be provided and when compared to the nature and intensity of commercial and residential development in the surrounding area, does not unduly concentrate licenses for the sale of alcoholic beverages.

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

There are 2 sensitive uses within a 600 ft radius of the subject property include:

- UCLA HEALTH PRIMARY AND SPECIALTY CARE: 750 W 7TH ST, LOS ANGELES, CA 90017
- RESIDENTIAL USES AS SHOWN ON RADIUS MAP

The proposed use is complimentary to these uses. The menu offers a high-end dining option for those wanting to indulge in a special meal, and the proposed alcohol sales will be a secondary amenity to support a community-friendly use. It is important to emphasize the convenience to an urban, mixed-use planned residential population to have this authentic, responsible, high-quality restaurant in their community. It will become a focal point of connection for the community and befits the neighborhood overall.

The sale of alcohol for on-site consumption is in conjunction with a quality restaurant with a substantial menu prepared by highly regarded chefs. Permitting the sale of alcoholic beverages with standard conditions will not substantially impact the welfare of the area given the history of compliance and operation at this location.

For these reasons, we respectfully request approval of the subject request.

PHOTO EXHIBIT: 735 S FIGUEROA ST STE 207-307

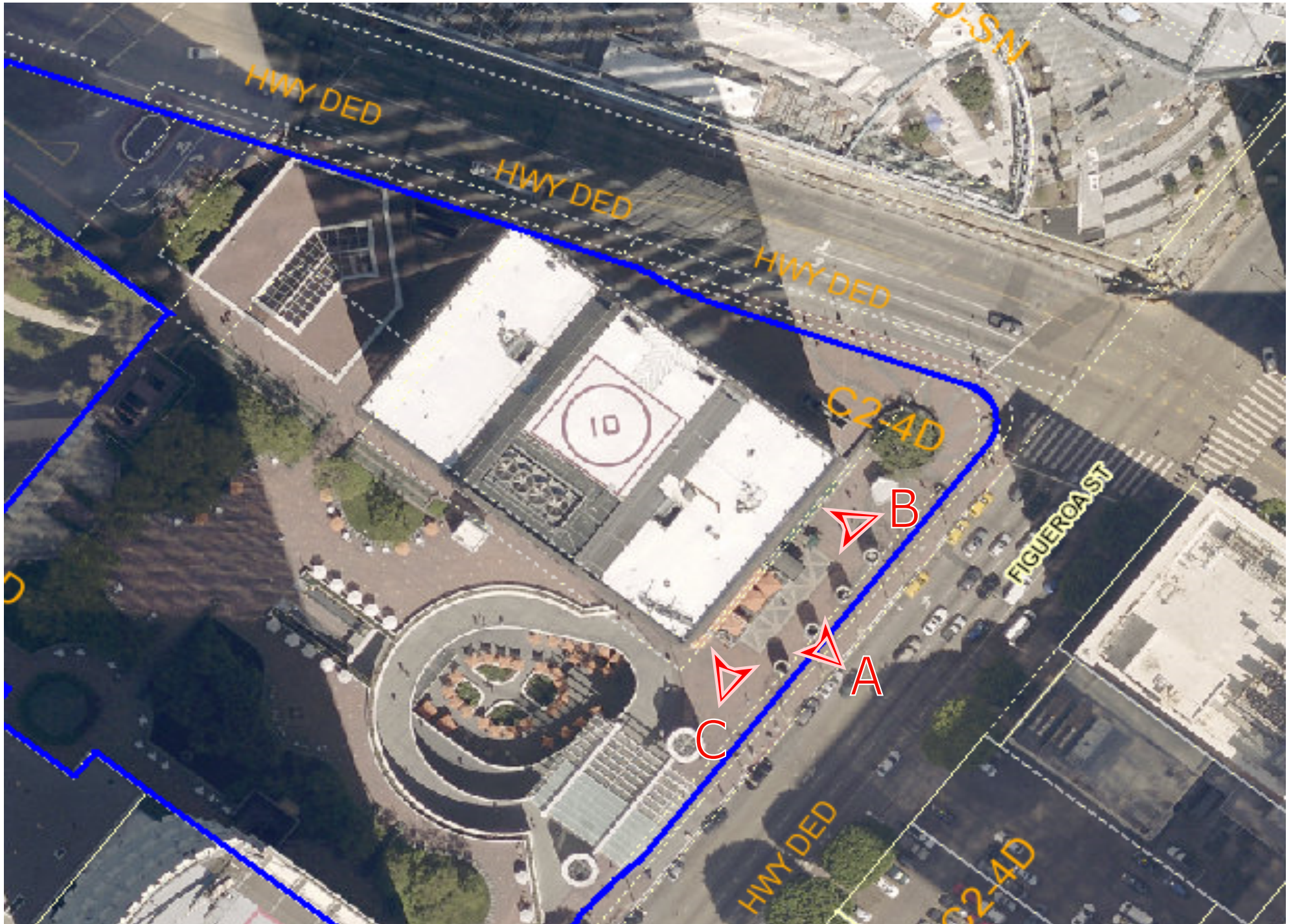


PHOTO EXHIBIT: 735 S FIGUEROA ST STE 207-307

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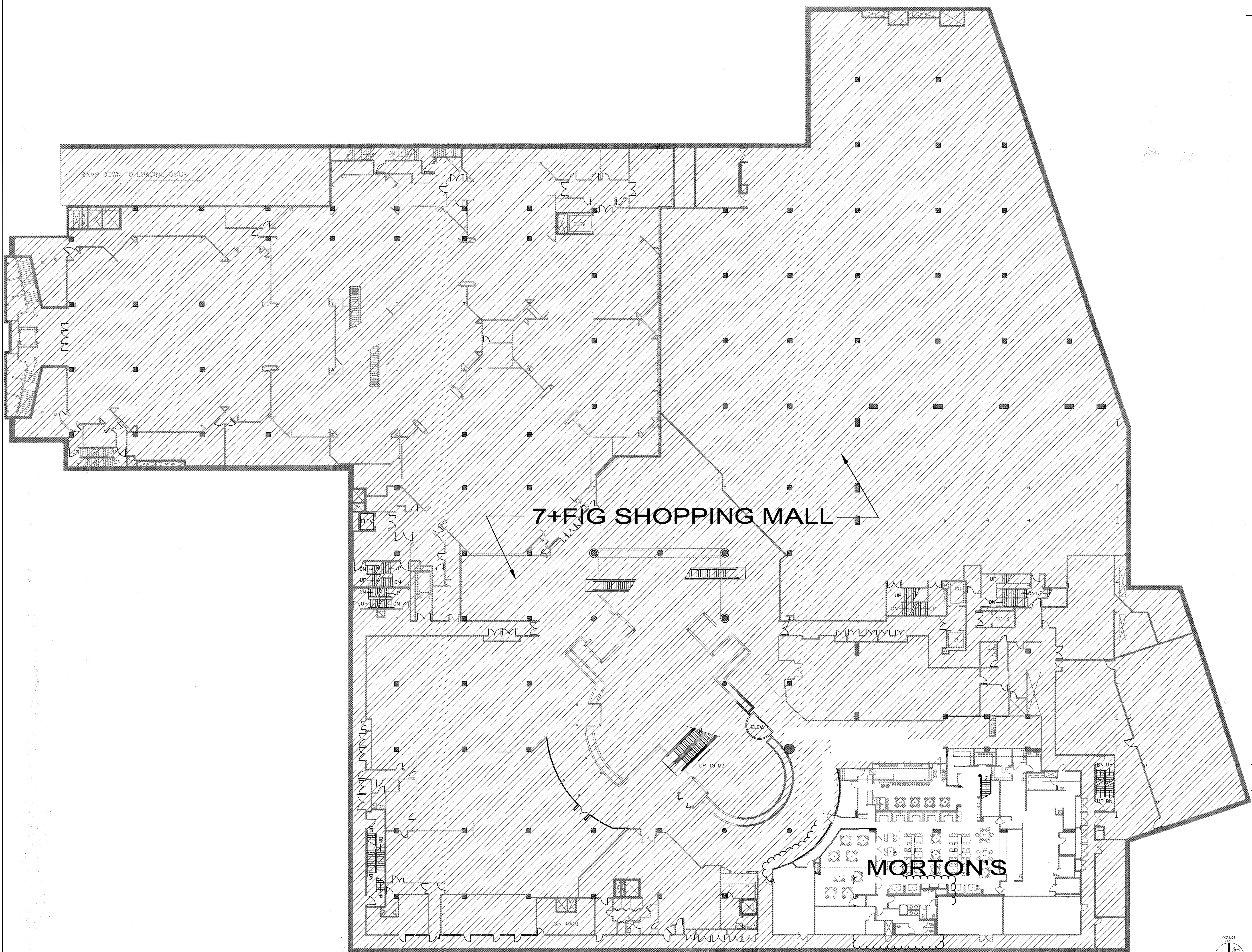
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PHOTO EXHIBIT: 735 S FIGUEROA ST STE 207-307

