



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number \_\_\_\_\_

Env. Case Number \_\_\_\_\_

Application Type \_\_\_\_\_

Case Filed With (Print Name) \_\_\_\_\_ Date Filed \_\_\_\_\_

Application includes letter requesting:

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

Related Case Number \_\_\_\_\_

**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.*

1. PROJECT LOCATION

Street Address<sup>1</sup> 840 S. SPRING STREET Unit/Space Number \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract) LOT 6, FLAT IRON TRACT, M.B. 9-89

Assessor Parcel Number 5144-016-048 Total Lot Area 3180.5

2. PROJECT DESCRIPTION

Present Use RESTAURANT

Proposed Use SAME

Project Name (if applicable) PREUX AND PROPER

Describe in detail the characteristics, scope and/or operation of the proposed project RENEWAL OF A

CONDITIONAL USE PERMIT FOR THE CONTINUED SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE

CONSUMPTION; IN CONJUNCTION WITH AN EXISTING RESTAURANT

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 use 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)

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

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

**Proposed Project Information**

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree
- New construction: \_\_\_\_\_ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

**Housing Component Information**

Number of Residential Units: Existing 0 – Demolish(ed)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total 0

Number of Affordable Units<sup>4</sup> Existing 0 – Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total 0

Number of Market Rate Units Existing 0 – Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total 0

Mixed Use Projects, Amount of Non-Residential Floor Area: NA \_\_\_\_\_ square feet

**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 section \_\_\_\_\_ Section from which relief is requested (if any): 12.24-W, 1

Request: SEE ATTACHED REQUEST CLAUSE

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

Request: \_\_\_\_\_

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

Request: \_\_\_\_\_

Additional Requests Attached  YES  NO

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>4</sup> As determined by the Housing and Community Investment Department

**4. RELATED DEPARTMENT OF CITY PLANNING CASES**

Are there previous or pending cases/decisions/environmental clearances on the project site?  YES  NO

If YES, list all case number(s) ZA 2011-2601-CUB ZA 2009-2976-CUB

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

Case No. ZA 2011-2610-CUB

Ordinance No.: \_\_\_\_\_

- Condition compliance review
- Modification of conditions
- Revision of approved plans
- Renewal of entitlement
- Plan Approval subsequent to Master Conditional Use
- Clarification of Q (Qualified) classification
- Clarification of D (Development Limitations) classification
- 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. OTHER AGENCY REFERRALS/REFERENCE**

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property?  YES (provide copy)  NO

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

- Development Services Case Management Number \_\_\_\_\_
- Building and Safety Plan Check Number \_\_\_\_\_
- Bureau of Engineering Planning Referral (PCRF) \_\_\_\_\_
- Bureau of Engineering Hillside Referral \_\_\_\_\_
- Housing and Community Investment Department Application Number \_\_\_\_\_
- Bureau of Engineering Revocable Permit Number \_\_\_\_\_
- Other—specify \_\_\_\_\_

**6. PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>5</sup> name** \_\_\_\_\_

Company/Firm PREUX AND PROPER

Address: 840 S. SPRING STREET Unit/Space Number \_\_\_\_\_

City LOS ANGELES State CA Zip Code: 90014

Telephone (213) 896-0090 E-mail: \_\_\_\_\_

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) SPRING STREET CORRIDOR, LLC.

Address 8306 WILSHIRE BOULEVARD Unit/Space Number 441

City BEVERLY HILLS State CA Zip Code: 90211

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

**Agent/Representative name** LEE RABUN

Company/Firm CLR ENTERPRISES, INC.

Address: 420 S. SAN PEDRO STREET Unit/Space Number 225

City LOS ANGELES State CA Zip: 90013

Telephone (213) 229-4300 E-mail: clr1985lee@yahoo.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 Project Information**  Owner  Applicant  
(*select only one*)  Agent/Representative  Other \_\_\_\_\_

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

**PROPERTY OWNER**

**9. 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 or 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 \_\_\_\_\_

Date \_\_\_\_\_

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

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 \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_  
(Insert Name of Notary Public and Title)

personally appeared \_\_\_\_\_, 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.

