

APPLICATIONS



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ ED1 Eligible ☐ AB 2097 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 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 ([CP13-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: 421 W. Venice Blvd. LA, CA 90015 Unit/Space Number: _____

Legal Description² (Lot, Block, Tract): LOT:FR 11; BLOCK:B,Tract: J. H. BRYAN'S FIGUEROA STREET SUBDIVISION

Assessor Parcel Number: 5134012010 Total Lot Area: 7,527.404 sq ft

2. PROJECT DESCRIPTION

Present Use: Restaurant

Proposed Use: Restaurant

Project Name (if applicable): EL PATRONCITO MEXICAN CUISINE

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:

a conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing 1,430 sq. ft. restaurant sitting up to 34 patrons indoors. The proposed hours of operation are daily, from 9 am to 2 am in the [HB3-G1-5] [CX3-FA] [CPIO-O] Zone. Live Entertainment proposed from 6 pm to 1am such as: DJ, Karaoke and Mariachi bands on

Additional Information Attached:

☒ YES ☐ NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

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

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

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

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing N/A - Demolish(ed)³ N/A + Adding N/A = Total N/A

Number of Affordable Units⁴: Existing N/A - Demolish(ed) N/A + Adding N/A = Total N/A

Number of Market Rate Units: Existing N/A - Demolish(ed) N/A + Adding N/A = Total N/A

Mixed Use Projects, Amount of Non-Residential Floor Area: N/A 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: 0 Required # of Parking Spaces: 0

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)? N/A feet

If dedications are required on multiple streets, identify as such: 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, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10. of Chapter 1A?

☐ YES

☒ NO

Authorizing Code Section: 12-24 W1

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

Action Requested: A conditional use permit to allow a full line of alcohol for on site consumption in conjunction with a restaurant sitting up to 34 patrons indoors, hours: 9 am to 2 am and live entertain

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): _____

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:

N/A

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

Applicant⁵ Name: RODRIGO HERNANDEZ
Company/Firm: EL PATRONCITO MEXICAN CUISINE LLC
Address: -421 W. VENICE BLVD. Unit/Space Number: _____
City: LOS ANGELES State: CA Zip Code: 90015
Telephone: (213) 745-9500 E-mail: elpatroncitomc16@yahoo.com
Are you in escrow to purchase the subject property?: ☐ YES ☒ NO

PROPERTY OWNER OF RECORD

☐ Same as applicant ☒ Different from applicant

Name (if different from applicant): BRUMER COMMERCIAL PROPERTY LP
Address: 3699 WILSHIRE BLVD. Unit/Space Number: 800
City: LOS ANGELES State: CA Zip Code: 90010
Telephone: (213) 487-0800 E-mail: Michael@PropManage.com

AGENT / REPRESENTATIVE NAME: LILIGER DAMASO & ROB DE LA TORRE

Company/Firm: LIQUOR LICENSE BROKERS.COM
Address: 730 WASHINGTON BLVD. Unit/Space Number: _____
City: MARINA DEL REY State: CA Zip Code: 90292
Telephone: 213-757-8600 E-mail: LILI@LIQUORLICENSEBROKERS.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): _____

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 to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
 - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
 - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

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

Signature: 

Date: 9/3/25

Print Name: PAUL TENNEN

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

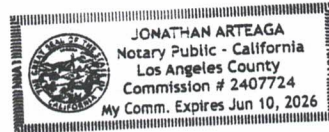
County of Los Angeles

On 09/03/2025 before me, Jonathan Arteaga, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Paul Steven Tennen, 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.



(Seal)

[Signature]
Signature

APPLICANT DECLARATION

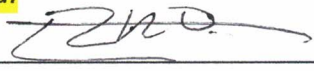
A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- 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: 9/13/2025

Print Name: RODRIGO HERNANDEZ

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).



PROJECT DESCRIPTION / REQUEST

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1, the applicant requests approval of a Conditional Use Permit (CUP) to allow the sale and dispensing of beer, wine, and distilled spirits for on-site consumption in conjunction with an existing 1,430-square-foot restaurant known as El Patroncito Mexican Cuisine, located at 421 W. Venice Boulevard, Los Angeles, California.

The restaurant is situated within the (Q)R5-2D-O Zone, in the Downtown Community Plan Area, under the Central Area Planning Commission jurisdiction. The site's General Plan Land Use designation is Transit Core, and the property is also located within the Downtown Adaptive Reuse Program Incentive Area. The existing restaurant is a bona fide eating establishment offering full table service and traditional Mexican cuisine in an intimate, indoor-only dining space with a capacity of up to 34 patrons.

The applicant proposes to expand the current operational privileges to include the sale and dispensing of beer, wine, and distilled spirits (Type 47 ABC License) for on-site consumption, as an incidental component to food service. The restaurant will operate daily from 9:00 a.m. to 2:00 a.m., providing consistent, responsibly managed service to residents, visitors, and downtown patrons.

To enhance the dining experience and cultural authenticity of the establishment, the applicant also seeks approval to incorporate live entertainment as an optional service. Proposed entertainment includes DJ music, karaoke, and non-amplified mariachi performances, occurring indoors only between 6:00 p.m. and 1:00 a.m. The entertainment is intended to complement meal service, promote cultural expression, and support a lively but controlled restaurant atmosphere—not a nightclub or bar environment.

The addition of a Type 47 license will allow the restaurant to operate on par with similar downtown establishments that offer complete dining and beverage options. The project will not increase the building's footprint, height, or massing, nor introduce exterior changes

beyond potential signage upgrades consistent with City standards. The use will remain indoor-only, with no outdoor service areas or amplified outdoor sound.

