

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone <u>C2-4D</u>	District Map <u>129A209</u>
APC <u>Central</u>	Community Plan <u>Central City</u>	Council District <u>14</u>
Census Tract <u>2077.10</u>	APN <u>5144003906</u>	Case Filed With <u>[DSC Staff]</u>
		Date

CASE NO. _____

APPLICATION TYPE Conditional Use Permit - Alcoholic Beverages (CUB)
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 523 W. 7th St. Zip Code 90014

Legal Description: Lot FR 6 Block 20 Tract ORD'S SURVEY

Lot Dimensions Regular Lot Area (sq. ft.) 7,591.5 Total Project Size (sq. ft.) 1,900

2. PROJECT DESCRIPTION

Describe what is to be done: Sale of beer and wine for on-site consumption in conjunction with the operation of a new 1,900 sq. ft. full-service restaurant with 57 seats. Hours of operation are 10 am to 2 am, Sunday through Saturday.

Hours of alcohol sales are 10 am to 2 am, Sunday through Saturday.

Present Use: Full-service restaurant Proposed Use: Full-service restaurant

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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No. of residential units: Existing 0 To be demolished 0 Adding 0 Total 0

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.24-W, 1

Per LAMC 12.24-W, 1, Applicant is requesting a Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with the operation of a new 1,900 sq. ft. full-service restaurant with 57 seats.

Hours of operation and alcohol sales are 10 am to 2 am, Sunday through Saturday.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATION

Applicant's name Linda Shin Company SP Luna Asia, Inc.
 Address: 801 S. Grand Ave. #2204 Telephone: (213) 392-4855 Fax: () _____
Los Angeles, CA Zip: 90017 E-mail: hohotravel@hotmail.com

Property owner's name (if different from applicant) United Grand Corporation
 Address: 13223 Ventura Blvd., Suite F Telephone: () _____ Fax: () _____
Studio City, CA Zip: 91604 E-mail: _____

Contact person for project information Brett Engstrom Company Art Rodriguez & Associates
 Address: 709 E. Colorado Blvd., Suite 200 Telephone: (626) 683-9777 Fax: (626) 683-9991
Pasadena, CA Zip: 91101 E-mail: brett4artrodriguez@yahoo.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Handwritten Signature]

Print: GARY CORRAE

ALL-PURPOSE ACKNOWLEDGMENT

State of California

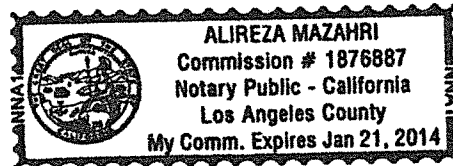
County of Los Angeles

On July 2nd, 2013 before me, Alireza Mazahri, Notary Public
 (Insert Name of Notary Public and Title)

personally appeared Gary R. Corrae, 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] (Seal)
 Signature



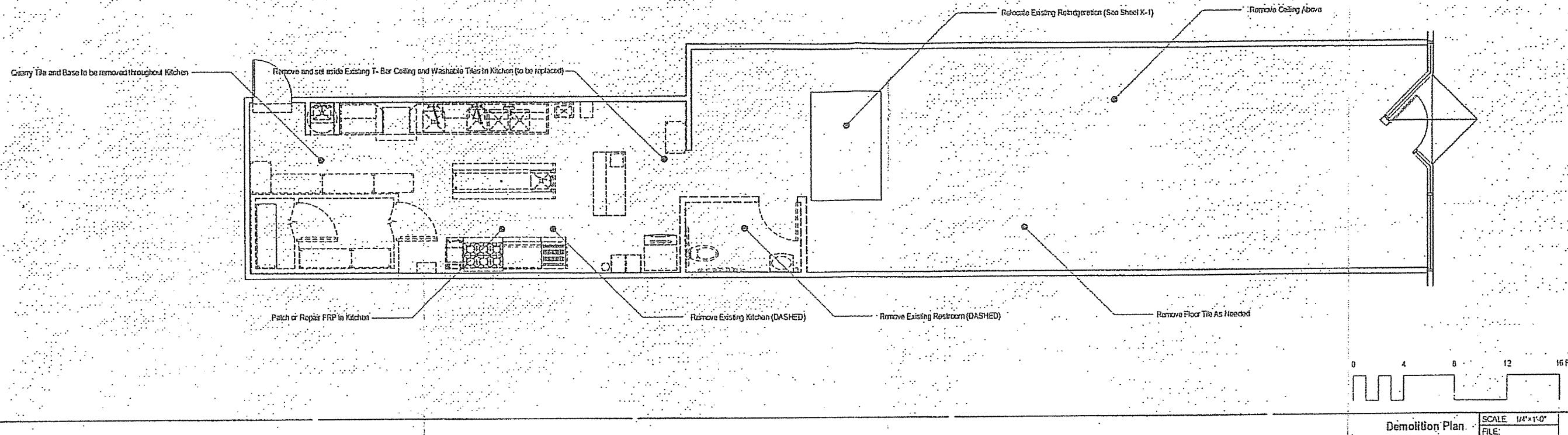
6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