\_\_\_\_\_  
Signature (Seal)

**APPLICANT**

- 10. 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 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: \_\_\_\_\_

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

**OPTIONAL**  
**NEIGHBORHOOD CONTACT SHEET**

**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).



CLR 17-3086  
Preux and Proper  
840 S. Spring Street

## INTRODUCTION

### REQUEST:

Pursuant to Condition No. 8 of Case No. ZA 2011-2610(CUB), a renewal of a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption; in conjunction with an existing restaurant; having hours of operation from 9 a.m. to 2 a.m., daily; with a seating capacity for 106 indoor and 23 outdoor patrons; in the C2-4D zone.

### BACKGROUND:

The subject property is a triangular-shaped, through parcel of land consisting of one record lot, with 3,180,5 square-feet of lot area, having a frontage of 157.48-feet along the east side of Spring Street, a frontage of 162.03-feet along the frontage of Main Street and a depth varying from 2-feet to 40.38-feet. The site is developed with a two-story commercial building occupied by the subject restaurant and a vacant retail space located on the ground floor. There is no provision for on-site parking.

### SURROUNDING PROPERTIES:

Northerly, across Spring Street, adjoining property is classified in the C5-4D zone and improved with four-story commercial/office building occupied by a restaurant on the ground floor with general offices uses above and a parking structure.

Easterly, adjoining property is classified in the C2-4D zone and improved with a three-story commercial building occupied by a restaurant and a hotel.

Southerly, across Main Street, adjoining property is classified in the [Q]C5-4D zone and improved with a two-story vacant commercial building and a surface pay parking lot.

Westerly, adjoining property is classified in the C5-4D zone and improved with a 13-story office tower.

### CIRCULATION:

Spring Street, adjoining the subject property to the northwest, is a designated, one-way, Secondary Highway, dedicated to a variable width of 80 to 85-feet and improved with curb, gutter and sidewalk.

Main Street, adjoining the subject property to the southeast, is a designated one-way Secondary Highway, dedicated to a variable width of 80 to 83-feet and improved with curb, gutter and sidewalk.

## **PRIOR CASES, PERMITS, ETC.:**

### Subject Property:

Case No. ZA 2009-2976-CUB – On April 16, 2010, the Zoning Administrator approved a Conditional Use Permit authorizing the sale and dispensing of beer and wine only for on-site consumption.

Case No. ZA 2011-2610(CUB) – On March 6, 2012, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption and off-site sales, in conjunction with an existing 3,643 square-foot restaurant accommodating a total of 116 patrons and having hours of operation from 9 a.m. to 2 a.m. daily.

### Surrounding Property:

Case No. ZA 2009-3928(CUB)(CUX) – On March 8, 2011, the Zoning Administrator approved a request for a conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption with patron dancing and live entertainment located at 650 S. Spring Street.

Case No. ZA 2010-3384(CUB)(CUX) – On April 13, 2011, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption and beer and wine for off-site consumption in conjunction with the expansion of an existing restaurant for a total of 45,000 square feet of floor area on five floors located at 648-654 S. Broadway.

Case No. ZA 2011-1314(CUB) – On October 7, 2011, the Zoning Administrator approved a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a 6,650 square-foot restaurant located at 826-860 S. Broadway and 119-129 W. 9<sup>th</sup> Street.

Case No. ZA 2013-2765(CUB) – On February 27, 2014, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption located at 820 S. Spring Street.

Case No. ZA 2015-1395(CUB)-On September 2, 2015, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption and the sale of beer only for off-site consumption in conjunction with a new café located at 1001 S, Broadway, Unit C.

## **ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB OR CUX:**

### **1. RADIUS MAP REQUIREMENTS.**

See attached 500'/600' radius map package

See the last page of this format for a list of alcohol establishments from the subject premises to 1,000 feet of the site.