El Patroncito Mexican Cuisine will continue to contribute to the revitalization and pedestrian activity along Venice Boulevard, consistent with the Downtown Community Plan goals that encourage mixed-use, transit-oriented, and pedestrian-friendly developments that strengthen local identity and economic vitality. The proposed alcohol service and entertainment elements are ancillary to the primary dining use, ensuring compatibility with the surrounding urban fabric while enriching the community's social and cultural offerings.

FINDINGS:

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.

EL PATRONCITO MEXICAN CUISINE proposes a small-format, indoor-only, bona fide restaurant (±1,430 sq ft, up to 34 seats) with a Type 47 ABC license for on-site consumption at 421 W. Venice Boulevard. Located within the Downtown Community Plan's Transit Core and the Downtown Adaptive Reuse Program Incentive Area, the use helps activate a ground-floor storefront with regular patronage throughout the day and evening (9:00 a.m.–2:00 a.m.), adding “eyes on the street” and contributing to a safer, more vibrant pedestrian realm without exterior activity or patio impacts. This is precisely the kind of street-activating, community-serving dining use the City has repeatedly recognized as adding value to urban commercial corridors, where well-managed restaurants complement surrounding businesses, draw residents and visitors, and support an animated public realm.

The project's culinary focus—traditional Mexican fare—adds cultural diversity and neighborhood-serving amenities to Downtown, similar to other successful sit-down restaurants the City has found to enrich the local fabric by pairing food service with responsible, incidental alcohol service. As with comparable approvals, alcohol is a complement to meal service rather than a nightlife driver; this parity with peer establishments supports full-service expectations while maintaining a family-friendly dining environment. Optional, tightly managed entertainment (DJ, karaoke, and non-amplified mariachi) is confined indoors between 6:00 p.m. and 1:00 a.m. and is intended to augment the dining experience, not convert the use into a bar or nightclub. These kinds of cultural performances—when limited in scale and managed with appropriate conditions—have been acknowledged by the City as enhancing community character and economic vitality while remaining respectful of neighbors.

Operationally, the restaurant will be conditioned to typical Downtown standards—responsible beverage service, staff training, security best practices, signage controls, and prompt graffiti removal—further ensuring that public safety and community appearance are preserved. City findings for nearby sites in the same [Q]R5-2D-O zoning context have emphasized the importance of such measures (e.g., CPTED-oriented lighting/surveillance and graffiti abatement) to maintain compatibility and mitigate potential nuisances; those same performance expectations will apply here.

Finally, the project supports the Downtown economy with new jobs and local procurement while sustaining activity on a key corridor (Venice Boulevard) that the City has documented as a multi-modal spine improved with sidewalks and transit access. Activating a modest, existing tenant space with a high-quality, sit-down restaurant strengthens the neighborhood’s commercial mix, sustains foot traffic into evening hours, and advances the City’s long-standing objective of pedestrian-oriented, culturally rich dining districts in central Los Angeles.

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.

The proposed use at 421 W. Venice Boulevard, known as El Patroncito Mexican Cuisine, is located within an established commercial corridor in the Downtown Community Plan area, designated as Transit Core and zoned (Q)R5-2D-O. The existing building is part of a mixed-use and commercial environment characterized by ground-floor restaurants, markets, and small businesses serving local residents and visitors. The project’s physical characteristics—its size, height, and layout—will remain unchanged, maintaining the existing 1,430-square-foot tenant space with seating for up to 34 patrons indoors only. The proposal does not involve any structural expansion, increase in height, or alteration to the existing building envelope, and therefore has no potential to physically impact neighboring properties.

The project’s operations are fully compatible with surrounding land uses and consistent with other restaurant establishments within the area. Alcohol service will be incidental to meal service and conducted in a controlled indoor environment under the oversight of RBS-certified staff in accordance with State ABC regulations. The hours of operation, from 9:00 a.m. to 2:00 a.m. daily, are consistent with comparable dining establishments in the downtown area and are well-suited to the City’s 24-hour activity pattern within the Transit Core designation.

The applicant is also proposing limited live entertainment—including DJ performances, karaoke, and non-amplified mariachi music—indoors only between 6:00 p.m. and 1:00 a.m. All performances will be subordinate to the restaurant use and will comply with the City’s noise ordinance. These activities are intended to complement the dining experience and foster cultural engagement without generating nuisances such as crowding, exterior noise, or amplified outdoor sound.

The restaurant’s size and configuration inherently limit occupancy, ensuring that parking demand, noise levels, and patron activity remain manageable and appropriate for its setting. Additionally, the site is transit-accessible, located along a corridor served by multiple bus lines, consistent with the goals of the Downtown Community Plan and the General Plan Framework Element encouraging pedestrian-oriented, mixed-use activity centers.

Public health, welfare, and safety will be protected through a series of standard City-imposed operational conditions typically required for alcohol-serving establishments, such as surveillance cameras, lighting standards, graffiti removal, and prohibition of loitering. All alcohol service will occur under the supervision of trained staff, ensuring compliance with local and state regulations, including the Responsible Beverage Service (RBS) Act of 2017.

In sum, El Patroncito Mexican Cuisine will continue to function as a modest, well-managed restaurant that aligns with the City’s goals for downtown vitality and livability. The project’s scale, design, and operations are compatible with the surrounding neighborhood and will not adversely affect adjacent properties or the community at large. Rather, it will contribute positively to the economic, cultural, and social vibrancy of the Downtown area while maintaining strict adherence to health, safety, and operational standards.