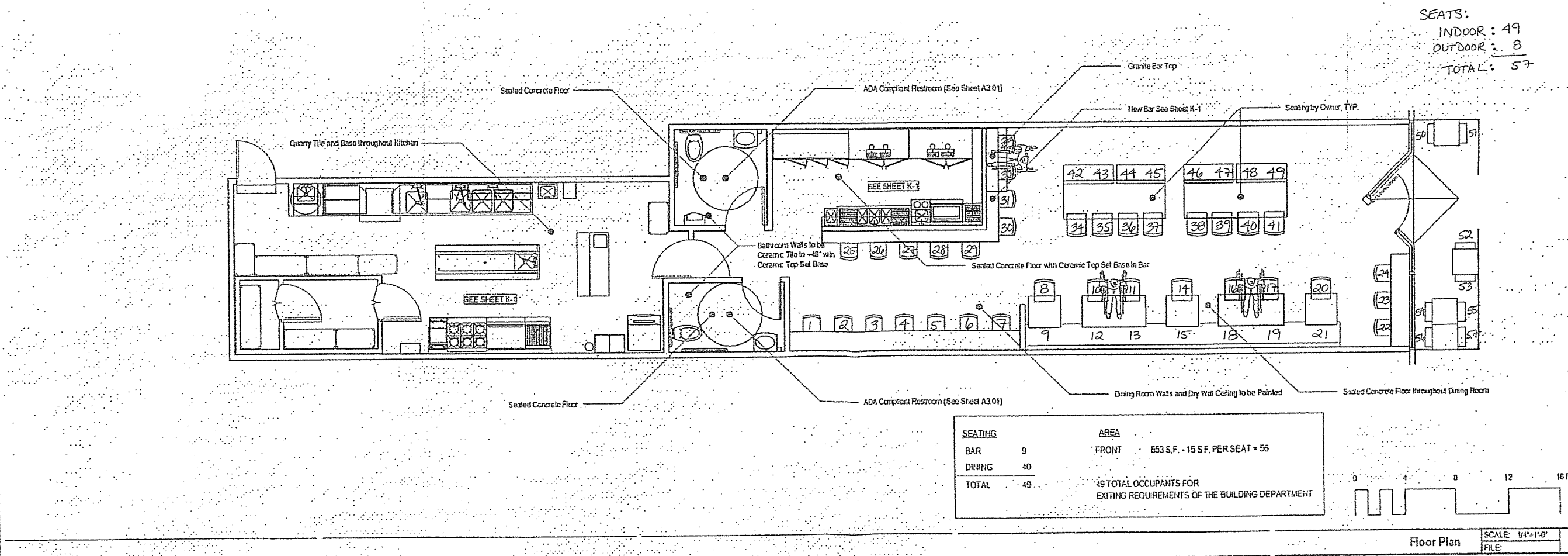
NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date



Demolition Plan SCALE 1/4"=1'-0" FILE: 3



SEATS:
INDOOR: 49
OUTDOOR: 8
TOTAL: 57

SEATING	AREA
BAR 9	FRONT 653 S.F. - 15 S.F. PER SEAT = 56
DINING 40	
TOTAL 49	49 TOTAL OCCUPANTS FOR EXISTING REQUIREMENTS OF THE BUILDING DEPARTMENT