## 2. 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.**

A renewal of the conditional use permit does not represent the introduction of a new use into the area. A restaurant use has operated from this location for over twenty-five years. The existing restaurant will continue to serve a public convenience and welfare and as sited, the location remains compatible with the character of the surrounding uses. The restaurant is located at the intersection of two Secondary Highways, in an established commercial district which is conveniently adjacent to both a growing residential community and established commercial/office uses. The site is served by the Downtown Dash D Route, the Metro Local Line route and the Metro Rapid Line Route, providing bus transportation directly to the site and the restaurant will continue to provide a service that is beneficial to the community, city or region.

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

Downtown Los Angeles is a high intensity use area providing varied urban activities. Its vitality is linked to the health and growth of office and commercial uses and recent revival is due to residential development. It is a mass transit hub and contains office buildings, department stores, hotels, places of entertainment, theaters, restaurants, cultural facilities and government offices. The restaurant will continue to invigorate the corner intersection as well as increase the volume of pedestrian activity to the area; and as such, the location, size, height and operations should remain compatible with and not adversely affect or degrade 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.**

The Central City Plan Map designates the subject property for Regional Center Commercial land use with its corresponding zone of C2 and Height District No. 4D. The subject property is not currently within the area of any specific plans or interim control ordinances. The property is also within the area of the Adaptive Reuse Incentive Specific Plan, the Central Business District Redevelopment Project Area, the Enterprise Zone/Employment and Economic Incentive Program Area and the Grater Downtown Housing Incentive Area.

The location remains consistent with some of the commercial goals and objectives identified in the Central City Community Plan, including:

- Objective 2-4: To encourage a mix of uses which create an active 24-hour downtown environment for current residents and which would also foster increased tourism.
- Objective 2-4.1: Promote night life activity by encouraging restaurants, pubs, night clubs, small theaters, and other specialty uses to reinforce existing pockets of activity.

**b. Additional Findings**

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

The continued use of the restaurant will not adversely affect the economic welfare of the community because the existing establishment has had a positive impact on the financial health of the property, improved the economic vitality of the area via generation in taxable revenue and maintains local employment.

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

The applicant has an active Type 47 liquor license and the request does not involve the introduction of a new liquor outlet or increase the license count in the subject census tract.

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

While there are residential units within 500-feet of the subject site, said uses are designed to be mixed-use development, that is, urban living experiences catering to residents seeking to live in the Downtown area in proximity to jobs, an active urban lifestyle and the restaurant related establishments that define the Central City area. The subject site is located in the C2 zone and is designated for Regional center Commercial land uses. There are no exclusively residentially zoned and occupied properties in the vicinity. The restaurant is located and intended for high intensity commercial uses and high density multi-family residences. As such, the restaurant is reflective of the type of density and activity that characterizes the existing neighborhood and should not detrimentally affect the types of residentially improved communities in the area.

**3. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE**

- a. What is the total square footage of the building or center the establishment is located in?**

The total square footage of the commercial building is 5,804.

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

The total square footage of the subject premises is 5,281.

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

Occupancy Load = 153

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

Indoor Seating Capacity = 106  
Outdoor Seating Capacity = 23

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

There is an outdoor dining area and the applicant requests alcohol consumption in that area.

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

The outdoor dining area is on private property.

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

NA

- g. **Are you adding floor area? If yes, how much is enclosed? Outdoors?**

This request does not involve additional floor area.

- h. **Parking**

- i. **How many parking spaces are available on the site?**

There is no provision for on-site parking.

- ii. **Are they shared or designated for the subject use?**

NA

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

This request does not involve additional floor area and the restaurant does not require on-site parking.

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

Arrangements have not 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.**

**Note:** Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.

2. **Please provide a map showing the location of the off-site parking and the Distance, in feet, for pedestrian travel between the parking area the use it is to serve.**

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

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

Iglesia Universal Church  
703 S Broadway

Pershing Square  
5<sup>th</sup> St & Olive St

- j. **For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Business as defined by LAMC 12.70 B 17?**

NA

#### 4. **QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT**

Note: The conditions cited below were imposed by the Zoning Administrator under Case No. ZA 2011-2610(CUB) and the applicant will continue to adhere to those conditions.