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

The General Plan Framework Element identifies Downtown Los Angeles as a regional center—a high-intensity, transit-oriented area where a mix of housing, retail, office, entertainment, and cultural uses is encouraged to promote a vibrant 24-hour environment. The proposed restaurant use, with the incidental sale of alcoholic beverages, supports this policy by contributing to a balanced and active mix of uses that attracts residents, workers, and visitors throughout the day and evening hours. The addition of a Type 47 ABC license will allow El Patroncito to operate competitively with other nearby restaurants, providing a complete dining experience that enhances the area’s vitality and economic stability.

The project also supports the Downtown Community Plan’s land use designation of Transit Core, which envisions high-density, mixed-use developments that foster pedestrian activity and access to public transportation. The restaurant is within walking distance of major

transit corridors and contributes to the City's objectives of reducing vehicle dependency and promoting pedestrian-friendly environments. The restaurant's modest size (1,430 sq. ft.) and indoor-only operations align with the Plan's emphasis on compact, context-sensitive infill development.

Further, the proposed alcohol service and optional live entertainment are consistent with the City's long-standing planning practice of allowing well-managed, small-scale establishments to provide food and beverage service in commercial and mixed-use environments, provided that such uses are conditioned to prevent adverse impacts. The project's request under LAMC Section 12.24 W.1 is a standard entitlement mechanism intended to ensure compatibility while enabling the City to impose operating standards that protect public welfare.

The project also conforms to the Adaptive Reuse Program Incentive Area objectives by maintaining and reactivating existing building space rather than introducing new construction, thus supporting sustainability and historic continuity in the downtown built environment. No changes to massing, height, or structure are proposed, ensuring continued conformity with the surrounding scale and character.

In addition, the project is consistent with the Economic Development, Land Use, and Mobility Elements of the General Plan, which collectively promote economic vitality, pedestrian-oriented development, and access to neighborhood-serving amenities. By offering culturally diverse cuisine, controlled entertainment, and responsible alcohol service, the project enhances the community's social and cultural landscape and provides economic opportunities through job creation and increased tax revenue.

Therefore, the proposed Conditional Use Permit is fully consistent with the purpose, intent, and provisions of the General Plan, the Downtown Community Plan, and the applicable incentive programs. It furthers the City's policy direction to support vibrant, transit-accessible, mixed-use districts that sustain a balanced and inclusive downtown community.

Supplemental Findings

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

The proposed Conditional Use Permit, pursuant to LAMC Section 12.24 W.1, to allow the sale and dispensing of beer, wine, and distilled spirits for on-site consumption in conjunction with an existing 1,430-square-foot restaurant known as El Patroncito Mexican Cuisine, will not adversely affect the welfare of the pertinent community. Rather, it will

contribute positively to the local economic, social, and cultural fabric of Downtown Los Angeles.

The restaurant operates as a bona fide eating establishment providing authentic Mexican cuisine within a controlled, indoor-only setting that accommodates up to 34 patrons. The addition of a Type 47 ABC license will not change the character of the existing operation but will allow the business to remain competitive and economically sustainable within the Downtown market. Alcohol service will be ancillary to meal service and managed exclusively by staff trained and certified under the Responsible Beverage Service (RBS) Act of 2017, ensuring full compliance with all state and local regulations governing the responsible sale and service of alcoholic beverages.

All on-site alcohol consumption will occur in conjunction with food service and under the supervision of management at all times. The proposed hours of operation—9:00 a.m. to 2:00 a.m. daily—are consistent with the mixed-use, transit-oriented, and entertainment-oriented character of the Downtown area, where extended operating hours are customary and encouraged to sustain activity beyond typical daytime business hours.

The applicant also proposes optional, small-scale indoor live entertainment, including DJ performances, karaoke, and non-amplified mariachi music between 6:00 p.m. and 1:00 a.m. These cultural and musical components will enhance the dining experience and contribute to the area's cultural diversity while being conducted entirely indoors to prevent noise or disturbance to neighboring properties. The entertainment is intended as a supplemental amenity, not the primary draw, and will remain secondary to restaurant operations.

The project will promote public welfare and community safety through adherence to conditions typically imposed by the City for alcohol-serving establishments, including installation of security cameras, adequate lighting, graffiti removal, and prohibition of loitering. These operational safeguards will ensure the restaurant remains a safe and well-managed environment. Additionally, the site's location within a Transit Core area encourages walkability and transit use, reducing potential traffic or parking impacts.

In terms of community welfare, the project strengthens the neighborhood economy by supporting local employment opportunities, generating sales tax revenue, and attracting patrons to the Downtown district. It also helps maintain the viability of the existing commercial space, preventing vacancy and blight. By offering culturally rich dining and entertainment, El Patroncito Mexican Cuisine contributes to the inclusive, multicultural identity of the Downtown area that the City's General Plan envisions.

In summary, the proposed project will not adversely affect the welfare of the pertinent community. Instead, it will enhance the area by fostering cultural expression, economic

activity, and pedestrian-oriented vibrancy in a responsible, well-regulated, and community-serving manner.

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

According to information from the California Department of Alcoholic Beverage Control (ABC), the subject site is located within Census Tract 2240.1, where the ABC authorizes four (4) on-sale licenses and two (2) off-sale licenses. Currently, there are three (3) on-sale and three (3) off-sale licenses active within the tract. While this reflects a slight numerical overconcentration of off-sale licenses, the tract remains below the authorized number of on-sale licenses. Moreover, it is well recognized that the Downtown Los Angeles area—particularly within the Transit Core designation of the Downtown Community Plan—functions as a mixed-use, pedestrian-oriented district where a greater number of dining and entertainment establishments are not only expected but encouraged to foster economic vitality and community activity.

The proposed restaurant is a bona fide eating establishment comprising approximately 1,430 square feet, with a total of 34 indoor seats and no outdoor seating. Alcohol sales will be strictly ancillary to meal service, and all on-site consumption will occur indoors under the supervision of management and staff certified through the Responsible Beverage Service (RBS) Act of 2017. The restaurant is not designed nor intended to function as a bar, nightclub, or stand-alone drinking venue.