C





7+ FIG SHOPPING MALL

MORTON'S

steinerstudio
architecture and interior design
Amy Steiner Bagley, Architect
17800 Mitchell North
Irvine, CA 92614
ph: 714.299.5957 fx: 657.224.9739

name
address
city, state, zip
ph:
agency

MORTON'S THE STEAKHOUSE
735 S. FIGUEROA ST, SUITE 207
LOS ANGELES, CA 90017

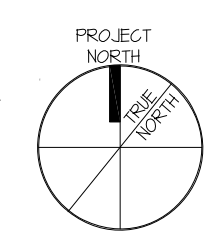
owner

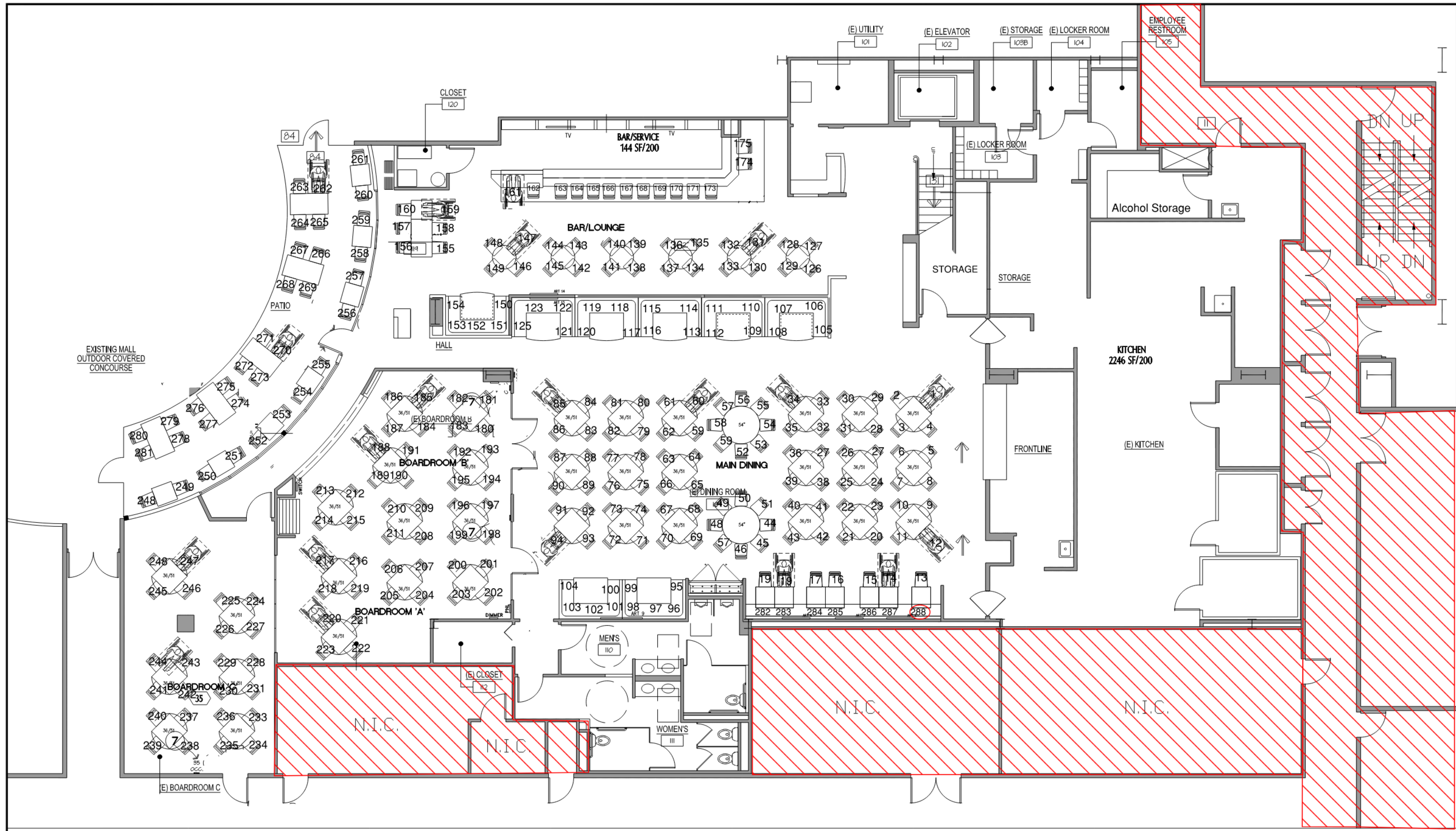
project number :	
file name:	
drawn by:	checked by: AS
date:	
Rev. date:	description:
6/10/22	ENGINEERING ISSUE