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

Condition No. 7:

*Approved herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption and off-site sales in conjunction with a 3,643 square-foot restaurant with seating for 116 patrons, 90 indoors and 26 patrons outdoors. Hours of operation are from 9:00 a.m. to 2:00 a.m. daily.*

- b. **Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc? Please specify:**

Condition No. 11:

*No dancing is permitted.*

Condition No. 12:

*Live entertainment is not permitted.*

Condition No. 19:

*There shall be no karaoke, disc jockey, topless entertainment, male or female performers or fashion shows.*

Condition No. 21:

*There shall be no pool tables, coin-operated games, or video machines permitted on the premises at any time.*

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

There are no minimum age requirements but minors must be accompanied by an adult after curfew hours.

- d. **Will there be any accessory retail uses on the site? What will be sold?**

There will be no accessory retail uses associated with the existing restaurant use.

**e. Security**

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

There will be 12-14 employees on the site at any given time.

**ii. Will security guards be provided on-site? If yes, how many and when?**

The applicant does not anticipate the need for security guards given the size and scale of the operation.

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

There is no record of citations or violations.

**f. Alcohol**

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

This request is for a full line of alcoholic beverages.

**ii. Will "fortified" wine (greater than 16% alcohol) be sold?**

"Fortified" wine will not be sold.

**iii. Will alcohol be consumed on any adjacent property under the control of the applicant?**

Alcohol will not be allowed to be consumed on any adjacent property under control of the applicant.

**iv. Will there be signs visible from the exterior that advertise the availability of alcohol?**

Signs will not be visible on the outside which advertise the availability of alcohol.

**v. Food**

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

There is a kitchen within the subject premises and it complies with the definition in Section 91.0403 of the Los Angeles Municipal Code. Food service will be available at all times during operating hours. All seating areas will be furnished with cutlery, condiments and other eating utensils for use by patrons.

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

Alcohol will not be served without a food order.

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

The gross sale of alcohol will not exceed the gross sale of food items on a quarterly basis.

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

See attached.

**vi. On-Site**

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

A cocktail lounge will not be maintained incidental to the restaurant use.

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

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

Off-site sales of alcohol as a secondary use to on-site sales will not occur.

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

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

Yes, from 4 p.m. to 7 p.m., daily.

Condition No. 27:

*The premises shall not be used exclusively for private parties where the general public is excluded. "Happy hour: food and drink specials are permitted.*

**vii. Off-Site**

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

NA

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

NA

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

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?**

Condition No. 29:

*The premises shall be maintained as a bona fide eating place (Restaurant) with an operational kitchen and shall provide a menu containing an assortment of food normally offered in such restaurants. Food service shall be available at all times during operating hours.*

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 tend to create a law enforcement problem, or**
  - b. **if issuance would result in, or add to an undue concentration of licenses.**
- b. **If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for public convenience or necessity.**