Hours of operation are proposed from 9:00 a.m. to 2:00 a.m. daily, consistent with the area's active, transit-oriented, and entertainment-focused character. Limited indoor live entertainment—including karaoke, DJ performances, and non-amplified mariachi music between 6:00 p.m. and 1:00 a.m.—will provide cultural enrichment and complement meal service, not replace it. These activities will be confined within the premises to ensure compliance with the City's noise and performance standards.

Furthermore, the establishment will be conditioned by both the City of Los Angeles Department of City Planning and the Department of Alcoholic Beverage Control to include

responsible operating standards that prevent any potential adverse impacts. Conditions will include requirements for security cameras, adequate lighting, graffiti removal, noise mitigation, and prohibitions against loitering. Such measures ensure that alcohol service remains well-regulated and that the establishment operates as a positive contributor to public safety and neighborhood welfare.

While the census tract shows a modest numerical imbalance, the proposed use will not contribute to any adverse effects traditionally associated with overconcentration, such as public drunkenness, loitering, or nuisance behavior. Instead, El Patroncito Mexican Cuisine will provide a family-oriented, culturally authentic dining experience that enhances the Downtown area's culinary diversity and economic vitality.

Accordingly, the granting of this Conditional Use Permit will not result in an undue concentration of alcoholic beverage establishments in the area. The project will continue the City's policy of supporting responsible, small-scale restaurants that activate pedestrian corridors and serve as local amenities, consistent with the intent of both the General Plan and the Downtown Community Plan.

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

The subject property is located within a high-density urban corridor in the Downtown Community Plan area, characterized primarily by mixed commercial, institutional, and multi-family developments. The site is zoned (Q)R5-2D-O, which allows restaurant uses by right and supports the integration of ground-floor retail and dining within a pedestrian-oriented, transit-rich environment.

A 600-foot notification radius analysis, prepared by Express Mapping, identifies several sensitive uses within the immediate vicinity, including:

- Fearless LA Church, 1611 S. Hope Street
- Hope Street Margolis Family Center (childcare facility), 1600 S. Hope Street
- Dignity Health – California Hospital Medical Center, 1401 S. Grand Avenue
- Venice Hope Park, 1521 S. Hope Street
- Various multi-family residential buildings and apartments in the Downtown area

Despite the presence of these uses, the restaurant site is adequately buffered from them by major public streets, intervening buildings, and urban block separations that are typical in the Downtown context. The property fronts Venice Boulevard, a multi-lane arterial street that separates the restaurant from nearby residences and institutional uses. The closest residential buildings are multi-family apartments located across or along adjacent blocks within a dense, mixed-use environment that already accommodates a wide range of commercial activity, including restaurants and retail.

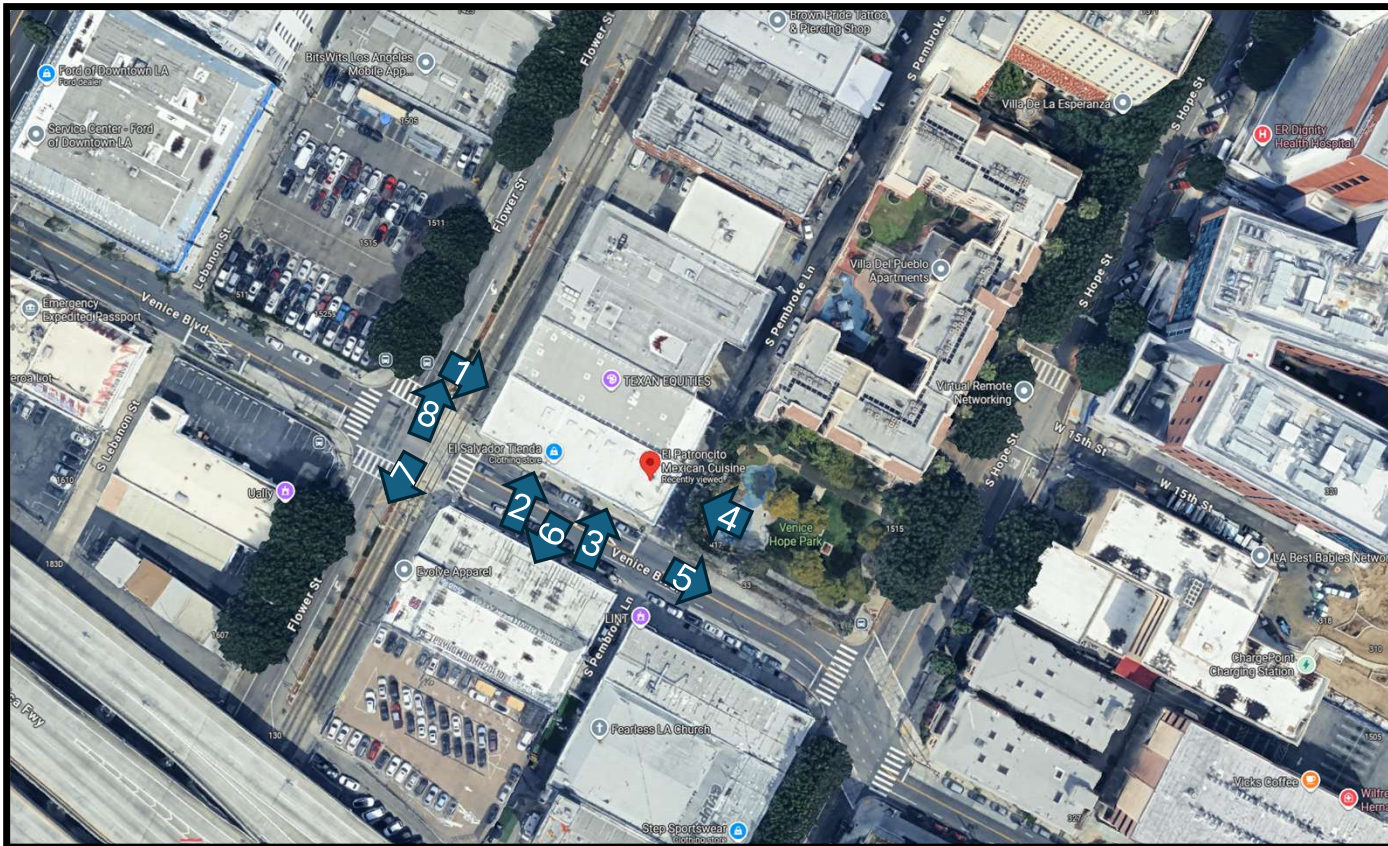
Importantly, the alcohol use map prepared for the 600- to 1000-foot radius confirms that no other alcohol-dispensing establishments exist within 1,000 feet of the site. This demonstrates that the proposed restaurant will not contribute to an undue concentration of alcohol-related uses or create conflict with existing sensitive uses in proximity.