Floor Plan SCALE 1/4"=1'-0" FILE: 1

SAVOR DTLA

523 WEST 7TH STREET
LOS ANGELES, CA



Contact: Kurt Oltz AA
3575 Long Beach Blvd.
Long Beach CA, 90807
T: 310 408 2500
E: kurt@gtlba1834.com

Owner: Linda Shin

Revisions:

No.	Description	Date

Project Number: 31020066

Date: 06/08/2013

File:

Scale: Scale As Noted

Sheet Title: Demolition Plan/
Floor Plan

Drawing Number: A2.01

APPLICATION TO THE ZONING ADMINISTRATOR FOR CONDITIONAL USE PERMIT – ALCOHOLIC BEVERAGES

APPLICANT: SAVOR DTLA (LINDA SHIN, SP LUNA ASIA, INC.)

**PROPERTY: 523 W. 7TH ST.
LOS ANGELES, CA 90014**

REFERENCE: PER LAMC 12.24-W,1, CONDITIONAL USE PERMIT TO ALLOW THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH THE OPERATION OF A NEW FULL-SERVICE RESTAURANT.

ADDITIONAL FINDINGS

a. General Conditional Use

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.

Savor DTLA is located within an existing restaurant space along a popular commercial corridor. The space has been compatible with the built environment of the surrounding neighborhood. Savor DTLA offers an additional dining option to those residing, working and visiting the area. The approval of this application will allow the restaurant to provide the benefit of a quality dining experience to the neighboring community.

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 restaurant occupies an existing restaurant space within an established commercial property. The commercial space and the physical components of the building (size, height, operation) blend with the nature of the area. The property itself is a commercially zoned parcel (C2-4D) and designated Regional Center Commercial under the General Plan Land Use designations. Should this application be granted, Savor DTLA will coexist with the other uses in the vicinity, while avoiding any detrimental effects to nearby commercial properties. As such, the business will not adversely affect or further degrade the adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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.

Savor DTLA substantially conforms to the purpose, intent and provisions of the General Plan. The General Plan promotes the provision of services throughout the city in locations that are convenient to the public yet do not impact nearby commercial properties. The property is zoned for commercial use, C2-4D.

General Plan Land Use designations state it is to be used as Regional Center Commercial. A full-service restaurant offers a useful service to those residing, working and visiting the neighborhood by offering a quality dining option. The sale of beer and wine simply enhances the atmosphere, and is expected in similar businesses, while still conforming to the intent of the General Plan.

b. Additional Findings

i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.

Savor DTLA will operate within an existing restaurant space in an established commercial property. The property has peacefully coexisted with the surrounding community for years. The approval of this application will allow the full-service restaurant to offer a more complete beverage selection to its patrons, and will not result in any additional traffic or disruption to the neighborhood. Savor DTLA is aware of the responsibility of offering beer and wine for on-site consumption and the business will be operated in a professional manner should this application be granted.

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

While there are several alcohol serving establishments operating within the vicinity, this is a busy and important commercial corridor for Downtown Los Angeles. As such, the area can support numerous alcohol serving operations. Savor DTLA and other nearby restaurants serve the large number of those working, visiting and residing in the area.

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

Savor DTLA operates on a commercially zoned property and is therefore a proper use in this location. The restaurant will be operated in a responsible manner so as to avoid detrimentally affecting the neighborhood.

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?

The square footage of the building is 7,591.5 sq. ft.

b. What is the total square footage of the space the establishment will occupy?

The establishment will occupy 1,900 sq. ft. of the space.

c. What is the total occupancy load of the space as determined by the Fire Department?

Applicant is uncertain of total occupancy load.

d. What is the total number of seats that will be provided indoors? Outdoors?

The total number of seats provided indoors is 49, and the total number of seats provided outdoors is 8.

e. If there is an outdoor area, will there be an option to consume alcohol outdoors.

Yes, there will be an outdoor area, and there will be an option to consume alcohol outdoors.

f. If there is an outdoor area, is it on private property or the public right of way, or both?