**6. ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs.**

NA

**LIQUOR ESTABLISHMENTS FROM SUBJECT PREMISES TO 600 FEET**

Orpheum Theatre – Type 47  
842 S Broadway

Il Café – Type 41  
855 S Broadway

Broadway Bar – Type 48  
830 S Broadway

Biergarten – Type 47  
752-754 S Broadway

Down town Peking Tavern – Type 47  
806 S Spring St

Tuck Restaurant – Type 47  
820 S Spring St

Terroni – Type 47  
801 S Main St

Pattern bar – Type 48  
100 W 9<sup>th</sup> St

Woodspoon – Type 41  
107 W 9<sup>th</sup> St

Jason’s – Type 20  
900 S Broadway

Umami Burger – Type 47  
852 S Broadway

The Globe Club – Type 48  
740 S Broadway

Crane’s – Type 48  
810 S Spring St

Preux and Proper – Type 47  
840 S Spring St

Chapman's Market – Type 20  
221 W 8<sup>th</sup> St

Jason's Wine & Spirits – Type 21  
110 E 9<sup>th</sup> St

1810 – Type 41  
105 W 9<sup>th</sup> St

Omnom Organics – Type 20  
217 W 9<sup>th</sup> St

**LIQUOR ESTABLISHMENTS BETWEEN 600 FEET TO 1,000 FEET OF SUBJECT PREMISES**

Elinor's Snack Shop – Type 20  
807 S Santee St

Ham and Eggs – Type 42  
433 W 8<sup>th</sup> St

Golden gopher – Type 48  
417 W 8<sup>th</sup> St

Carl's Junior – Type 41  
106 E Olympic Blvd

LA Chapter hotel – Type 47  
921-933 S Broadway

The Stocking Frame – Type 47  
911 S Hill St

Tony's Mini Market – Type 20  
224 W 9<sup>th</sup> St

801 Hill – Type 48  
801 S Hill St

Clirton's – Type 47  
648 S Broadway

Happy Corner – Type 20  
700 S Spring St

The Liquor Store – Type 21  
722 S Hill St

Brazzo Pizza – Type 41  
100 ½ W 7<sup>th</sup> St

Bar Matta Chine – Type 48  
221 W 7<sup>th</sup> St

Garden Juice – Type 41  
322 W 7<sup>th</sup> St

Gourmet market & Spirits – Type 20  
716 S Los Angeles St

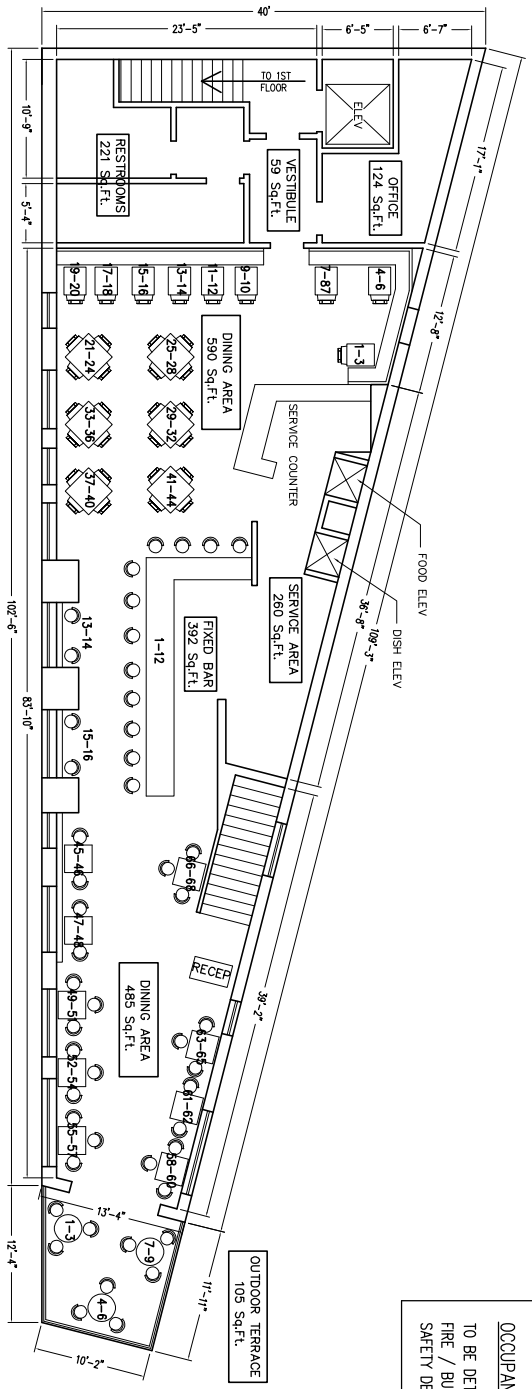
CVS Pharmacy – Type 21  
210 W 7<sup>th</sup> St

Human Resources – Type 20  
213 W 7<sup>th</sup> St

PREUX AND PROPER  
840 S. Spring Street

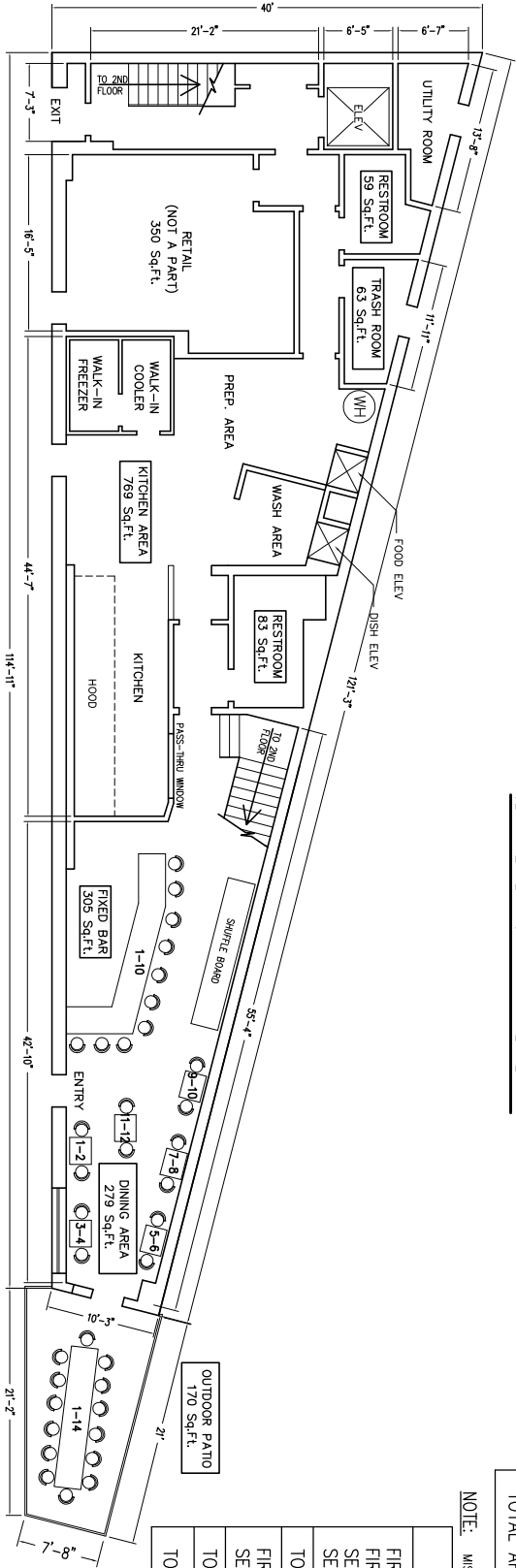
REQUEST:

Pursuant to Condition No. 8 of Case No. ZA 2011-2610(CUB), a renewal of a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption; in conjunction with an existing restaurant; having hours of operation from 9 a.m. to 2 a.m., daily; with a seating capacity for 106 indoor and 23 outdoor patrons; in the C2-4D zone.



**OCCUPANCY LOAD**  
 TO BE DETERMINED BY  
 FIRE / BUILDING AND  
 SAFETY DEPARTMENT

**SECOND FLOOR**



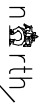
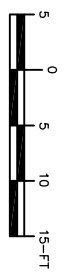
**FIRST FLOOR**

**FLOOR PLAN**

AREAS	
DINING AREA =	279 Sq.Ft.
FIXED BAR =	305 Sq.Ft.
RESTROOMS =	142 Sq.Ft.
KITCHEN AREA =	769 Sq.Ft.
TRASH ROOM =	63 Sq.Ft.
MISCELLANEOUS =	822 Sq.Ft.
<b>TOTAL FIRST FLOOR =</b>	<b>2,380 Sq.Ft.</b>
DINING AREA =	1,075 Sq.Ft.
FIXED BAR =	392 Sq.Ft.
RESTROOMS =	221 Sq.Ft.
SERVICE AREA =	260 Sq.Ft.
VESTIBULE =	59 Sq.Ft.
OFFICE =	124 Sq.Ft.
MISCELLANEOUS =	495 Sq.Ft.
<b>TOTAL SECOND FLOOR =</b>	<b>2,626 Sq.Ft.</b>
<b>TOTAL INDOOR AREA =</b>	<b>5,006 Sq.Ft.</b>
FIRST FLOOR PATIO =	170 Sq.Ft.
SECOND FLOOR TERRACE =	105 Sq.Ft.
<b>TOTAL OUTDOOR AREA =</b>	<b>275 Sq.Ft.</b>
<b>TOTAL AREA =</b>	<b>5,281 Sq.Ft.</b>

SEATING CAPACITY	
FIRST FLOOR DINING AREA =	12
FIRST FLOOR BAR AREA =	10
SECOND FLOOR DINING AREAS =	68
SECOND FLOOR BAR AREA =	16
<b>TOTAL INDOOR SEATING =</b>	<b>106</b>
FIRST FLOOR OUTDOOR PATIO =	14
SECOND FLOOR OUTDOOR TERRACE =	9
<b>TOTAL OUTDOOR SEATING =</b>	<b>23</b>
<b>TOTAL SEATING =</b>	<b>129</b>

NOTE: MISCELLANEOUS AREA INCLUDES WALLS, CORRIDORS, ELEVATORS, ETC



**CLAR ENTERPRISES, INC.** CADFILE NO: MWK-FP-PP  
 420 S. SAN PEDRO ST. SITE 225 SUTIS: PRELUX AND PROPER CASE NO:  
 LOS ANGELES, CA 90014 LOS ANGELES, CA 90014 DATE: JUNE 8, 2017  
 213-229-4300 TS: 17-3086 CAD BY: TROUBLE SHOOTER  
 840 S. SPRING ST. 818-346-4090

**EXISTING COMM'L BUILDING**  
 Two-story  
 5,356 Sq.Ft.  
 24 Ft. in Height

VACANT RETAIL  
 22'-8"

SUBJECT PREMISES

PLANTER (TYP)

HC RAMP

BIKE RACK

PLANTER (TYP)

OUTDOOR PATIO

STREET

STREET

SPRING

MAIN

**Site Description**

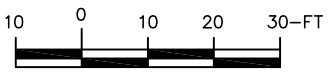
Total Site Area = 3,180.5 Sq.Ft.  
 Total Floor Area = 5,356 Sq.Ft.  
 Subject Premises Floor Area = 5,006 Sq.Ft.  
 Subject Premises Outdoor Area = 275 Sq.Ft.

Legal Description  
 Lot 6, Flat Iron Tract, M.B. 9-89

Parking Required  
 Total Spaces Required (Subject Premises) = 0 Spaces  
 per ZI 2374 Los Angeles State Enterprise Zone

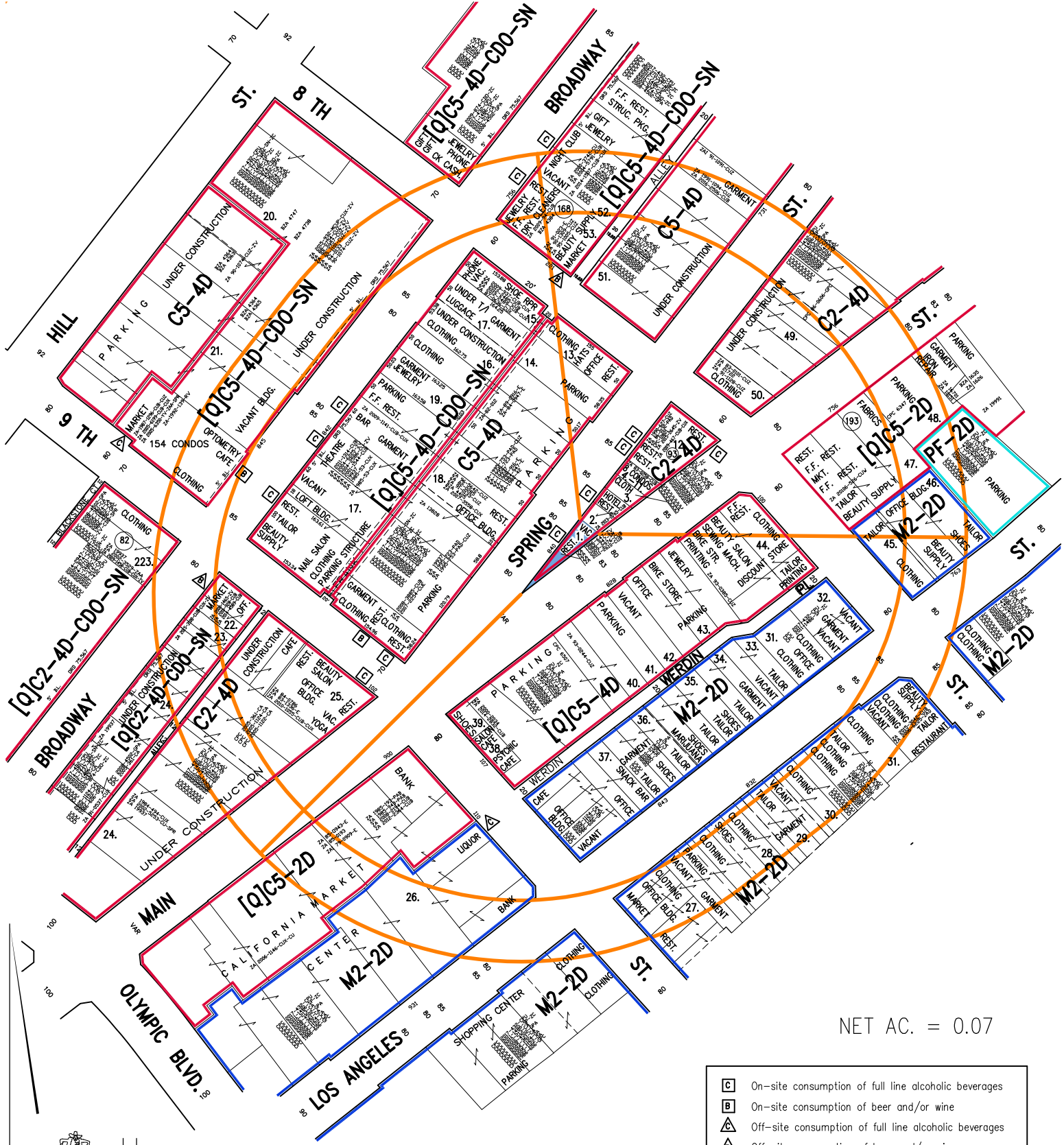
Parking Provided  
 Total Spaces Provided = 0 Spaces

**PLOT PLAN**



north  
 D.M. 127.5 A 209

CADFILE No: MONK-FP-PP  
**CLR ENTERPRISES, INC.**    SITES: PREUX AND PROPER    CASE No:  
 420 S. SAN PEDRO ST., STE. 225    840 S. SPRING ST.    DATE: JUNE 8, 2017  
 LOS ANGELES, CA 90013    LOS ANGELES, CA 90014    CAD BY: TROUBLE SHOOTER  
 213-229-4300    TS 17-3086    818-346-4096



NET AC. = 0.07

- C On-site consumption of full line alcoholic beverages
- B On-site consumption of beer and/or wine
- △ Off-site consumption of full line alcoholic beverages
- △ Off-site consumption of beer and/or wine

LEGAL: LOT 6, FLAT IRON TRACT, M.B. 9-89



THOMAS BROS.  
 PAGE: 634  
 GRID: E/5  
  
 C.D. 14  
 C.T. 2073.01  
 P.A. 100  
  
 CADFILE: MONK-RAD  
 TS 17-3086

**CONDITIONAL USE - A.B.** ON SITE

**CLR ENTERPRISES, INC.**

420 S. SAN PEDRO ST., SUITE # 225  
 LOS ANGELES, CA 90013  
 213-229-4300

CASE NO.:  
 DATE: JUNE 8, 2017  
 DRAWN BY: AL PRATT  
 818-346-4096  
 D.M. NO.: 127.5 A 209, 126 A 209  
 SCALE: 1" = 100'  
 USES: FIELD  
 CONTACT PERSON: LEE RABUN  
 213-229-4300