The proposed operation is a bona fide restaurant, not a bar or nightclub. Alcohol service will be ancillary to meal service, provided exclusively to seated patrons by trained staff in compliance with the Responsible Beverage Service (RBS) Act of 2017. The applicant also proposes optional, small-scale indoor entertainment (DJ, karaoke, and non-amplified mariachi), which will occur entirely within the enclosed premises between 6:00 p.m. and 1:00 a.m. The sound will not emanate outdoors or into adjacent properties.

Furthermore, the project will include standard operational safeguards such as security cameras, adequate exterior lighting, graffiti removal, and restrictions on loitering or amplified outdoor sound. The restaurant's modest size—1,430 square feet—naturally limits occupancy and intensity, ensuring that activity remains appropriate to the urban setting and does not adversely impact the public welfare, health, or safety of nearby residents.

Given the site's location along a major transit corridor, its distance and physical separation from sensitive uses, and the absence of nearby establishments, the project is well-buffered and compatible with the surrounding neighborhood. The proposed use will not detrimentally affect adjacent residentially zoned properties or other sensitive uses and will continue to operate in a responsible, well-managed manner consistent with the City's land use policies for Downtown Los Angeles.

INDEX MAP



10/6/2025

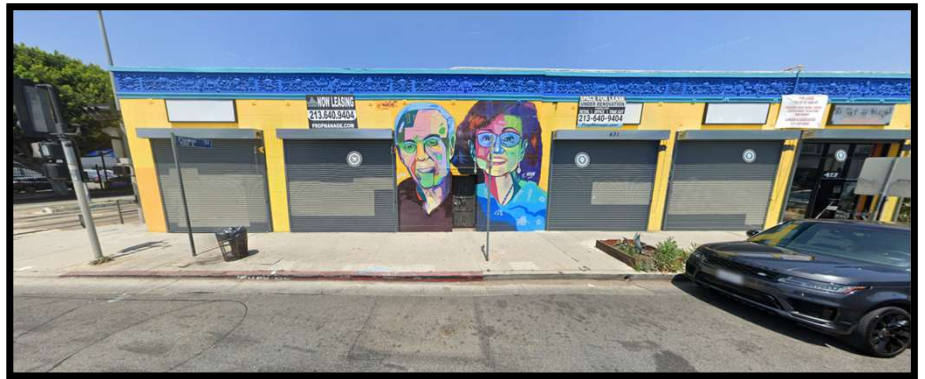
EL PATRONCITO MEXICAN CUISINE
421 W. VENICE BLVD. LOS ANGELES, CA

PHOTOS

1.



2.



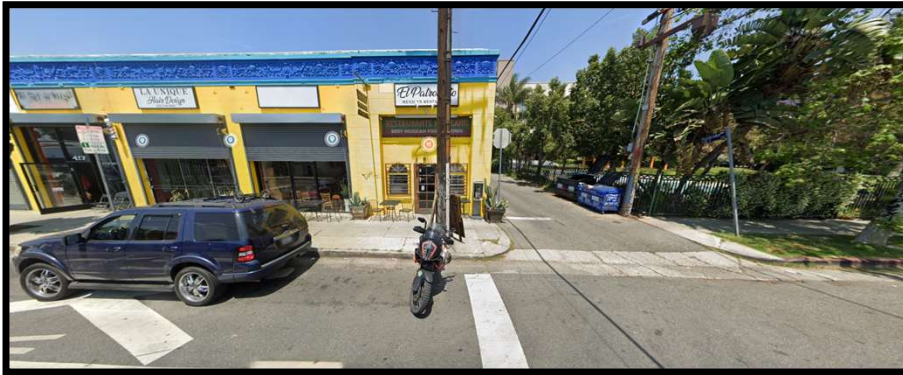
10/6/2025

EL PATRONCITO MEXICAN CUISINE
421 W. VENICE BLVD. LOS ANGELES, CA

4

PHOTOS

3.



4.



10/6/2025

EL PATRONCITO MEXICAN CUISINE
421 W. VENICE BLVD. LOS ANGELES, CA

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PHOTOS

5.

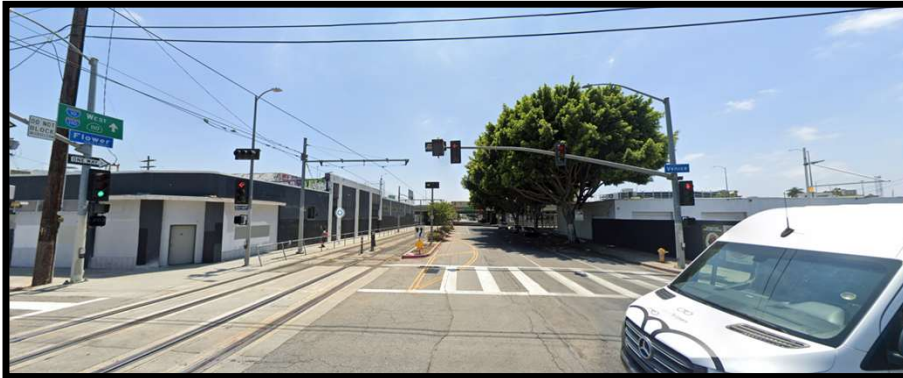


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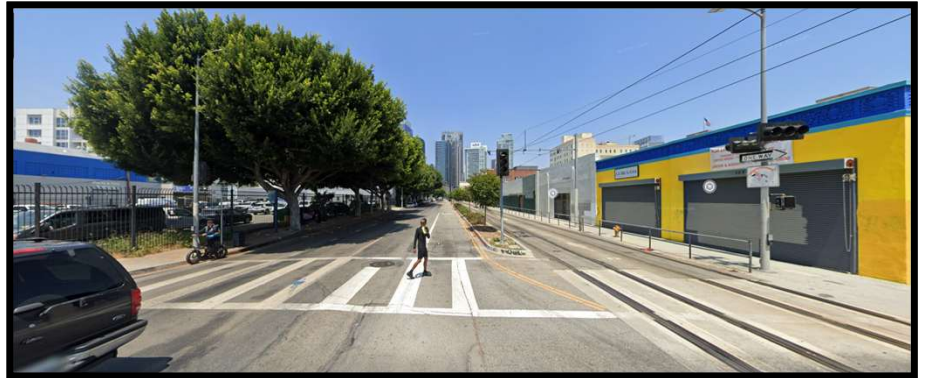


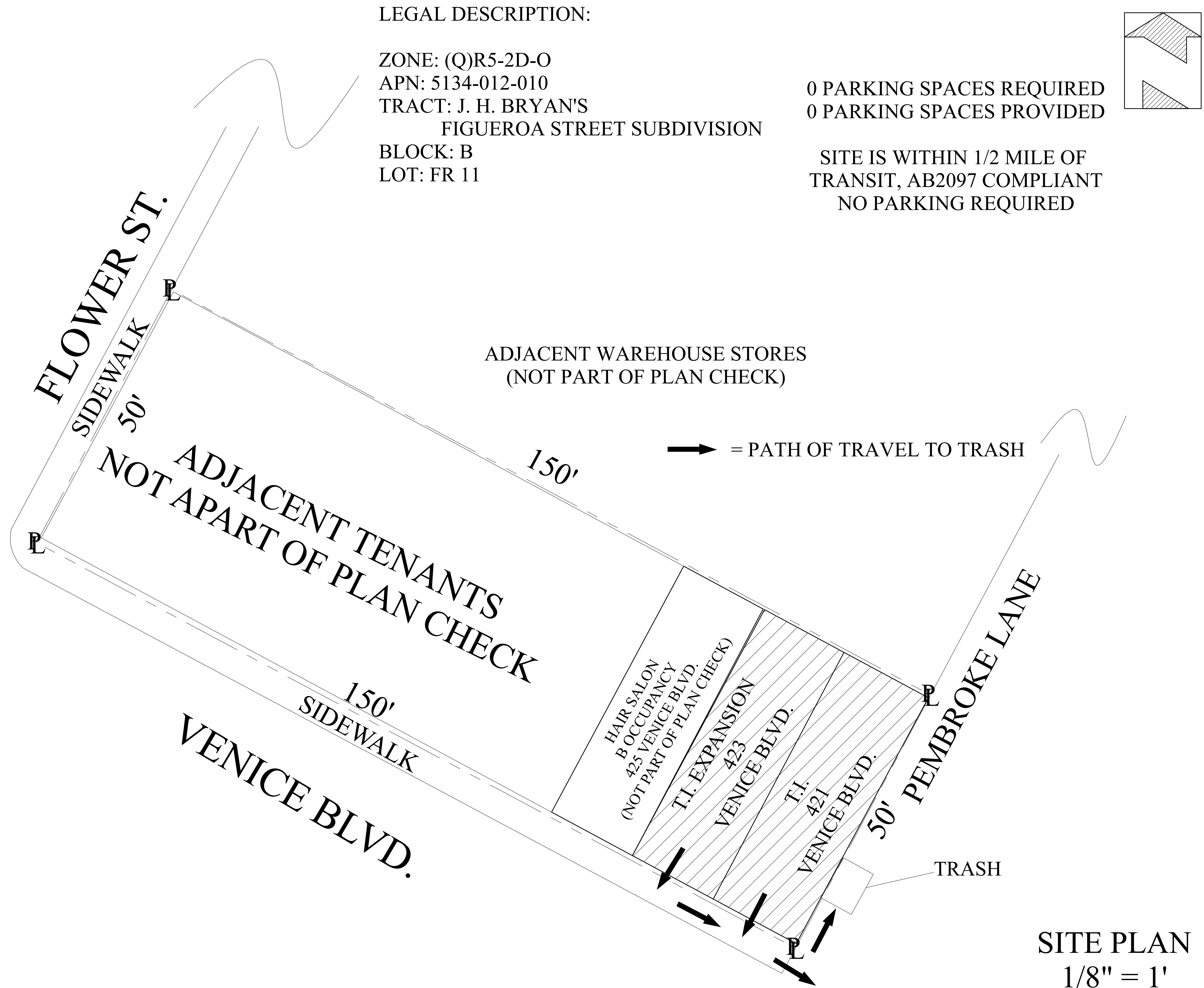
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7.



8.



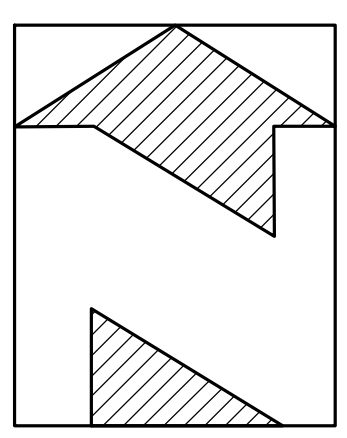


LEGAL DESCRIPTION:

ZONE: (Q)R5-2D-O
APN: 5134-012-010
TRACT: J. H. BRYAN'S
FIGUEROA STREET SUBDIVISION
BLOCK: B
LOT: FR 11

0 PARKING SPACES REQUIRED
0 PARKING SPACES PROVIDED

SITE IS WITHIN 1/2 MILE OF
TRANSIT, AB2097 COMPLIANT
NO PARKING REQUIRED



SITE PLAN
1/8" = 1'

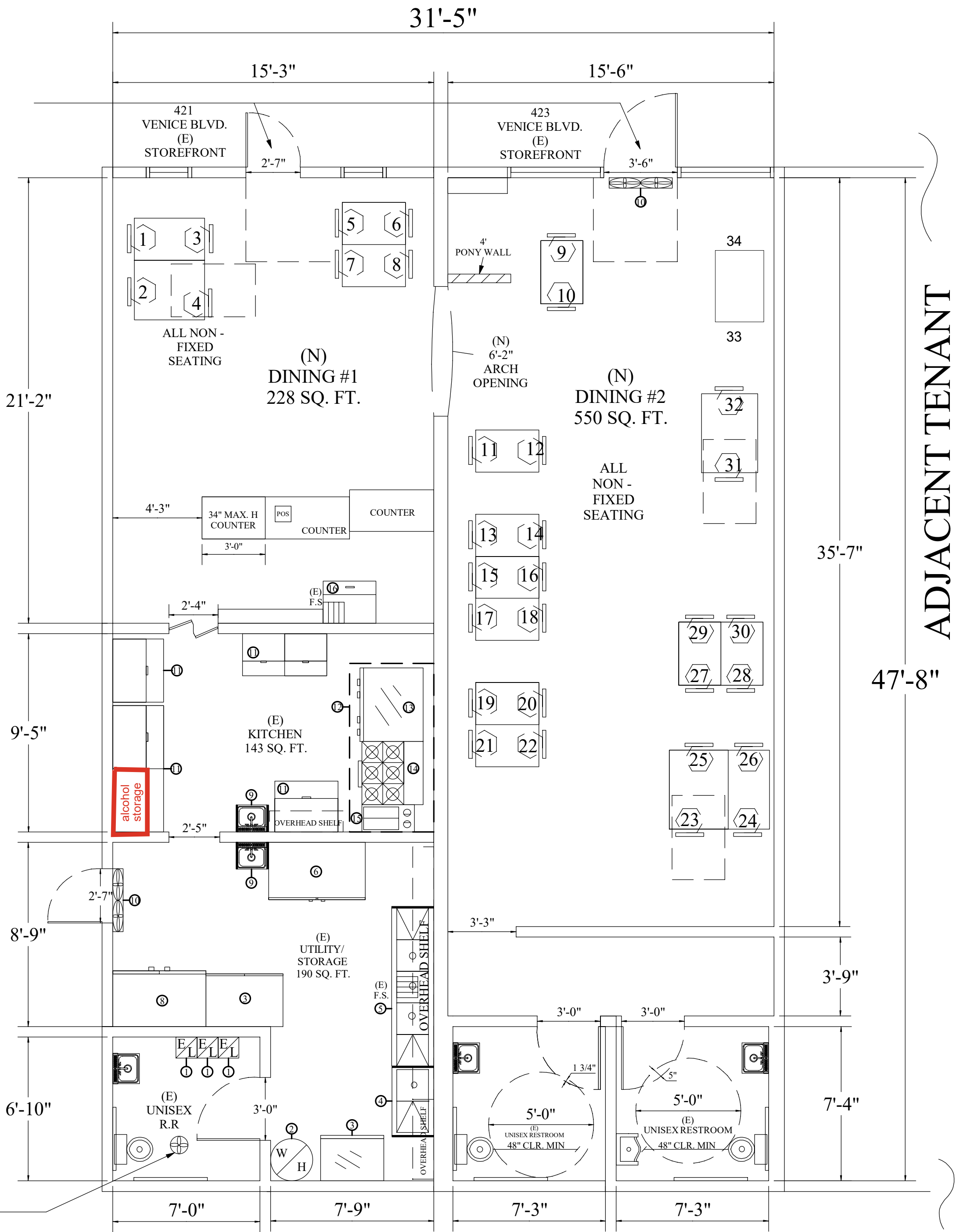
7/7/25	EL PATRONCITO MEXICAN CUISINE 421 W. VENICE BLVD., LOS ANGELES, CA 90015		PLANS BY: PEP RESTAURANT CONSULTING 15701 SHERMAN WAY #14160 VAN NUYS, CA 91409 www.PatrickEPanzarelloCS.com (818) 310-8589 PepRestaurantConsulting@gmail.com
	LIQUOR LICENSE BROKERS 213-757-8600		

SUMMARY TABLE	
DINING #1	228 SQ FT
DINING #2	550 SQ FT
KITCHEN	143 SQ FT
UTILITY STORAGE	190 SQ FT
COMMON AREAS	319 SQ FT
TOTAL SQ FT	1,430 SQ FT
TOTAL INDOOR SEATS	34

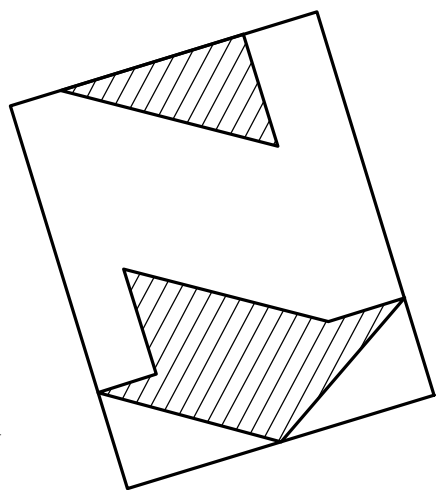
FINISH SCHEDULE				
	FLOORS	COVED BASE Standard between wall & floor 6" High 3/8" Radius	WALLS	CELGINGS
FOOD PREPARATION (KITCHEN)	SMOOTH, CLEAR SEALED, CONCRETE FLOOR W/ APPROVED PERMASEAL CONCRETE SEALER BY MONOPOLE INC.	6" HIGH TOPSET SLIMFOOT #S3619T/N COVE BASE THAT FEATURES A 3/8" RADIUS.	DRY WALL WALLS PAINTED WITH A LIGHT SEMI-GLOSS ENAMAL PAINT. WALLS ARE SMOOTH AND EASY TO CLEAN.	DRY WALL CEILING PAINTED WITH A LIGHT SEMI-GLOSS ENAMAL PAINT. CEILING ARE SMOOTH AND EASY TO CLEAN.
UTENSIL WASHING	CERAMIC TILE FLOOR SEALED W/ APPROVED PERMASEAL CONCRETE SEALER BY MONOPOLE INC.	6" HIGH TOPSET SLIMFOOT #S3619T/N COVE BASE THAT FEATURES A 3/8" RADIUS.	DRY WALL WALLS PAINTED WITH A LIGHT SEMI-GLOSS ENAMAL PAINT. WALLS ARE SMOOTH AND EASY TO CLEAN.	DRY WALL CEILING PAINTED WITH A LIGHT SEMI-GLOSS ENAMAL PAINT. CEILING ARE SMOOTH AND EASY TO CLEAN.
RESTROOM	SMOOTH, CLEAR SEALED, CONCRETE FLOOR W/ APPROVED PERMASEAL CONCRETE SEALER BY MONOPOLE INC.	6" HIGH TOPSET SLIMFOOT #S3619T/N COVE BASE THAT FEATURES A 3/8" RADIUS.	DRY WALL WALLS PAINTED WITH A LIGHT SEMI-GLOSS ENAMAL PAINT. WALLS ARE SMOOTH AND EASY TO CLEAN.	DRY WALL CEILING PAINTED WITH A LIGHT SEMI-GLOSS ENAMAL PAINT. CEILING ARE SMOOTH AND EASY TO CLEAN.
STOREROOM	SMOOTH, CLEAR SEALED, CONCRETE FLOOR W/ APPROVED PERMASEAL CONCRETE SEALER BY MONOPOLE INC.	6" HIGH TOPSET SLIMFOOT #S3619T/N COVE BASE THAT FEATURES A 3/8" RADIUS.	DRY WALL WALLS PAINTED WITH A LIGHT SEMI-GLOSS ENAMAL PAINT. WALLS ARE SMOOTH AND EASY TO CLEAN.	DRY WALL CEILING PAINTED WITH A LIGHT SEMI-GLOSS ENAMAL PAINT. CEILING ARE SMOOTH AND EASY TO CLEAN.
JANITORIAL (MOP SINK)	SMOOTH, CLEAR SEALED, CONCRETE FLOOR W/ APPROVED PERMASEAL CONCRETE SEALER BY MONOPOLE INC.	6" HIGH TOPSET SLIMFOOT #S3619T/N COVE BASE THAT FEATURES A 3/8" RADIUS.	DRY WALL WALLS PAINTED WITH A LIGHT SEMI-GLOSS ENAMAL PAINT. WALLS ARE SMOOTH AND EASY TO CLEAN.	DRY WALL CEILING PAINTED WITH A LIGHT SEMI-GLOSS ENAMAL PAINT. CEILING ARE SMOOTH AND EASY TO CLEAN.
WALK-IN BOX				
CHANGE ROOMS (LOCKERS)	SMOOTH, CLEAR SEALED, CONCRETE FLOOR W/ APPROVED PERMASEAL CONCRETE SEALER BY MONOPOLE INC.	6" HIGH TOPSET SLIMFOOT #S3619T/N COVE BASE THAT FEATURES A 3/8" RADIUS.	DRY WALL WALLS PAINTED WITH A LIGHT SEMI-GLOSS ENAMAL PAINT. WALLS ARE SMOOTH AND EASY TO CLEAN.	DRY WALL CEILING PAINTED WITH A LIGHT SEMI-GLOSS ENAMAL PAINT. CEILING ARE SMOOTH AND EASY TO CLEAN.

NOTE: ALL FINISHES ARE EXISTING.

RESTROOM VENTILATION
LIGHT SWITCH ACTIVATED



PROPOSED FLOOR PLAN
1/4" = 1'



NOTE: WINDOWS ARE FIXED AND NON-OPENABLE
ALL RESTROOM AND EXTERIOR DOORS ARE SELF-CLOSING
AND RODENT PROOF.

PLANS BY:

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VAN NUYS, CA 91409
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7/7/25

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