The outdoor area is located on the public right of way.

i. If any outdoor area is on public right-of-way, has a revocable permit has been obtained?

A revocable permit from the Bureau of Engineering will be pursued prior to utilizing this outdoor area.

g. Are you adding floor area?

No, no floor area is being added.

h. Parking

ii. How many parking spaces are available on the site?

No on-site parking is available. The restaurant is located within an older commercial building, and the property is located within the Central City and Downtown Parking Zones.

iii. Are they shared or designated for the subject use?

N/A

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

N/A

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

No, no arrangements have been made to provide parking off-site.

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

N/A

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.

N/A

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

No, no valet service will be provided.

i. Is the site within 1,000 feet of any schools (public private or nursery), churches, or parks?

There are the following sensitive uses within 600 feet from the site:

Chicago School of Psychology, 617 W. 7th St., Los Angeles, CA 90014

CA Academy for Liberal Studies, Early College High School, 700 Wilshire Blvd., 4th Fl., Los Angeles, CA 90014

Third Christ Scientist Church & Reading Room, 730 S. Hope St., Los Angeles, CA 90014

There are the following sensitive uses between 600 feet to 1,000 feet from the site:

Los Angeles Central Public Library, 630 W. 5th St., Los Angeles, CA 90014

Maguire Gardens – Downtown LA Park, Sec. 5th & Flower St., Los Angeles, CA 90014

Bright Horizons Childcare Center, 550 S. Hope St., Los Angeles, CA 90014

Fashion Institute of Design, 800 S. Hope St., Los Angeles, CA 90014

Pershing Square, 532 S. Olive St., Los Angeles, CA 90014

j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Establishment as defined by LAMC 12.70 B17?

N/A.

QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

a. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	10am-2am	10am-2am	10am-2am	10am-2am	10am-2am	10am-2am	10am-2am
Proposed Hours of Alcohol Sales	10am-2am	10am-2am	10am-2am	10am-2am	10am-2am	10am-2am	10am-2am

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

Yes, there will be live entertainment in the form of three musicians or a disc jockey, but no dancing.

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

There is no minimum age requirement to enter the premises. However, all patrons who purchase alcohol must be at least 21 years old. Any patrons who look under the age of 30 will be asked to show valid identification upon purchase of any alcoholic beverages.

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

No, there will not be any accessory retail uses on this site.

e. Security

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

There will be 2-10 employees on site at any given moment. Number of employees on site will be influenced in part by time of day, season and anticipated foot traffic.

ii. Will security guards be provided on-site?

No security will be provided.

iii. Has LAPD issued any citations or violations?

No, the LAPD has not issued any citations or violations.

f. Alcohol

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

Beer & wine only.

ii. Will “fortified” wine (greater than 16% alcohol) be sold?

Specialty wines with greater than 16% alcohol may be sold. However cheap, fortified wines such as “Thunderbird” will not be sold.

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?

Some signage may be placed on the building advertising a particular special. The restaurant operator will abide by all regulations established by the Dept. of ABC.

v. Food

1. Will there be a kitchen on the site?

Yes there will be a full kitchen on the site.

2. Will alcohol be sold without a food order?

Alcoholic beverages may be sold without a food order. However, the main function of the operation is a full service restaurant.

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

Under the proposed business plan the sale of alcohol will not exceed the sale of food items on a quarterly basis.

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

A menu will be provided prior to the hearing.

vi. On-Site

1. Will a bar or cocktail lounge be maintained incidental to a restaurant?

There is bar located within the restaurant. Food service is also available at the bar.

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

No, off-site sales of alcohol will not be provided accessory to on-site sales.

3. Will discounted alcoholic drinks (“Happy Hour”) be offered at any time?

Applicant is requesting the ability to offer a “Happy Hour.”

vii. Off-Site

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises?

This request is for the sale of beer and wine for on-site consumption. Containers will not be sold.

2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)?

Beer and wine will be served in single serving sizes.

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

5. Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)

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

This request is for on-site sales of alcoholic beverages.

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

The establishment is a bona-fide eating establishment.

1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:

a. Issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or

N/A.

b. If issuance would result in, or add to an undue concentration of licenses.

N/A.