THIS DRAWING AND THE DESIGN, SPECIFICATIONS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPAID PENDING WORK OF STEINER PAL STUDIO AND SHALL REMAIN THE PROPERTY OF STEINER PAL STUDIO. NO PART OF THESE SHALL BE REPRODUCED, DISCLOSED, COPIED, EITHER WHOLLY OR IN PART, OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF AMY STEINER.

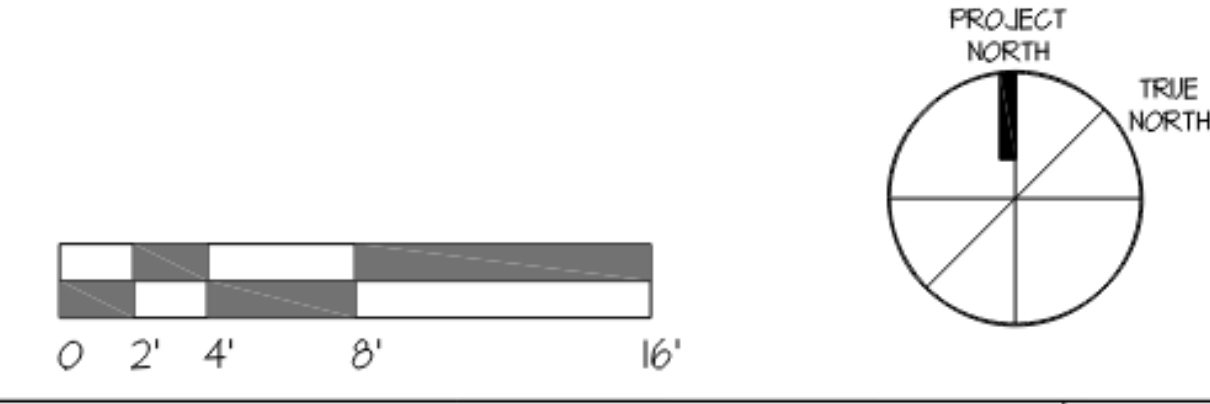
drawing title:
MALL SITE PLAN
FOR REFERENCE ONLY

drawing no:
AS-2
drawing of --





TOTAL SEATS: 288
 INTERIOR: 254
 OUTDOOR: 34



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

1

steinerstudio
 architecture and interior design
 Amy Steiner Bagley, Architect
 17800 Mitchell North
 Irvine, CA 92614
 ph: 714.299.5957 fx: 657.224.9739

name
 address
 city, state, zip
 ph:
 agency

MORTON'S THE STEAKHOUSE
 735 S. FIGUEROA ST, SUITE 207
 LOS ANGELES, CA 90017

owner

project number :	
file name:	
drawn by:	checked by: AS
date:	
Rev. date:	description:
6.10.22	ENGINEERING ISSUE
8.30.22	CLIENT REVIEW ISSUE
9.1.22	LANDLORD REVIEW ISSUE
9.1.22	PLAN CHECK SUBMITTAL

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drawing title:
FLOOR PLAN
 drawing no: