

APPLICATION FOR DETERMINATION OF "PUBLIC CONVENIENCE OR NECESSITY" ALCOHOL SALES

Pursuant to Section 23958 and 23858.4 California Business and Professions Code

TO BE SUBMITTED TO CITY CLERK'S OFFICE ROOM 395, CITY HALL

COUNCIL FILE NO. 08-3258

BACKGROUND INFORMATION

TIME LIMIT FILE: \_\_\_\_\_

As part of the application, the applicant must submit the names and addresses of property owners of all property adjacent (including across the street/alley) to the subject property on gummed labels. Applicant must also submit the following information: 1) notarized signature, 2) a site plan prepared by a map maker (see Planning Department for map maker's list), 3) one 4- by 6-inch picture of the property from each side of the site, and 4) a copy of all previous building permits for the site (Room 400, 201 North Figueroa Street). When you meet with ABC to get the crime and license concentration information for your site, you must bring back the ABC information (on the ABC form) to the City Clerk.

Project Name El Prado

Address 1805 W Sunset Blvd, Los Angeles, CA 90026

Type of Business Bar/Lounge

Applicant Robert Ellermeyer

Name 1805 W Sunset Blvd

Address 323 394-3232 / 213 484-8181

Phone Number/Fax Number

Property Owner Hung Yueh Hua

Name PO Box 4126 Alhambra, CA 91803

Address (626) 248-4438

Phone Number/Fax Number

Representative Elizabeth Peterson

Name 1850 Industrial St #606 Los Angeles, CA 90021

Address 213 674 2686 213 674 2689

Phone Number/Fax Number

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

- 1. Has the City previously approved a conditional use permit for alcoholic beverage sales at this site? Yes \_\_\_ No \_\_\_ If Yes, what is the City case number(s) \_\_\_\_\_;
2. Have you recently filed for a new conditional use permit? Yes \_\_\_ No \_\_\_ If Yes, provide the City case number(s) \_\_\_\_\_

CD 13

3. Has a previous ABC license been issued? Yes \_\_\_ No \_\_\_. If Yes, when and what type of license  
\_\_\_\_\_

4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.):  
\_\_\_\_\_

5. Size of Business \_\_\_\_\_

6. % of floor space devoted to alcoholic beverages \_\_\_\_\_

7. Hours of Operation:

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

b. What are the proposed hours of alcohol sales? \_\_\_\_\_

8. Parking:

a. Is parking available on the site? (If so, how many spaces?) \_\_\_\_\_

b. If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? \_\_\_\_\_

c. Where? \_\_\_\_\_

d. How many off-site spaces? \_\_\_\_\_

9. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons? Provide ABC case number and a copy of final ABC action.  
\_\_\_\_\_  
\_\_\_\_\_

10. Will video game machines or pool or billiard tables be available for use on the subject property and if so, how many? \_\_\_\_\_

11. Will you have signs visible on the outside which advertise the availability of alcohol?  
\_\_\_\_\_

12. How many employees will you have on the site at any given time? \_\_\_\_\_

13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? \_\_\_\_\_

14. What security measures will be taken including:

a. Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy.

b. Will security guards be provided and if so, when and how many?  
\_\_\_\_\_  
\_\_\_\_\_

15. Will there be minimum age requirements for patrons? If so, how will this be enforced?  
\_\_\_\_\_  
\_\_\_\_\_
16. Are there any other alcoholic beverage outlets within a 600-foot radius of the site? Provide names and address of such business and type of business.  
\_\_\_\_\_  
\_\_\_\_\_
17. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of your proposed business? Where? (Give Address)  
\_\_\_\_\_  
\_\_\_\_\_
18. Will the exterior of the site be fenced and locked when not in use?  
\_\_\_\_\_
19. Will the exterior of the site be illuminated with security lighting bright enough to see patrons from the street? \_\_\_\_\_

**B. THE FOLLOWING QUESTIONS ARE TO BE ANSWERED WHERE ONLY THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES IS SOUGHT:**

1. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?  
\_\_\_\_\_
2. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? \_\_\_\_\_
3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)? \_\_\_\_\_
4. Will "fortified" wine (greater than 16% alcohol) be sold? \_\_\_\_\_

**C. THE FOLLOWING QUESTIONS ARE TO BE ANSWERED WHERE ONLY THE ON-SITE SALE OF ALCOHOLIC BEVERAGES IS SOUGHT:**

1. What is the occupancy load as determined by the Fire Department (number of patrons)?  
\_\_\_\_\_
2. What is the proposed seating in all areas? \_\_\_\_\_
3. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) \_\_\_\_\_  
\_\_\_\_\_
4. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining and lounge facilities.

5. Food Service
- a. Will alcohol be sold without a food order? \_\_\_\_\_
  - b. Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?  
\_\_\_\_\_
6. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?  
\_\_\_\_\_

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

**D. PUBLIC CONVENIENCE AND NECESSITY EVALUATION**

The City of Los Angeles is very concerned if a new request to sell alcohol is subject to one of the conditions below. There is a strong likelihood that the City will deny your "public convenience or necessity" application if one of the above listed conditions apply to your site. (It is strongly suggested that you contact your Council Office and discuss your project. If the Council Office does not oppose your project, you should then check with your local area police vice unit as well as the Planning Department Public Counter at (213) 977-6083 for the determination of whether the proposed site is within a Specific Plan area, and the Community Redevelopment Agency (CRA) project staff at (213) 977-1682 or 977-1665, to determine if your site is in a CRA Project Area. If any of the five conditions listed below apply to your site, you should carefully consider if you want to file for a Public Convenience or Necessity finding.

1. The proposed site is in an area with a long-term level of undue concentration of alcoholic beverage outlets.
2. The geographic area is the target of special law enforcement activity, i.e., police task force is working on reducing vice in the area, or eliminating juvenile crime (such as cruising or graffiti) or gang activity.
3. The proposed site is in close proximity to sensitive uses, including schools, parks, churches, youth activities, homeless shelters, mental health or alcohol or drug treatment centers.
4. The geographic area has elevated levels of alcohol-related crimes, including but not limited to: public intoxication, driving under the influence, assault, vandalism, prostitution, drug violations, loitering.
5. The proposed site is located in a Specific Plan or Community Redevelopment Agency Project area which specifically includes a policy to control future alcoholic beverage sales.

E. If the project site is not subject to one of the above criteria, your project will be evaluated by the City Council with consideration given to the following possible benefits and detriments to the community:

1. Possible Benefits

Would the business:

- a. Employ local residents (how many)
- b. Generate taxes (provide estimate)
- c. Provide unique goods and services (which ones)
- d. Result in an aesthetic upgrade to the neighborhood (in what exact way)
- e. Contribute to the long term economic development (how)
- f. Provide a beneficial cultural/entertainment outlet (specify)



F. 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).
- b. The information presented is true and correct to the best of my knowledge.

*R. [Signature]*  
 Applicant signature

11/21/2008  
 Date

Yueh Hua Hung  
 Signature of property owner if tenant or lessee is filling application

\*\*\*\*\*

State of California

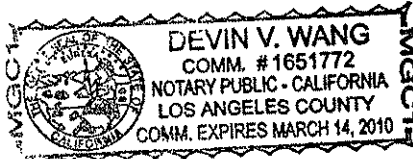
County of Los Angeles

On 11/21/2008 before me, Devin V. Wang  
Date Name of Notary Public

personally appeared Yueh Hua Hung  
Name(s) of Signer(s)

personally known to me (or 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 of which the person(s) acted, executed the instrument. I certify under the Penalty of Perjury under the laws of the State of California that  
 WITNESS my hand and official seal. the foregoing paragraph is true and correct.

*[Signature]*  
 Signature of Notary Public



\* The Planning Department has a list of private map makers who will prepare the names and addresses for you. This list is available at the public counter, Room 300, Counter N, 201 North Figueroa Street or 6251 Van Nuys Boulevard, Van Nuys. Alternatively, you may obtain a list of such adjoining owners from the City Clerk's Office (Room 730, 201 North Figueroa Street) or from a title company and prepare the labels yourself.

\*\* You may add additional pages to your response if needed. Please utilize numbering system of this form to assist in the review of the responses.

MICHAEL LOGRANDE  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

PATRICIA BROWN  
R. NICOLAS BROWN  
SUE CHANG  
ANIK CHARRON  
LARRY FRIEDMAN  
LOURDES GREEN  
ERIC RITTER  
MICHAEL S.Y. YOUNG

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
CITY PLANNING  
S. GAIL GOLDBERG, AICP  
DIRECTOR

OFFICE OF  
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200 N. SPRING STREET, 7<sup>TH</sup> FLOOR  
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October 30, 2008

Robert Ellermeyer (A)  
1805 West Sunset Boulevard  
Los Angeles, CA 90026

Hung Yueh Hua (O)  
P O Box 4126  
Alhambra, CA 91803-7126

Elizabeth Peterson (R)  
1850 Industrial Street, Suite 606  
Los Angeles, CA 90021

CASE NO. ZA 2008-2359(CUB)  
CONDITIONAL USE  
1805 West Sunset Boulevard  
Zone : [Q] C2-1L  
D. M. : 139.5A209  
C. D. : 13  
CEQA : ENV 2008-2360-ND  
Legal Description : Lot 197, Block 1,  
Montana Tract

Pursuant to Los Angeles Municipal Code Section 12.24-W,1, I hereby APPROVE:

a conditional use permit to allow the sale and dispensing for consideration of beer and wine for on-site consumption in conjunction with an existing bar/lounge which currently is permitted to conduct beer sales only for on-site consumption,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.



5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.
6. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. Maximum seating shall not exceed 48 indoor seats and 12 seats at an outdoor rear patio. Maximum square footage shall not exceed 918 square feet.
8. Hours of operation shall not exceed 5 p.m. to 2 a.m. Monday through Friday and 2 p.m. to 2 a.m. Saturday and Sunday.
9. Live entertainment is limited to the use of record player, a disc jockey or acoustic performances by a maximum of three musicians. Any music shall not be audible beyond the restaurant premises. No music or entertainment is permitted in the patio. Any entertainment shall be subject to the issuance of a Café/Entertainment permit, as applicable and as required by the Police Commission.
10. No pool tables, jukebox or coin operated electronic, video, or mechanical amusement devices shall be maintained on the premises, except for a record player as noted above.
11. These conditions of approval shall be retained on the property at all times and shall be produced immediately upon the request of the Zoning Administrator, Police Department or Department of Building and Safety. All applicable licenses, including a license issued by the Department of Alcoholic Beverage Control (ABC), shall be posted in a visible location on the premises.
12. The applicant shall be responsible for maintaining the area adjacent to the premises over its control free of litter, including any parking area used specifically by patrons which is under the control of the applicant.
13. Any exterior lighting, including parking lot lighting, at the front and the rear of the building, shall be installed such that the light is directed onto the subject site. Rear parking shall be positioned so that it is shielded from any adjacent residential uses. Lighting shall be adequate to identify anyone in the front or rear of the building at night.
14. The applicant owner and on-site manager(s) shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal and



criminal activity on the subject premises and any accessory parking areas over which they exercise control, including insuring that no activities associated with narcotics sales, use or possession, gambling or prostitution occur.

15. **Within six months of the effective date of this action**, all employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers (STAR)". Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Zoning Administrator as evidence of compliance. In the event there is a change in the licensee, within one year of such change, this training program shall be required for all staff.
16. No after-hours use of the premises is permitted.
17. No loitering shall be allowed to occur within the area of the control of the applicant, including any parking lot under the control of the applicant.
18. Trash shall not be emptied into outside trash containers earlier than 9 a.m. or later than 9 p.m., daily.
19. An electronic age verification device which can be used to determine the age of any individual attempting to purchase alcoholic beverages shall be installed on the premises at each point-of-sale location. This device shall be maintained in operational condition and all employees shall be instructed in its use prior to the sale of any alcoholic beverage.
20. No pay phone will be maintained on the exterior of the premises
21. No conditional use for dancing has been requested nor approved herein.
22. A State licensed security guard shall be provided at the door on Friday and Saturday beginning at 9 p.m. until one-half hour after closing.
23. A camera surveillance system shall be installed which will cover all common areas as well as high-risk areas and entrances and exits of the premises. Video tapes shall be maintained for 30 days and shall be made available to the Police Department or other enforcement agency upon request
24. The applicant shall secure a City permit decal denoting approval of alcoholic beverage sales from a Planning Department public counter subsequent to the Zoning Administrator's signature on the Planning Department sign-off form and mount it on either the inside of the window of the subject site facing the street or on the outside of the building (if inside mounting is not possible). The decal shall be visible at all times and mounted before the privileges granted herein are utilized.
25. The applicant shall maintain on the premises and present upon request to any enforcement agency, a copy of the Business Permit, Insurance Information and a valid emergency contact phone number for the security company.

**Condition Nos. 26 through 28 are alcohol-specific conditions which have been volunteered by the applicant.**

26. No off-site sales of alcohol as a secondary use to the on-site sales is permitted.
27. No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
28. No "Happy Hour" or reduced price drinks shall be permitted.
29. The authorization granted herein for the sale of alcohol, specifically beer and wine, is for a period of five (5) years from the effective date of this grant. Thereafter, this authorization shall become null and void and a new conditional use to allow the sale of alcohol will be required.
30. **Within 30 days of the effective date of this action**, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

#### **OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION**

All terms and Conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

#### **TRANSFERABILITY**

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

#### **VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

#### **APPEAL PERIOD - EFFECTIVE DATE**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after NOVEMBER 14, 2008 unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at [www.lacity.org/pln](http://www.lacity.org/pln)**. Public offices are located at:

Figueroa Plaza  
201 North Figueroa Street,  
4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Boulevard, Room 251  
Van Nuys, CA 91401  
(818) 374-5050

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

#### **NOTICE**

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit

applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

### FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report of the Zoning Analyst thereon, the statements made at the public hearing on October 14, 2008, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

### BACKGROUND

The property is an uphill, rectangular-shaped, corner parcel of land, consisting of 6,564 square feet, having a frontage of 50 feet on the northwesterly side of Sunset Boulevard and a depth of 131 feet along Lemoyne Street. The site is developed with a two-story commercial building and seven striped surface parking spaces at the rear of the lot with access via Lemoyne Street.

Adjoining properties north of the site are zoned R2-1VL and are developed with two-story single-family dwellings.

Adjoining properties to the south across Sunset Boulevard are zoned [Q]C2-1L and developed with one-story commercial buildings.

Adjoining properties to the east across Lemoyne Street are zoned [Q]C2-1L and are developed with two-story multiple-family residential and one-story commercial buildings.

Adjoining properties to the west are zoned [Q]C2-1L and are developed with two-story multiple-family dwellings.

Sunset Boulevard, adjoining the property to the south, is a designated Major Highway dedicated a width of 100 feet and improved with curb, gutter and sidewalk.

Lemoyne Street, adjoining the property to the east, is a Local Street dedicated a width of 60 feet and improved with curb, gutter and sidewalk.

Previous zoning related actions in the area include:

Case No. ZA 94-0701(CUB)(CUX) – On October 20, 2005, the Zoning Administrator approved a conditional use at 1700 Sunset Boulevard to allow the sale and dispensing of beer and wine only for on-site consumption, with food and live entertainment having hours of operation from 7 a.m. to 12 midnight.

Case No. ZA 2004-4734(CUB) – On December 30, 2004, the Zoning Administrator approved a conditional use at 1822 West Sunset Boulevard to allow the sale of a full

line of alcoholic beverages for on-site consumption with dancing and off-site parking by lease.

Case No. ZA 2004-7860(CUB) – On February 13, 2004, the Zoning Administrator denied a conditional use at 1706, 1710 and 1712 Sunset Boulevard to allow sale of beer and wine for on-site consumption (Ste A). Sale of alcoholic beverages for on-site consumption (Ste B).

Case No. ZA 2001-5720(CUB) – On July 16, 2002, the Zoning Administrator approved the expansion of an existing restaurant at 1822 West Sunset Boulevard to include patio with the sale of alcoholic beverages for on-site consumption.

Case No. ZA 94-0230(CUB) – On May 27, 1994, the Zoning Administrator approved a conditional use at 1901 West Sunset Boulevard to permit the sale of alcoholic beverages for on-site consumption.

### **BASIS FOR CONDITIONAL USE PERMITS**

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for the sale of beer and wine for on-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the four standard findings for most other conditional use categories.

### **FINDINGS**

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

- 1. The proposed location will be desirable to the public convenience or welfare and the location is proper in relation to adjacent uses or the development of the community.**

The subject project entails a request to sell beer and wine in an existing bar/lounge which has recently being remodeled, which fronts onto Sunset Boulevard. The facility has been a cocktail lounge dating back to 1955 at which time the premises were issued a Certificate of Occupancy for a change in use from a café to said cocktail lounge. The premises has an alcohol license to sell only beer for on-site consumption. The request is to allow the addition of the sale of wine which due to the change triggers a new conditional use requirement.

The facility has been a bar since the 1950's and until recently was still operated under the original authority. The applicant acquired the property in May, 2007 and has made interior renovations to the premises. Apart from physical upgrading, the changes have included the removal of a pool table and the addition of a patio area with seating proposed for 12 persons at the rear of the property. The applicant also operates another establishment located across Sunset Boulevard.

According to the applicant, the prior facility maintained hours of operation which began at 6 a.m. until 2 a.m. The applicant proposes more limited hours with the opening hour on weekdays beginning at 5 p.m. and on weekends at 2 p.m. The closing hour would be retained at 2 a.m. Limited entertainment is proposed in the form of a record player, or a disc jockey or a maximum of three musicians indoors. No music or entertainment is proposed within the patio to insure that noise is not a potential impact. The applicant also notes that with the change in license, the minimum age requirement will be stricter as the current license allows patrons over 18 years of age while the requested license would establish the minimum age requirement at 21 years old.

Seating is limited to 58 patrons which includes 12 patio seats. At the public hearing, a representative of the Office of the Thirteenth Council District testified in support of the request, noting that the affected neighborhood council had also supported the request. It was noted that there had been no formal communication submitted by the neighborhood council as of the time of the hearing.

As proposed, the request does not represent the introduction of a new use.. The cocktail lounge will continue to serve a public convenience and welfare and as sited, the location remains compatible with the character of the surrounding uses. The hours have been tailored so that the operation opens when many of the other businesses close so that there is also a reduction in the overlap of parking needs. Due to the longevity of the use, there is no indication that there is any new parking requirement triggered. There are a number of public parking lots which also serve the area well. The proposed use, in conjunction with the imposition of a number of conditions addressing operational and alcohol-related issues will safeguard public welfare and enhance public convenience.

**2. The use will not be materially detrimental to the character of the development in the immediate neighborhood.**

The grant authorized herein incorporates a number of conditions which have been imposed upon the use, some of which are based on conditions which have been volunteered by the applicant. The applicant has also noted that a security guard is made available on Fridays and Saturdays to monitor patrons at the entrance and that in conjunction with security for the other venue across the street, additional roving security exists. A camera surveillance system is also proposed as is alcohol-sales training for staff. These and other conditions will continue to make the use more compatible with other uses in the surrounding community.

Seating in the facility is limited to 58 seats. The hours of operation have been reduced from those which the original establishment observed. No verbal or written correspondence in opposition to the request has been submitted. The nature of the operation and the conditions incorporated in this grant seek to mitigate any concerns.

The subject grant for the sale of alcoholic beverages is authorized for a term of five years after which time the applicant will have to file a new conditional use for such a

request. This allows the City an opportunity to review the operation of the facility anew. If the operation has been conducted appropriately and without creating problems, then a subsequent decision on a new conditional use may take that into favorable consideration. A record of poor compliance and/or nuisance complaints would allow the City the discretion to not grant a conditional use and thus avoid the need to proceed with prolonged nuisance abatement proceedings. Thus, as conditioned, the use is not anticipated to be materially detrimental to the development of the immediate neighborhood.

**3. The proposed location will be in harmony with the various elements and objectives of the General Plan.**

The Silver Lake-Echo Park Plan Map designates the property for Community Commercial land uses with corresponding zones of CR, C2, C4 and RAS3 and Height District No. 1VL.

The subject property is planned and zoned for commercial uses. The conditional authorization for the sale of alcoholic beverages on-site is allowed through the approval of the Zoning Administrator subject to certain findings. The required findings in support have been made herein.

**4. The proposed use will not adversely affect the economic welfare of the community or result in an undue concentration of premises for the sale of alcoholic beverages after given consideration to the State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration and giving consideration to crime rates in the area.**

According to the State of California Department of Alcoholic Beverage Control (ABC) licensing criteria, 4 on-sale and 3 off-sale licenses are allocated to subject Census Tract No. 1974.20. There are currently 2 on-site and 1 off-site licenses in this Census Tract.

The subject location is within an area of concentrated commercial development. However the number of existing licenses is below the number currently allocated. Nonetheless, the request will not result in the addition of a new license but rather the conversion of an existing license to another type of license.

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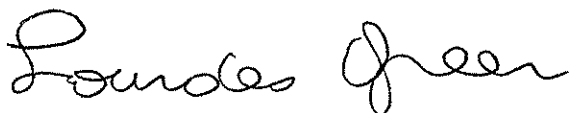
The crime rate numbers are lower than those rates identified for the City. However, a number of conditions, including a security condition have been imposed which seek to mitigate any adverse impacts on the area, which when coupled with restrictions on hours of operation and a limited term grant will insure that any potential impacts are mitigated.

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

There are residential uses in the vicinity of the site as well as other establishments which sell alcohol and also certain institutional uses and schools. Since the site is located in a prime commercial area, the diversity and proximity amongst the uses is not uncommon. This grant has placed numerous conditions on the proposed project and not authorized uses of the property which might create potential nuisances for the surrounding area. Such imposition of conditions, including a five-year term grant on the approval regarding the sale of alcohol, will make the use a more compatible and accountable neighbor to the surrounding uses than would otherwise be the case.

#### **ADDITIONAL MANDATORY FINDINGS**

6. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
7. On September 24, 2008, the City Planning Department Environmental Staff Advisory Committee (ESAC) issued Negative Declaration No. ENV-2008-2360-ND (Article V - City CEQA Guidelines) and determined that this project will not have a significant effect on the environment. I hereby adopt that action. This Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.



LOURDES GREEN  
Associate Zoning Administrator  
Direct Telephone No. (213) 978-1313

LG:lmc

cc: Councilmember Eric Garcetti  
Thirteenth District  
Adjoining Property Owners  
County Assessor



**“El Prado”**  
**1805 W Sunset Blvd**  
**Los Angeles, CA 90026**  
918 Sq. Ft. Bar/Lounge

**Representative:**

Elizabeth Peterson Group, Inc.  
Elizabeth Peterson  
1850 Industrial Street Suite #606  
Los Angeles, CA 90028  
T: 213-674-2686  
F: 213-674-2689  
Elizabeth@epgla.com

**Applicant:**

Mitchell Frank  
1805 W Sunset Blvd  
Los Angeles, CA 90026  
Mobile: 323.309.2456  
Work: 323.662.7728  
[Mitchell@spaceland.tv](mailto:Mitchell@spaceland.tv)

**A. Project Details:**

1. Has the City previously approved a conditional use permit for alcoholic beverage sales at this site?

**No, the subject property is grandfathered and has been operating as a beer bar continuously for the past several decades.**

2. Have you recently filed for a new conditional use permit?

**Yes.**

3. Has a previous ABC license been issued?

**Yes, active ABC license Type 40 On Sale Beer (License #448533)**

4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.)

**[Type 42] ON-SALE BEER AND WINE – PUBLIC PREMISE**

5. Size of Business

**918 square feet.**

6. % of floor space devoted to alcoholic beverages

**“El Prado” will be operating as a beer and wine bar exclusively, offering snacks in addition to beverages.**

7. Hours of Operation:

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

**5:00 p.m. to 2:00 a.m., weekdays, & 2:00 p.m. to 2:00 a.m., weekends.**

b. What are the proposed hours of alcohol sales?

**5:00 p.m. to 2:00 a.m., weekdays, & 2:00 p.m. to 2:00 a.m., weekends.**

8. Parking:

a. Is parking available on the site? (if so, how many spaces?)

**No.**

b. If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant?

c. Where? **N/A**

d. How many off-site spaces? **N/A**

9. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons? Provide ABC case number and a copy of final ABC action.

**No.**

10. Will video game machines or pool or billiard tables be available for use on the subject property and if so, how many?

**No.**

11. Will you have signs visible on the outside which advertise the availability of alcohol?

**No.**

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

**5 to 10**

13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol?

**Yes, all employees involved with the sale of alcoholic beverages will enroll in the LAPD "STAR" training within 30 days of hire.**

14. What security measures will be taken including:

a. Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism, and truancy.

**Yes.**

b. Will security guards be provided and if so, when and how many?

**A security guard will be provided at the door on weekend nights after 9 p.m., per applicant volunteered conditions.**

15. Will there be minimum age requirements for patrons? If so, how will this be enforced?

**A minimum age requirement of 21 years of age will be enforced with electronic age verification devices.**

16. Are there any other alcoholic beverage outlets within a 600-foot radius of the site? Provide names and address of such business and type of business.

**Pescado Mojado – 1701 W Sunset Blvd  
Masa of Echo Park Bakery Café – 1800 W Sunset Blvd  
The Echo – 1822 W Sunset Blvd  
Costa Alegre Restaurant – 1901 W Sunset Blvd  
Taix French Restaurant – 1911 W Sunset Blvd**

17. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of your proposed business? Where? (Give Address)

<b>Angelus Temple Church of the Foursquare Gospel</b>	<b>1100 Glendale Blvd.</b>
<b>World Base LA</b>	<b>1132 Glendale Blvd.</b>
<b>Angelus Temple Family Center</b>	<b>1120 Glendale Blvd.</b>
<b>El Centro Del Pueblo Community Center</b>	<b>1157 Lemoyne St.</b>
<b>Golden West Church &amp; School</b>	<b>1310 Liberty St.</b>
<b>Echo Park</b>	<b>Sec Glendale &amp; Park</b>
<b>Logan Street Elementary School</b>	<b>1711 Montana St.</b>
<b>Logan Street Children's Center</b>	<b>1712 Montana St.</b>
<b>Echo Park United Methodist Church</b>	<b>1226 Alvarado St.</b>

18. Will the exterior of the site be fenced and locked when not in use?

**Yes.**

19. Will the exterior of the site be illuminated with security lighting bright enough to see patrons from the street?

**Yes, property plans provide exterior lights along the entire façade of the property that will illuminate patrons and sidewalk area.**

B. The following questions are to be answered where only the off-site sale of alcoholic beverages is sought:

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

**Yes.**

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

**No.**

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

**Yes.**

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

**Yes.**

C. The following questions are to be answered where only the on-site sale of alcoholic beverages is sought:

1. What is the occupancy load as determined by the Fire Department (number of patrons)?

**Occupancy load has yet to be determined by the Fire Department.**

2. What is the proposed seating in all areas?

**46 seats indoors, 12 seats in outdoor patio, 58 seats total**

3. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.?

**No**

4. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining and lounge facilities.

**N/A.**

5. Food Service:

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

b. Will there be a kitchen on the site as defined in the Los Angeles Municipal Code? **No.**

6. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?

**No.**

Provide a copy of the proposed menu if food is to be served. **N/A**

#### D. Public Convenience and Necessity Evaluation

The City of Los Angeles is very concerned if a new request to sell alcohol is subject to one of the conditions below. There is a strong likelihood that the City will deny your "public convenience or necessity" application if one of the above listed conditions apply to your site. (It is strongly suggested that you contact your Council Office and discuss your project. If the Council Office does not oppose your project, you should then check with your local area police vice unit as well as the Planning Department Public Counter at (213) 977-1682 or 977-1665, to determine if your site is in a CRA Project Area. If any of the five conditions listed below apply to your site, you should carefully consider if you want to file for a Public Convenience of Necessity finding.

1. The proposed site is in an area with a long-term level of undue concentration of alcoholic beverage outlets.
2. The geographic area is the target of special law enforcement activity, i.e., police task force is working on reducing vice in the area, or eliminating juvenile crime (such as cruising or graffiti) or gang activity.
3. The proposed site is in close proximity to sensitive uses, including schools, parks, churches, youth activities, homeless shelters, mental health or alcohol or drug treatment centers.
4. The geographic area has elevated levels of alcohol-related crimes, including but not limited to: public intoxication, driving under the influence, assault, vandalism, prostitution, drug violations, loitering.

5. The proposed site is located in a Specific Plan or Community Redevelopment Agency Project area which specifically includes a policy to control future alcoholic beverage sales.

E. If the project site is not subject to one of the above criteria, your project will be evaluated by the City Council with consideration given to the following possible benefits and detriments to the community:

1. Possible Benefits - Would the business:

- a. Employ local residents (how many)

**Applicant will contribute to the local community by providing as many as 3 to 5-plus jobs to local residents.**

- b. Generate taxes (provide estimate)

**Applicant anticipates approximately seven hundred thousand dollars in annual taxable sales.**

- c. Provide unique goods and services (which ones)

**This project will provide on-site alcohol sales under license type 42, of which only no other license exists within 1,000 feet of the subject property.**

- d. Result in an aesthetic upgrade to the neighborhood (in what exact way)

**This project will contribute to the ongoing effort to revitalize the commercial district along Sunset Blvd, continuing the operation of a neighborhood beer and wine bar/lounge will help to sustain the resurgence of the Echo Park area and add to the economic vitality of the redevelopment area by providing a convenient establishment for local residents.**

- e. Contribute to the long-term economic development (how)

**The applicant will contribute to local economic development by ensuring continued taxable sales, employee wages and benefits, and will assist in the financial health of the property, thereby improving the economic viability of this area.**

- f. Provide a beneficial cultural/entertainment outlet (specify)

**This project will provide a bar/lounge that has been in operation for several decades in a convenient location for those that live in the area and those who work in the surrounding community. In addition to this, on-site sales of alcohol will provide an outlet catering to neighborhood residents and establishments. Furthermore, allowing residents easy access to these goods will encourage walking and will contribute to a more vibrant and safer street scene along Sunset Blvd in the Echo Park community.**

2. Possible Detrimental Impacts

Is the immediate area in which the license is sought subject to:

a. Excessive calls to the Police Department

**The subject property is in a well-lit and pedestrian-oriented area along Sunset Blvd. Police presence in the area is strong with a high number of officers per capita. An excessive amount of calls to the Police Department is not expected.**

b. Police resources being already strained

**Police resources are not strained in this area and the Police Department has indicated no opposition to the applicant.**

c. High rates of alcoholism, homelessness, etc.

**There is not a high rate of homelessness, etc. in this area.**

d. Large "youth" (under 21) population

**There is not a large "youth" population in this area of Echo Park.**

3. With regard to the operation of the proposed business explain:

a. The method of business operation: (large volume of alcohol to food sales, "late" hours (after midnight), high % unskilled (no ABC training class) staff, high % of underage (under 21) staff, etc.).

**The applicant is committed to providing a convenient and safe shopping venue to the community and will strictly adhere to all conditions of operations. All employees will attend Department of Alcoholic Beverage Control Board "STAR" and Los Angeles Police Department "Lead" training programs.**

b. Would the business duplicate a nearby business already in existence?

**No, the bar/lounge will provide beer and wine service that will provide local residents with both a hospitality-oriented experience that will supplement the nearby restaurants and entertainment venues in the area.**

c. Other non-alcohol sales business options available so alcohol does not have to be sold, e.g., more specialty products, broader range of items like fresh meats, or fruits and vegetables, etc.

**The proposed project's concept is to function predominately as a beer and wine bar. Non-alcoholic beverages such as sodas, juice, coffee, as well as wine will be made available to patrons.**

December 2<sup>nd</sup>, 2008

Investigator Carmen Ramirez  
Department of Alcoholic Beverage Control  
3530 Wilshire Blvd. Suite 1110  
Los Angeles, CA 90010

**RE: Letter of Non-Interference for 1805 W. Sunset Boulevard, Los Angeles, CA 90026**

Investigator Ramirez:

On October 30, 2008, a Conditional Use Permit was approved authorizing the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing bar/lounge which currently is permitted to conduct beer sales only for on-site consumption at the above referenced location.

**The proposed use will not adversely affect the economic welfare of the community or result in an undue concentration of premises for the sale of alcoholic beverages after given consideration to the State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration and giving consideration to crime rates in the area.**

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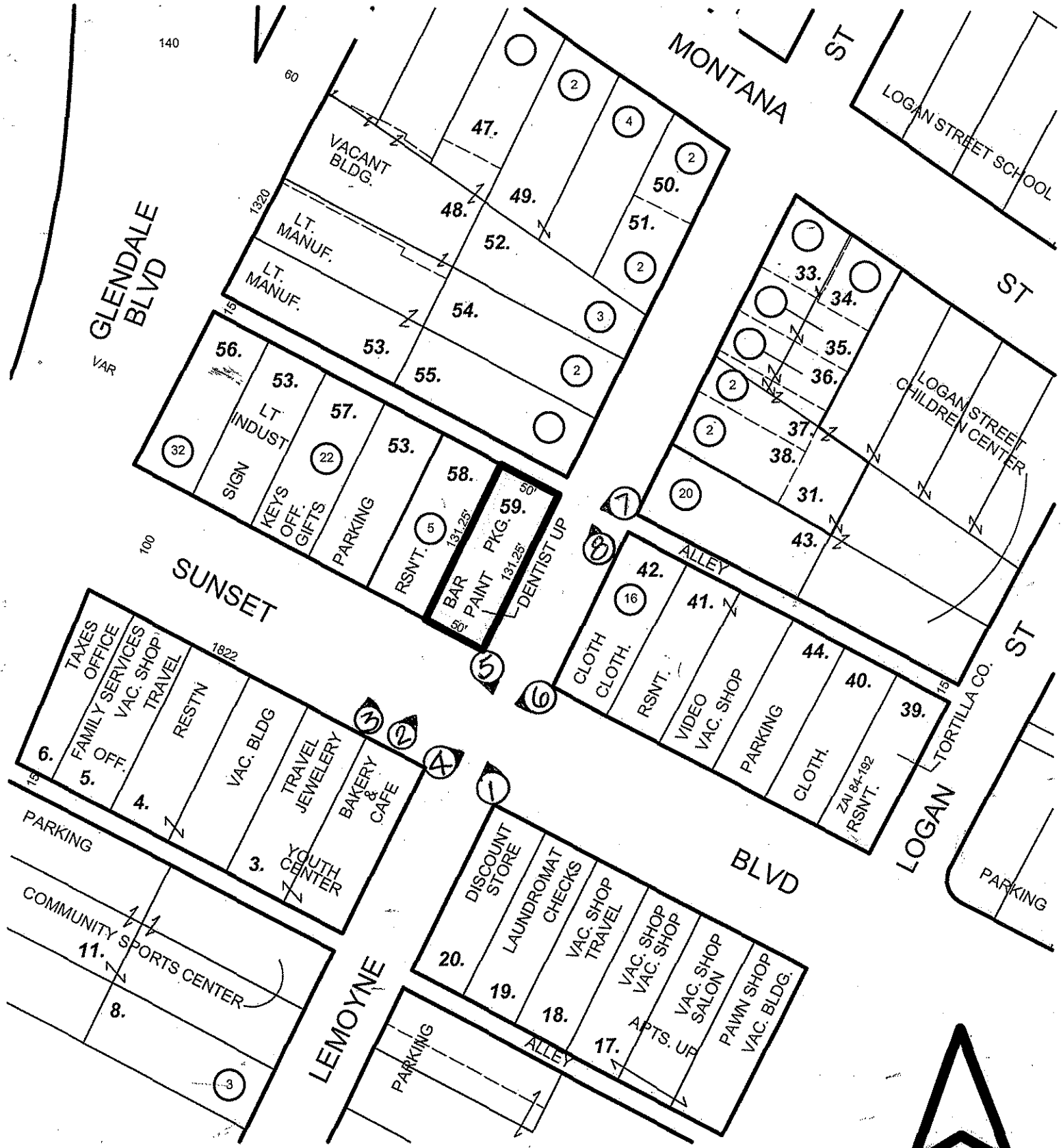
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Respectfully Submitted,



Elizabeth Peterson  
Applicant's Representative





# PHOTO BROCHURE

**RADIUS MAPS ETC**  
 3544 PORTOLA AVENUE  
 LOS ANGELES CA 90032  
 (323) 221-4555 FAX (323) 226-9492  
[radiusmapsetc@sbcglobal.net](mailto:radiusmapsetc@sbcglobal.net)

**SITE LOCATION:**  
 1805 W. SUNSET BLVD.  
 LOS ANGELES CA 90026

**LEGAL:**  
 LOT 197, BLK. I, MONTANA TRACT,  
 M.B. 17-99-100.

**CASE NO.**  
 DATE: 04 - 11 - 08  
 SCALE: 1" = 100'  
 USES: FIELD  
 D.M. 139.5 A 207, 139.5 A 209  
 T.B. PAGE: 594 GRID: E-7  
 APN: 5419-031-022

5419 31

SCALE 1" = 60'

REVISED  
12-1-60  
680226

MONTANA ST.

80 80

LAKE SHORE AVE  
60  
GLENGALE BLD.  
60  
GLENGALE BLD.

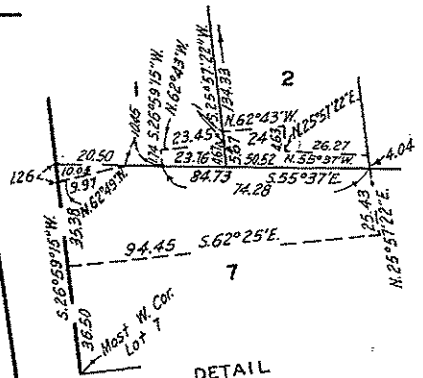
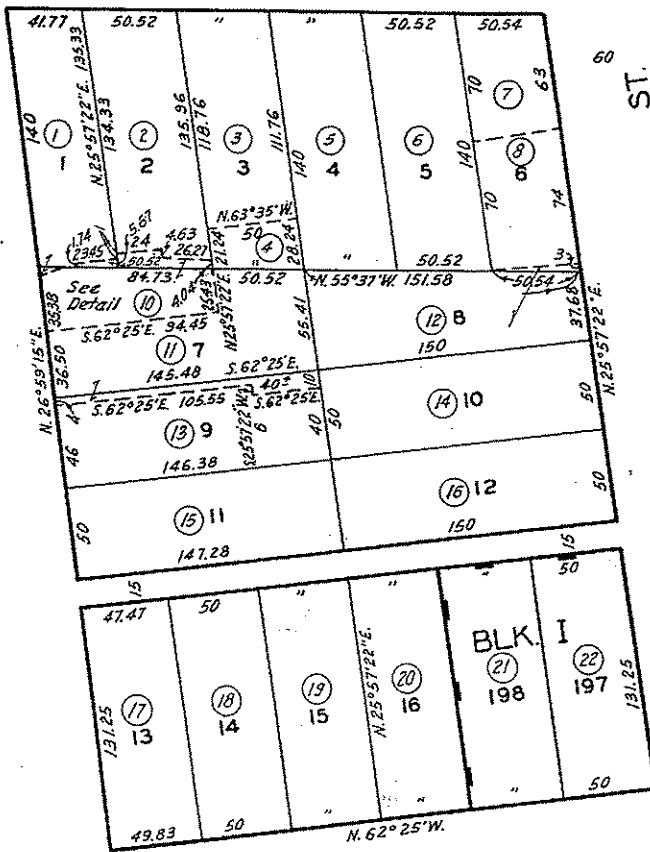
ST.

MADLINE TRACT

M. B. 13-149

MONTANA TRACT

M. R. 17-99-100



DETAIL  
NO SCALE

LEMOYNE

60

BLVD.

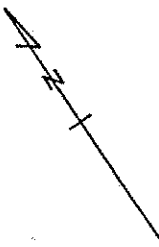
SUNSET

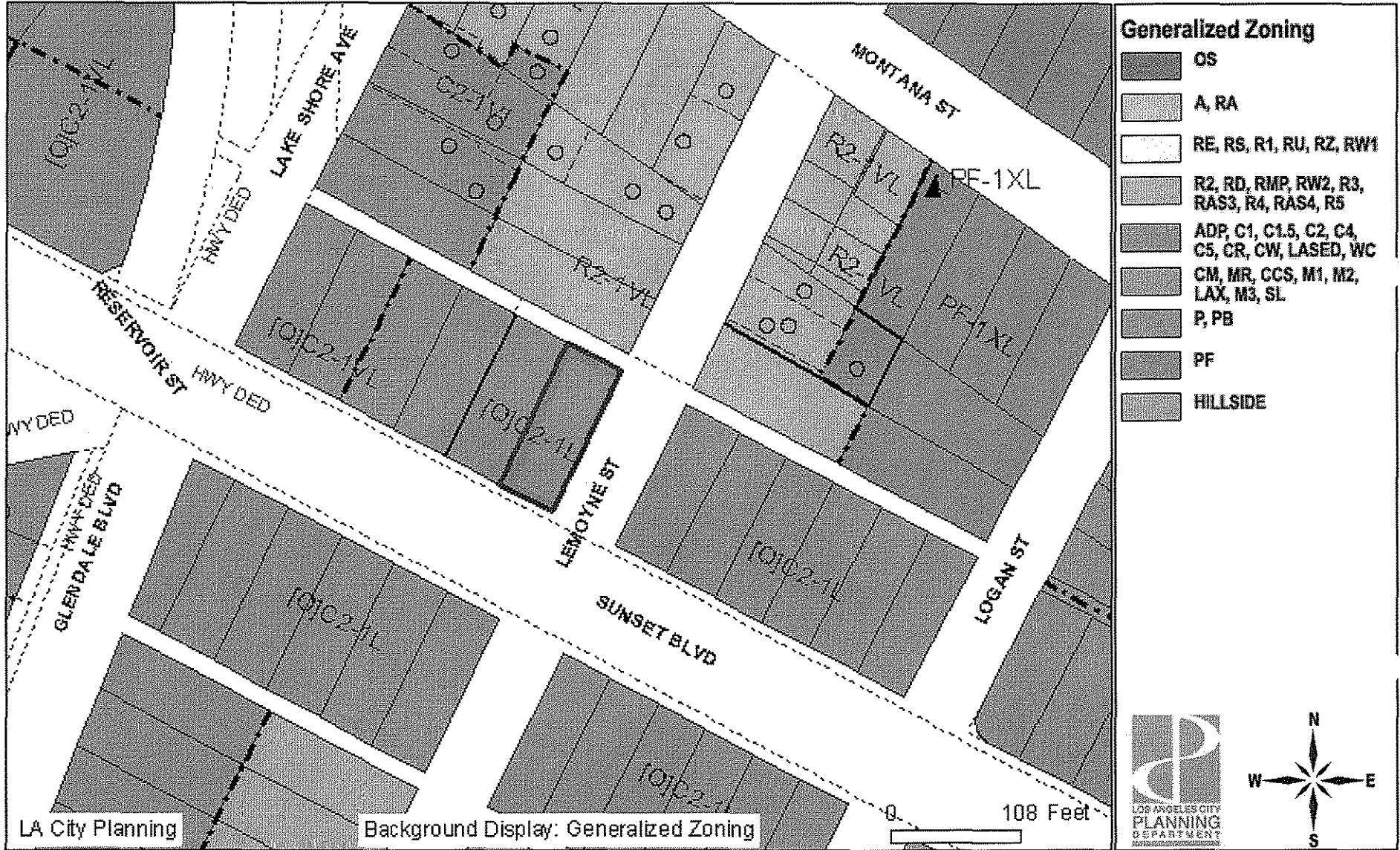
RESERVOIR ST.

FOR PREV. ASSMT. SEE: 584-20, 37 & 38

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

CODE  
13

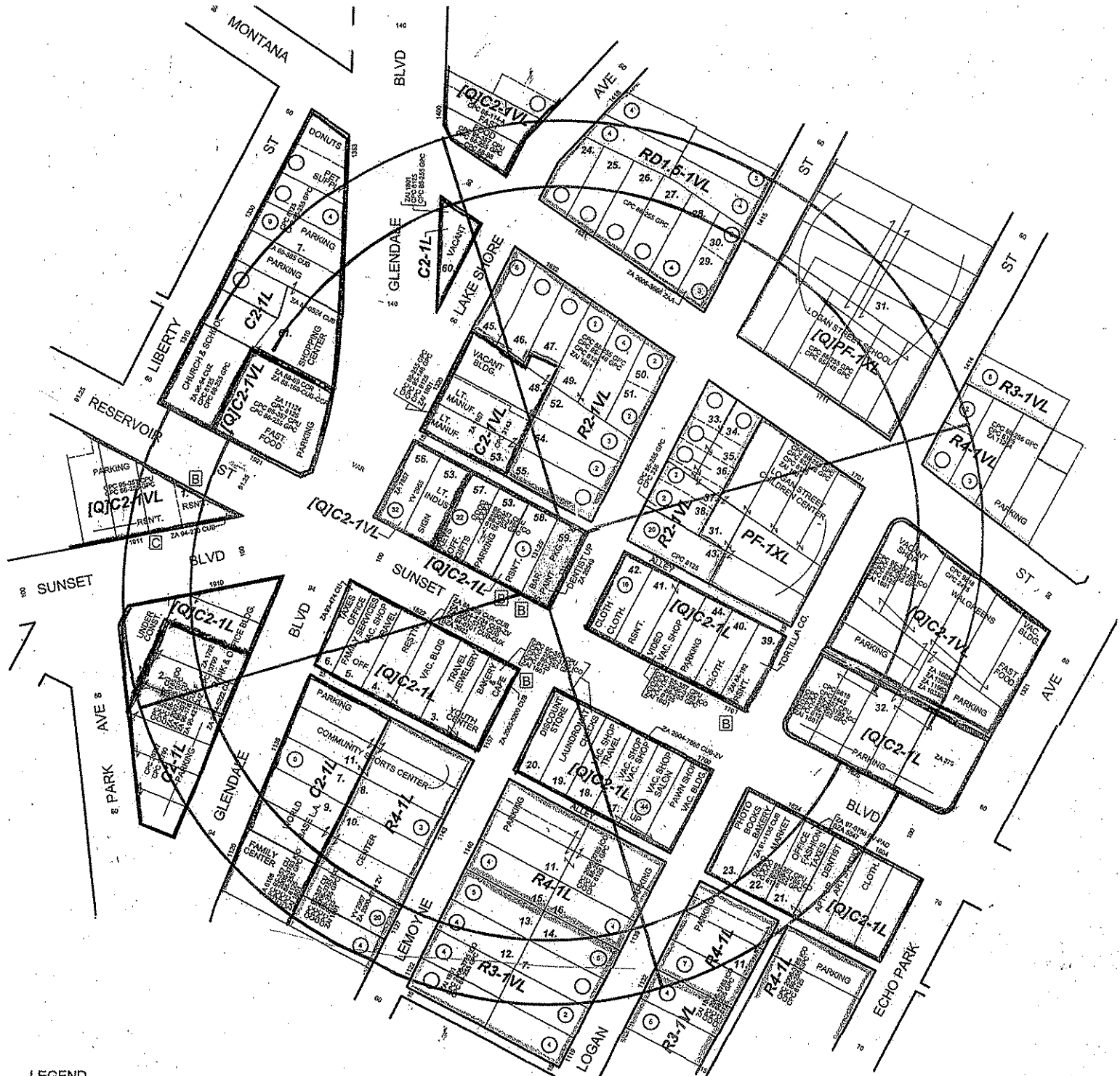




Address: 1805 W SUNSET BLVD  
 APN: 5419031022  
 PIN #: 139-5A209 64

Tract: MONTANA TRACT  
 Block: I  
 Lot: 197  
 Arb: None

Zoning: [Q]C2-1L  
 General Plan: Community Commercial



**LEGEND**

- ☐ ON-SITE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES.
- ☐ ON-SITE CONSUMPTION OF BEER AND/OR WINE
- △ OFF-SITE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES
- △ OFF-SITE CONSUMPTION OF BEER AND/OR WINE

C.D. 13  
 C.T. 1974.20  
 P.A. SILVER LAKE-ECHO PARK-ELYSIAN VALLEY  
 N.C. GREATER ECHO PARK ELYSIAN



0.15 NET AC.

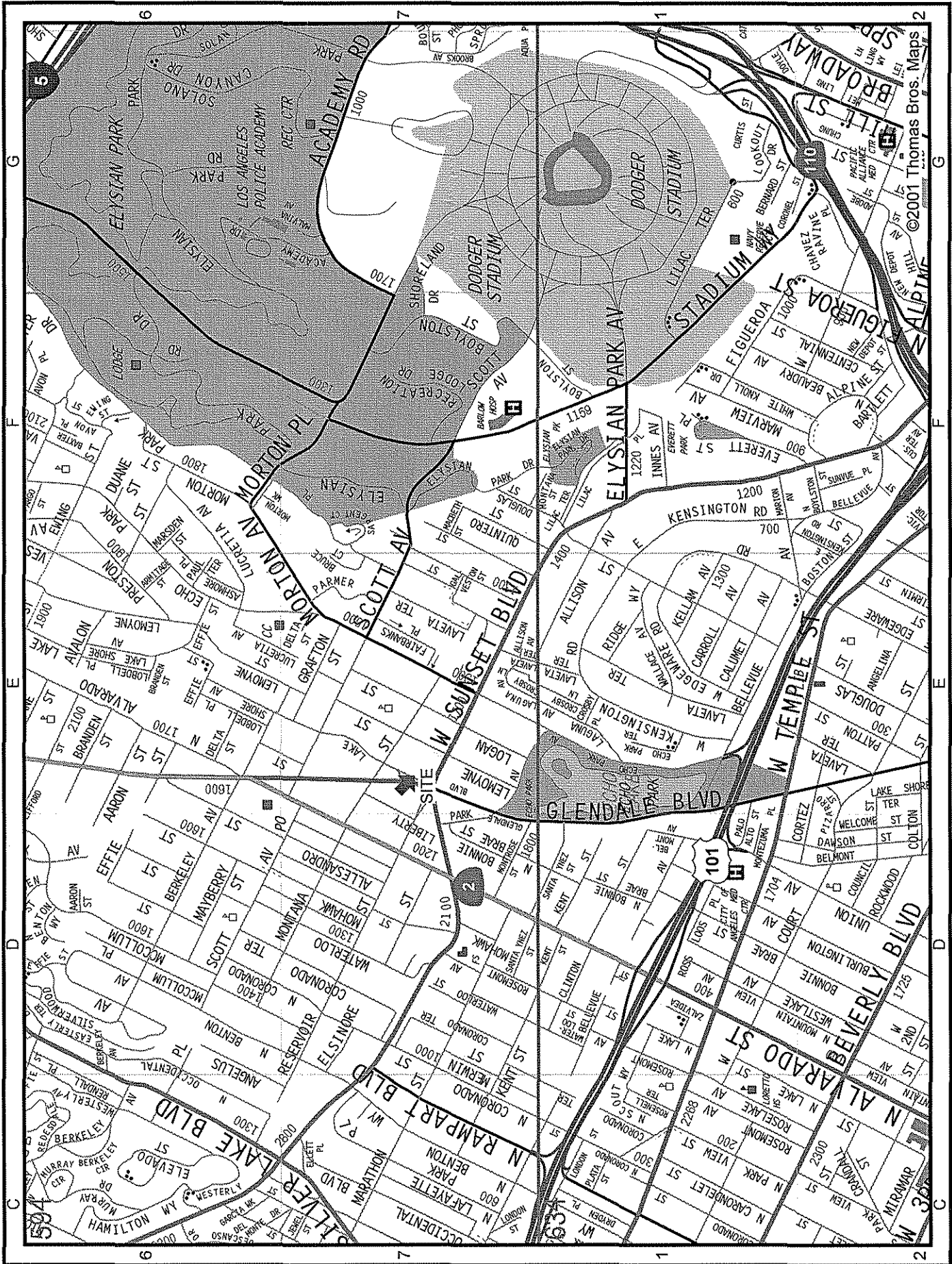
# CONDITIONAL USE - A.B.

**RADIUS MAPS ETC**  
 3544 PORTOLA AVENUE  
 LOS ANGELES CA 90032  
 (323) 221-4555 FAX (323) 226-9492  
[radiusedmaps@sbcbglobal.net](mailto:radiusedmaps@sbcbglobal.net)

**SITE LOCATION:**  
 1805 W. SUNSET BLVD.  
 LOS ANGELES CA 90026

**LEGAL:**  
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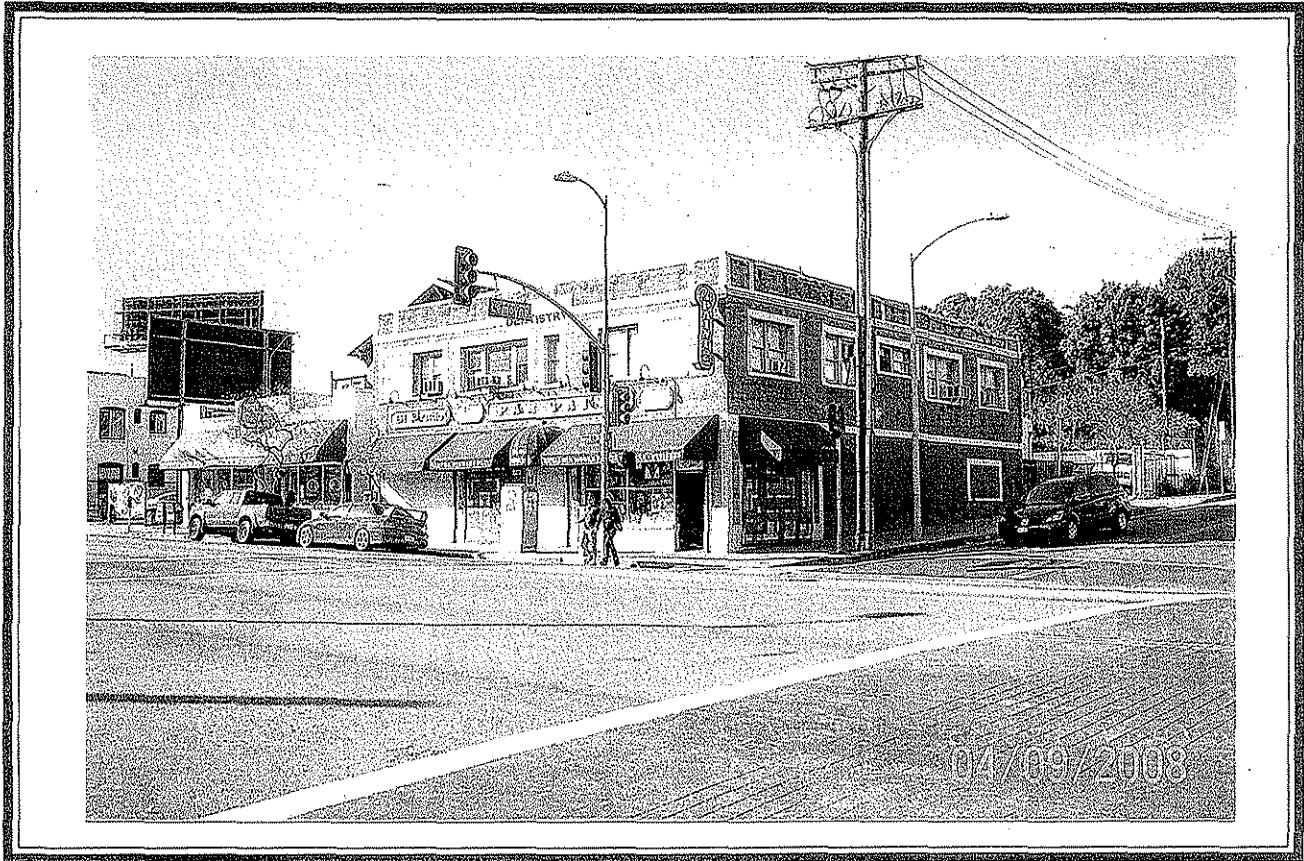
**CASE NO.**  
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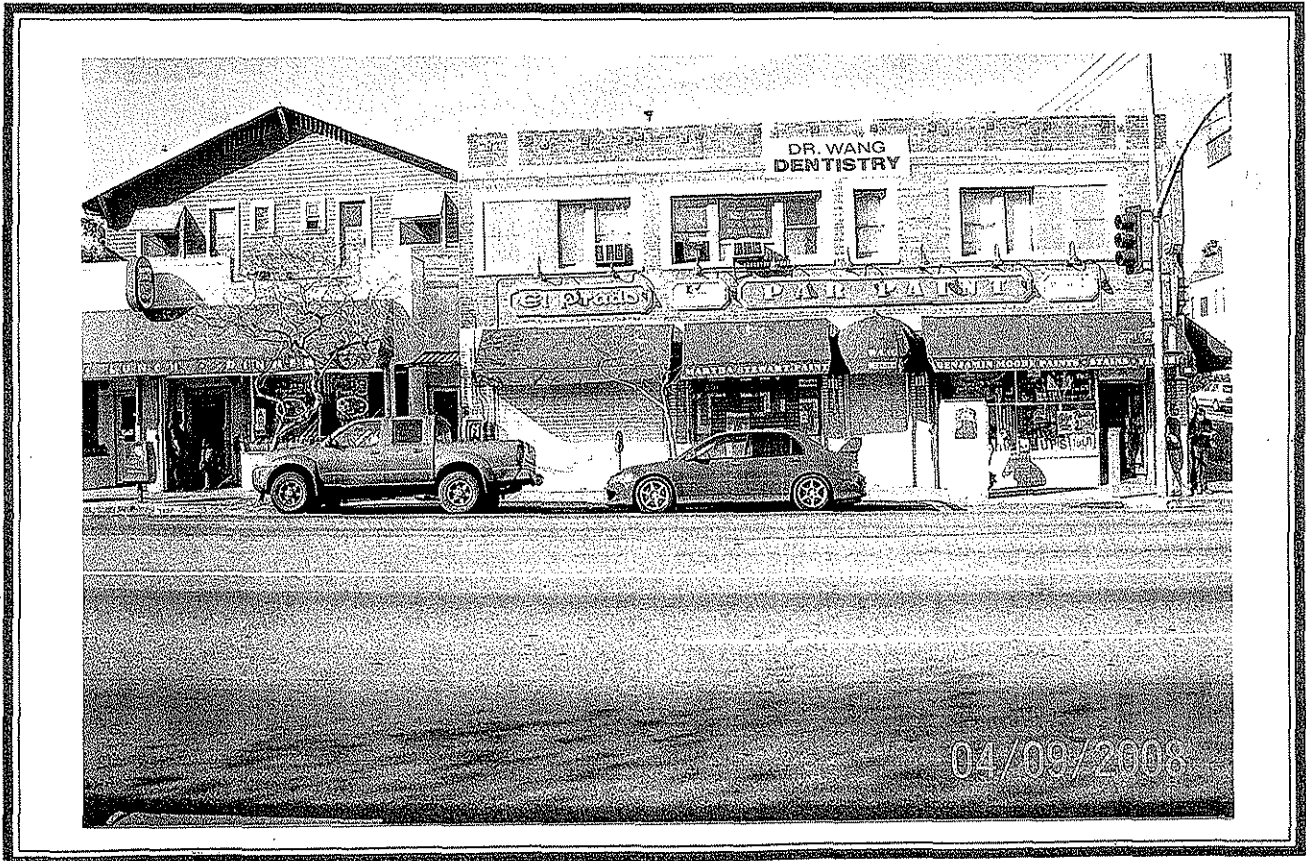
©2001 Thomas Bros. Maps

▲ SITE: 1805 W Sunset Blvd, Los Angeles, CA 90026, 594 ET

1.



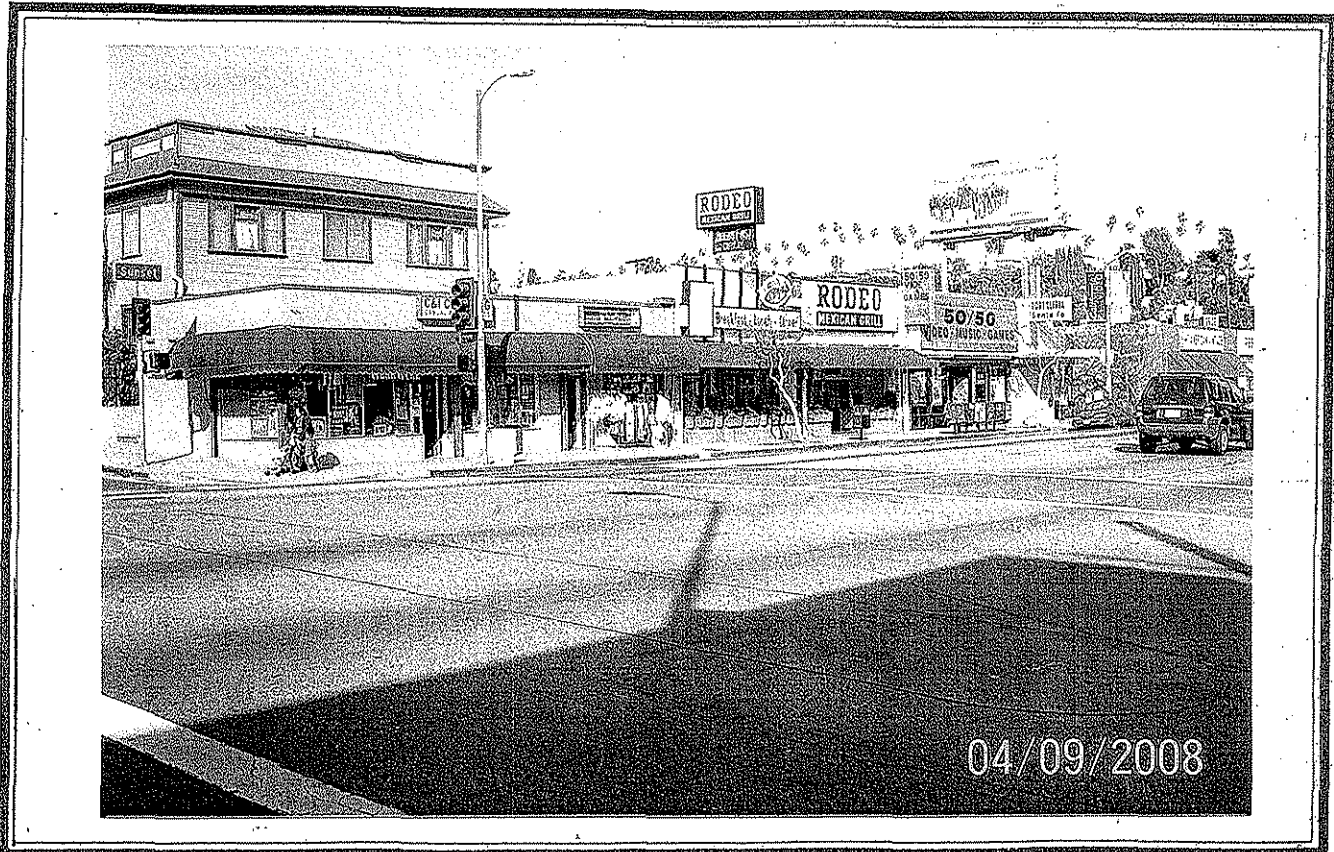
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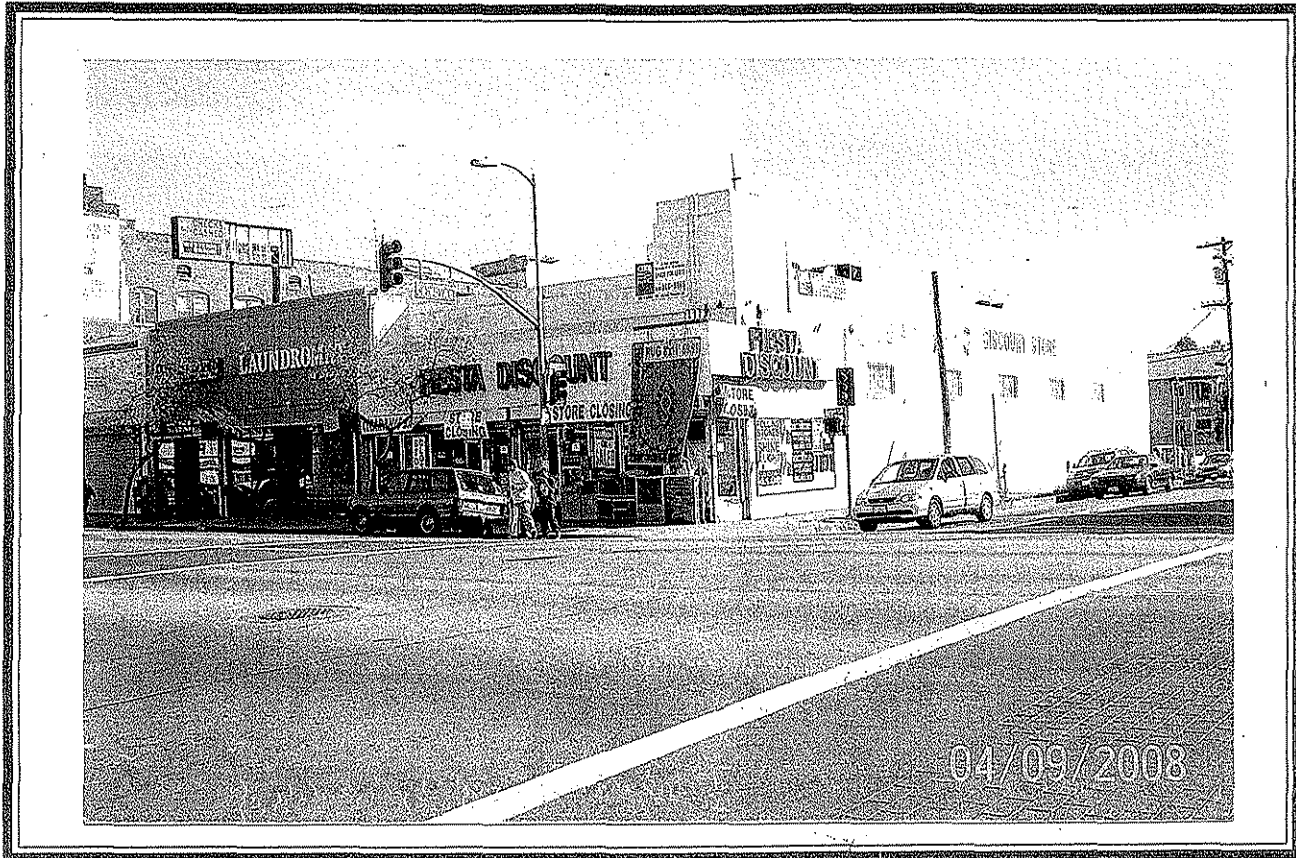
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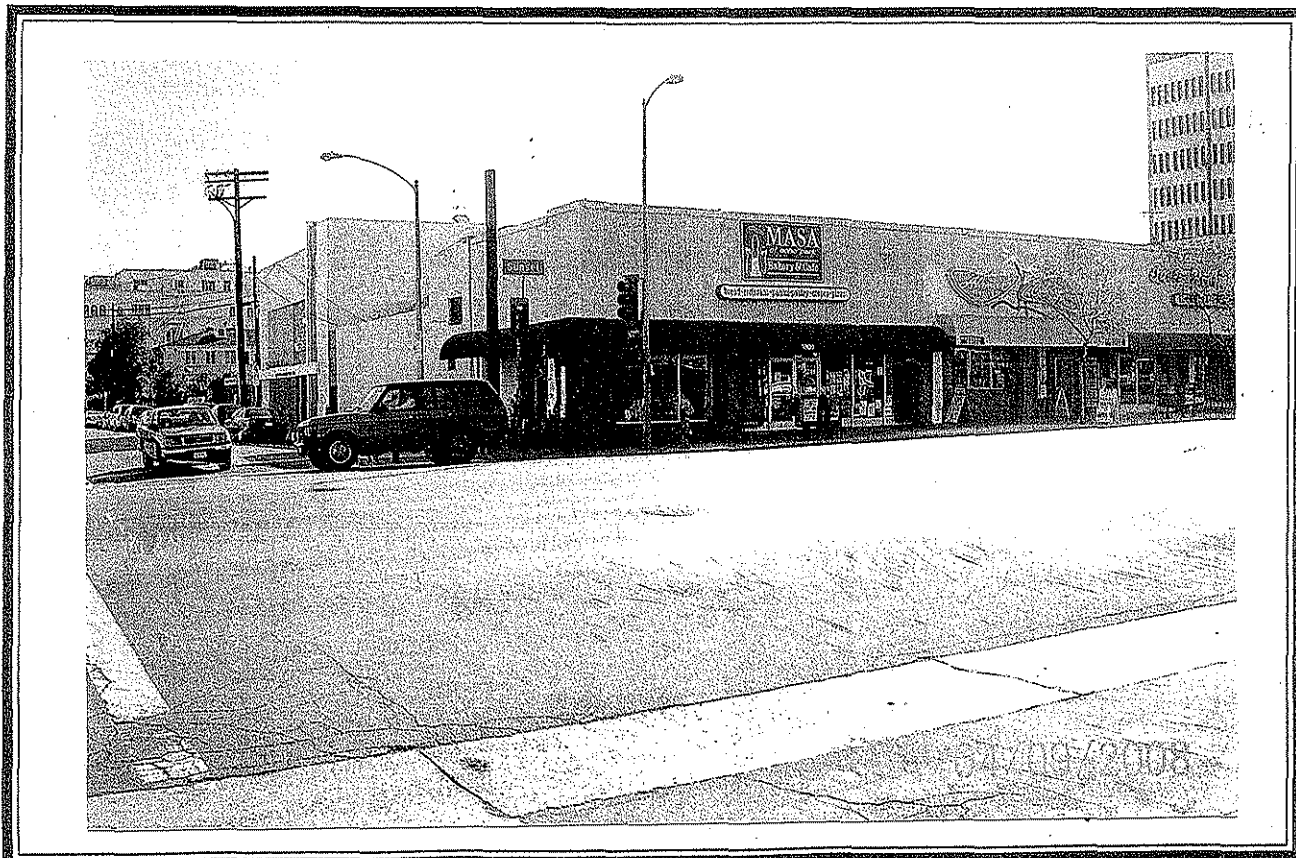
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5.



6.

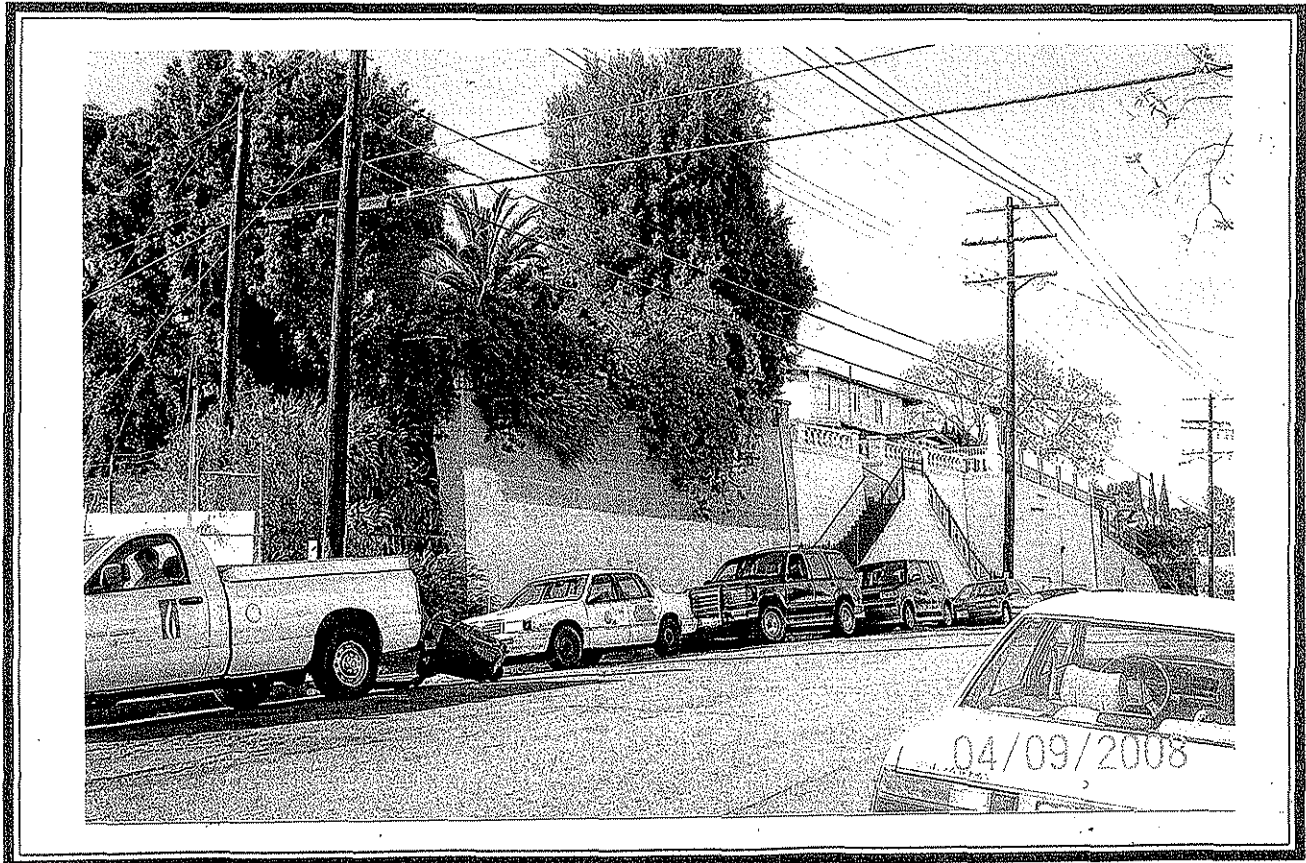




7.



8.



CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy  
Must be approved by the Department of  
Building and Safety.

Address of  
Building 1403 Sunset Blvd.  
Permit No.  
and Year LA 79965 - 1954  
Certificate  
Issued June 9, 1954, 19.....

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address  
complies with the applicable requirements of the Municipal Code, as follows: Ch 1, as to permitted uses; Ch.  
9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

Alterations to convert portion of existing  
2 story, Type III-A, 70' x 60' building from  
Cafe to Cocktail Lounge, maximum 40 occupants.  
C-2 Occupancy.

Owner Mrs. Joseph  
Owner's 1403 Sunset Blvd.  
Address Los Angeles 26, California

Form B-95-a-20M-11-53 G. E. MORRIS, Superintendent of Building By

WILLIAM A. TIMMERMAN

1945 Sunset Blvd. Address of Building M. L. Josephs Owner	CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY
4223 W. Olympic Blvd. Owner's Address Los Angeles. 5621 Permit Number 1947 Year	CERTIFICATE OF OCCUPANCY Date Certificate Issued: SEP 26 1947 19
<p>This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Chapter 1, as to permitted uses of said property; Chapter 23, Articles 1, 3, 4, and 5; and with the applicable requirements of the State Housing Act, for the following occupancies:</p> <p><b>Type IIIA G-1 occupancy change from G-1 store bldg. to Cafe 30 occupants</b></p> <p><i>3-16-57 alterations made under permit # 19 74965/54 to change Cafe to Cocktail Lounge, G-2 occ. max. 40 occ. E. Wilson 11-10</i></p>	
NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.	G. E. MORRIS Superintendent of Building By <i>[Signature]</i>

# **RADIUS MAPS, ETC**

3544 Portola Avenue  
Los Angeles, CA. 90032  
Tel: (323) 221-4555 Fax: (323) 226-9492  
[radiusmapsetc@sbcglobal.net](mailto:radiusmapsetc@sbcglobal.net)

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## **CITY OF LOS ANGELES CONDITIONAL USE ALCOHOL BEVERAGE TYPE 42 ON-SITE BEER/WINE**

### **\*\* OWNERSHIP LIST \*\***

#### **SITE LOCATION**

1805 W. Sunset Boulevard  
Los Angeles, CA 90026  
*A.P.N.: 5419-031-022*

1. APN: 5404-001-001  
JC SC LLC  
20 W GOLDLEAF CIR #300  
LOS ANGELES CA 90056-1293

2. APN: 5404-001-900  
L A CITY  
111 E 1ST ST #201  
LOS ANGELES CA 90012-4113

3. APN: 5404-016-006  
DEL PUEBLO EL CENTRO  
8601 S BROADWAY  
LOS ANGELES CA 90003-3319

4. APN: 5404-016-007  
1822 SUNSET ECHO LLC  
2658 GRIFFITH PARK BLVD #391  
LOS ANGELES CA 90039-2520

5. APN: 5404-016-008  
EL CENTRO DEL PUEBLO  
1157 LEMOYNE ST  
LOS ANGELES CA 90026-3206

6. APN: 5404-016-009  
SHLOMO BOTACH  
5011 W PICO BLVD  
LOS ANGELES CA 90019-4127

7. APN: 5404-016-014  
INTERNATIONAL CHURCH OF FOURSQUARE  
1100 GLENDALE BLVD  
LOS ANGELES CA 90026-3203

8. APN: 5404-016-015  
INTERNATIONAL CHURCH OF FOURSQUARE  
PO BOX 26902  
LOS ANGELES CA 90026-0176

9. APN: 5404-016-016  
L I F E BIBLE COLLEGE INC  
1100 GLENDALE BLVD  
LOS ANGELES CA 90026-3203

10. APN: 5404-016-017  
FOURSQUARE GOSPEL  
1100 GLENDALE BLVD  
LOS ANGELES CA 90026-3203

11. APN: 5404-016-900,901  
L A CITY  
REAL ESTATE DIVISION  
200 S. SPRING ST #1800  
LOS ANGELES, CA 90012

12. APN: 5404-017-010  
CHRISTOPHER L FONG  
696 AZTEC WAY  
MONTEREY PARK, CA 91755

APN: 5404-017-011

SAME AS OWNERSHIP NO. 7

13. APN: 5404-017-012  
FOURSQUARE GOSPEL  
1910 W SUNSET BLVD #200  
LOS ANGELES CA 90026-3295

14. APN: 5404-017-013  
MARTHA BARRIOS  
2857 BELLEZA LN  
HENDERSON NV 89074-2428

15. APN: 5404-017-014  
MO YONG LI  
1140 LEMOYNE ST  
LOS ANGELES CA 90026-3207

16. APN: 5404-017-015  
CYNTHIA R PRICE  
1137 1/2 LOGAN ST  
LOS ANGELES CA 90026-3370

17. APN: 5404-017-020  
SUNSET HOLDING CO LLC  
1700 W SUNSET BLVD  
LOS ANGELES CA 90026-3225

18. APN: 5404-017-021  
ANTOINETTE BERGET  
7007 BIRDVIEW AVE  
MALIBU CA 90265-4106

19. APN: 5404-017-022  
CHAVEZ CESAR & ALMA REAL LLC  
1517 S SEPULVEDA BLVD  
LOS ANGELES CA 90025-3311

20. APN: 5404-017-023  
FIESTA DISCOUNT INC  
10632 ASHTON AVE  
LOS ANGELES CA 90024-5003

APN: 5404-017-900

SAME AS OWNERSHIP NO. 11

21. APN: 5404-018-013  
LAMBERT M JAVELERA  
25 LOS ALTOS DR  
PASADENA CA 91105-1238

22. APN: 5404-018-014  
SHABAN A FARR  
10515 BALBOA BLVD #350  
GRANADA HILLS CA 91344-6370

23. APN: 5404-018-015  
c/o TING MA MAGDALENA  
2140 CAMINO SAN RAFAEL  
GLENDALE CA 91206-1035

APN: 5404-018-901  
SAME AS OWNERSHIP NO. 11

24. APN: 5419-021-001  
VICTORIA BARRERA  
1827 MONTANA ST  
LOS ANGELES CA 90026-2517

25. APN: 5419-021-002  
MICHAEL TALAE  
421 S CATARACT AVE  
SAN DIMAS CA 91773-2903

26. APN: 5419-021-003  
EDWIN E & JUDITH M LIMA  
1817 MONTANA ST  
LOS ANGELES, CA 90026

27. APN: 5419-021-004  
TAM STEPHEN & TERESA L TRUST  
1813 MONTANA ST  
LOS ANGELES CA 90026-2517

28. APN: 5419-021-005  
KEITH K HOUR  
77 MONTANA ST  
LOS ANGELES CA 90026-2517

29. 5419-021-006  
CECILIA TSAI  
3046 BERKELEY CIR  
LOS ANGELES CA 90026-1634

30. 5419-021-007  
WILLIAM POWELL  
1409 LEMOYNE ST  
LOS ANGELES CA 90026-2533

31. APN: 5419-022-904  
L A UNIFIED SCHOOL DIST  
355 S GRAND AVE #500  
LOS ANGELES CA 90071-1560

32. APN: 5419-029-029,030  
KATHY S LEUNG  
300 WILMOT RD  
DEERFIELD IL 60015-4614

33. APN: 5419-030-001  
JUANITA R HUFFMAN  
1726 MONTANA ST  
LOS ANGELES CA 90026-3312

34. 5419-030-002  
WO X & JASON Y ZHU  
1720 MONTANA ST  
LOS ANGELES CA 90026-3312

35. APN: 5419-030-003  
PATRICIA G & FERNANDO G LUNA  
1334 LEMOYNE ST  
LOS ANGELES CA 90026-2514

36. APN: 5419-030-004  
SHERINE NETTERS  
1332 LEMOYNE ST  
LOS ANGELES CA 90026-2514

37. APN: 5419-030-005  
BONIFACIO & AMALIA ADAME  
8020 ALLENGROVE ST  
DOWNEY CA 90240-2703

38. APN: 5419-030-006  
PATRICK L & RITA Y QUAN  
1070 DARBY RD  
SAN MARINO CA 91108-2425

39. APN: 5419-030-007  
YONG M CHEN  
5748 N CHARLOTTE AVE  
SAN GABRIEL CA 91775-2461

40. APN: 5419-030-008  
LORRAINE & KEVIN B SPECTER  
2654 W HORIZON RIDGE PKWY #B5PMB160  
HENDERSON NV 89052-2803

41. APN: 5419-030-009,010  
VLADIMIR & MARIA DELIS  
922 SYLVANOAK DR  
GLENDALE CA 91206-1538

42. APN: 5419-030-011  
LEMOYNE LLC  
1304 LEMOYNE ST  
LOS ANGELES CA 90026-2554

43. APN: 5419-030-012  
URBAN ECO HOUSING LLC  
2719 WILSHIRE BLVD #250  
SANTA MONICA CA 90403-4705

APN: 5419-030-900  
SAME AS OWNERSHIP NO. 31

44. APN: 5419-030-901  
L A CITY DEPT OF WATER & POWER  
111 N. HOPE ST #1203  
LOS ANGELES, CA 90012  
ATTN: REAL ESTATE DIVISION

45. APN: 5419-031-001  
URMAN FAMILY TRUST  
4257 OAKRIDGE WAY  
STOCKTON CA 95204-1109

46. APN: 5419-031-002  
ROSARIO RODRIGUEZ  
1822 MONTANA ST  
LOS ANGELES, CA 90026

47. APN: 5419-031-003  
JOE M VIVEROS  
1818 MONTANA ST  
LOS ANGELES CA 90026-2518

48. APN: 5419-031-004,010,011  
H F & MARIBEL RABIE  
1771 BLAKE AVE  
LOS ANGELES CA 90031-1006

49. APN: 5419-031-005,006  
TAM STEPHEN & TERESA L TRUST  
1813 MONTANA ST  
LOS ANGELES CA 90026-2517

50. APN: 5419-031-007  
VIOLET I MARTINEZ  
1800 MONTANA ST  
LOS ANGELES CA 90026-2518

51. APN: 5419-031-008  
PHILIP & BRENDA BUBAR  
147 N MANSFIELD AVE  
LOS ANGELES CA 90036-3020

52. APN: 5419-031-012  
SERGIO & MARIA E VALDIVIA  
1327 LEMOYNE ST  
LOS ANGELES CA 90026-2513

53. APN: 5419-031-013,015,018,020  
HASSAN RABIE  
1771 BLAKE AVE  
LOS ANGELES CA 90031-1006

54. APN: 5419-031-014  
ELIAS & MARIA G HOLGUIN  
1323 LEMOYNE ST  
LOS ANGELES CA 90026-2513

55. APN: 5419-031-016  
LUCINDA M STRUB  
11561 KELSEY ST  
STUDIO CITY CA 91604-3023

56. APN: 5419-031-017  
MARIO H & MARIA E GUERRA  
2936 DALTON AVE  
LOS ANGELES CA 90018-3130

57. APN: 5419-031-019  
MATTHEW B MANDEL  
19 WILSHIRE BLVD #250  
SANTA MONICA CA 90403-4705

58. APN: 5419-031-021  
VICKY DORYON  
11636 CANTON PL  
STUDIO CITY CA 91604-4163

59. APN: 5419-031-022  
YUEH HUA HUNG  
PO BOX 4126  
ALHAMBRA CA 91803-7126

60. APN: 5419-032-016  
SUNCOR HOLDINGS COP II LLC  
11601 WILSHIRE BLVD  
LOS ANGELES CA 90025-0509

APN: 5419-032-019

SAME AS OWNERSHIP NO. 7

61. APN: 5419-032-027  
NABIL SOLIMAN  
1121 ROBERTO LN  
LOS ANGELES CA 90077-2302

**ECHO PARK RENTERS &  
HOMEOWNERS ASSOCIATION**  
2240 LAKE SHORE AVE.  
LOS ANGELES CA 90039

**HOWARD COHEN**  
11171 FAIRBANKS WAY  
CULVER CITY CA 90230

**CITIZENS COMMITTEE  
TO SAVE ELYSIAN PARK**  
1501 CERRO GORDO ST.  
LOS ANGELES CA 9026

**SABRINA SCHILLER ALARM**  
225 SANTA MONICA BLVD., STE. #1001  
SANTA MONICA CA 90401

**SILVERLAKE RESIDENTS ASSOC.**  
PO BOX 587  
GRIFFITH STATION  
LOS ANGELES CA 90039

**COUNCIL DISTRICT 13  
ERIC GARCETTI**  
200 N. SPRING ST #470  
LOS ANGELES, CA 90012

**GREATER ECHO PARK ELYSIAN  
NEIGHBORHOOD COUNCIL**  
PO BOX 261039  
LOS ANGELES, CA 90026  
ATTN: BENNETT KAYSER

**GREATER ECHO PARK ELYSIAN  
NEIGHBORHOOD COUNCIL**  
PO BOX 261039  
LOS ANGELES, CA 90026  
ATTN: JOSE SIGALA

**OWNER**  
YUEH HUA HUNG  
PO BOX 4126  
ALHAMBRA CA 91803-7126

**APPLICANT**  
MITCHELL FRANK  
1805 W. SUNSET BL  
LOS ANGELES, CA 90026

**REPRESENTATIVE**  
ELIZABETH PETERSON-GOWERGROUP  
1850 INDUSTRIAL STREET, #606  
LOS ANGELES CA 90021

**MAP MAKER**  
RADIUS MAPS ETC.  
3544 PORTOLA AVENUE  
LOS ANGELES CA 90032



# COMPSTAT

## Northeast Area Profile

### 11/02/08 - 11/29/08



**AREA COMMANDING OFFICER:** William A. Murphy  
**Rank:** CAPT - III  
**Date of Promotion:** August 6, 2006  
**Date Assigned Area:** April 1, 2008  
**LAPD Appointment Date:** June 27, 1988  
**2008 Part I Crimes per 10000:** 212.7



**PATROL DIVISION COMMANDING OFFICER:** Lance C. Smith  
**Rank:** CAPT - I  
**Date of Promotion:** November 11, 2007  
**Date Assigned Area:** November 11, 2007  
**LAPD Appointment Date:** November 14, 1983

#### CRIME STATISTICS for week ending 11/29/08

VIOLENT CRIMES	11/02/08 TO 11/29/08	10/05/08 TO 11/01/08	% Change	10/05/08 TO 11/01/08	09/07/08 TO 10/04/08	% Change	YTD 2008	YTD 2007	% Change	YTD 2008	YTD 2006	% Change
HOMICIDE	0	1	-100%	1	2	-50%	25	18	39%	25	20	25%
RAPE	2	8	-75%	8	7	14%	34	27	26%	34	31	10%
ROBBERY	38	30	27%	30	27	11%	426	477	-11%	426	497	-14%
AGGRAVATED ASSAULTS	38	31	23%	31	55	-44%	596	671	-11%	596	660	-10%
<b>TOTAL VIOLENT</b>	<b>78</b>	<b>70</b>	<b>11%</b>	<b>70</b>	<b>91</b>	<b>-23%</b>	<b>1081</b>	<b>1193</b>	<b>-9%</b>	<b>1081</b>	<b>1208</b>	<b>-11%</b>

PROPERTY CRIMES	11/02/08 TO 11/29/08	10/05/08 TO 11/01/08	% Change	10/05/08 TO 11/01/08	09/07/08 TO 10/04/08	% Change	YTD 2008	YTD 2007	% Change	YTD 2008	YTD 2006	% Change
BURGLARY	40	69	-42%	69	66	5%	707	736	-4%	707	880	-20%
GTA	103	118	-13%	118	124	-5%	1337	1346	-1%	1337	1481	-10%
BTFV	127	126	1%	126	134	-6%	1809	1601	13%	1809	1453	25%
PERSONAL /OTHER THEFT	89	107	-17%	107	105	2%	1171	1243	-6%	1171	1362	-14%
<b>TOTAL PROPERTY</b>	<b>359</b>	<b>420</b>	<b>-15%</b>	<b>420</b>	<b>429</b>	<b>-2%</b>	<b>5024</b>	<b>4926</b>	<b>2%</b>	<b>5024</b>	<b>5176</b>	<b>-3%</b>
<b>TOTAL PART I</b>	<b>437</b>	<b>490</b>	<b>-11%</b>	<b>490</b>	<b>520</b>	<b>-6%</b>	<b>6105</b>	<b>6119</b>	<b>0%</b>	<b>6105</b>	<b>6384</b>	<b>-4%</b>

Child/Spousal Abuse (Part I & II)*	52	48	8%	48	60	-20%	582	603	-3%	582	712	-18%
SHOTS FIRED	15	10	50%	10	24	-58%	233	316	-26%	233	308	-24%
SHOOTING VICTIMS	7	3	133%	3	4	-25%	87	88	-1%	87	94	-7%

#### ARREST STATISTICS for week ending 11/29/08

ARRESTS	11/02/08 TO 11/29/08	10/05/08 TO 11/01/08	% Change	10/05/08 TO 11/01/08	09/07/08 TO 10/04/08	% Change	YTD 2008	YTD 2007	% Change	YTD 2008	YTD 2006	% Change
HOMICIDE	0	0	N.C.**	0	2	-100%	11	13	-15%	11	6	83%
RAPE	0	1	-100%	1	1	0%	11	8	38%	11	3	267%
ROBBERY	7	10	-30%	10	13	-23%	119	111	7%	119	92	29%
AGGRAVATED ASSAULT**	28	19	47%	19	27	-30%	290	312	-7%	290	325	-11%
BURGLARY	7	14	-50%	14	12	17%	125	111	13%	125	112	12%
LARCENY	28	48	-42%	48	36	33%	393	338	16%	393	350	12%
AUTO THEFT	12	10	20%	10	5	100%	115	135	-15%	115	172	-33%
<b>TOTAL VIOLENT</b>	<b>35</b>	<b>30</b>	<b>17%</b>	<b>30</b>	<b>43</b>	<b>-30%</b>	<b>431</b>	<b>444</b>	<b>-3%</b>	<b>431</b>	<b>426</b>	<b>1%</b>
<b>TOTAL PART I</b>	<b>82</b>	<b>102</b>	<b>-20%</b>	<b>102</b>	<b>96</b>	<b>6%</b>	<b>1064</b>	<b>1028</b>	<b>4%</b>	<b>1064</b>	<b>1060</b>	<b>0%</b>
<b>TOTAL ALL ARRESTS</b>	<b>384</b>	<b>586</b>	<b>-34%</b>	<b>586</b>	<b>631</b>	<b>-7%</b>	<b>7009</b>	<b>6471</b>	<b>8%</b>	<b>7009</b>	<b>6795</b>	<b>3%</b>

\*Part II Child/Spousal Abuse Simple Assaults not included in Part I Aggravated Assaults above to comply with the FBI's Uniform Crime Reporting guidelines.

\*\*Statistics include domestic violence.

N.C. - Not Calculable

Statistics are based on the date the crime or arrest occurred.



# **RADIUS MAPS, ETC.**

3544 Portola Avenue

Los Angeles, CA. 90032

Tel: (323) 221-4555 Fax: (323) 226-9492

[radiusmapsetc@sbcglobal.net](mailto:radiusmapsetc@sbcglobal.net)

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# **CITY OF LOS ANGELES 600 FT. RADIUS ALCOHOL BEVERAGE LIST**

## **SITE LOCATION**

1805 W. Sunset Boulevard

Los Angeles, CA 90026

*A.P.N.: 5419-031-022*

# 600 FT. RADIUS ALCOHOL BEVERAGE LIST

SITE ADDRESS: 1805 W. SUNSET BLVD.  
LOS ANGELES CA 90026

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- |          |  |                    |
|----------|--|--------------------|
| <b>B</b> | <b>PESCADO MOJADO</b><br>TYPE 41 ON-SALE BEER/WINE EATING PLACE                                    | 1701 W. SUNSET BL. |
| <b>B</b> | <b>MASA OF ECHO PARK BAKERY CAFÉ</b><br>TYPE 41 ON-SALE BEER/WINE EATING PLACE                     | 1800 W. SUNSET BL. |
| <b>B</b> | <b>EL PRADO</b><br>TYPE 41 ON-SALE BEER  | 1805 W. SUNSET BL. |
| <b>C</b> | <b>THE ECHO</b><br>TYPE 47 ON-SALE GENERAL EATING PLACE<br>TYPE 58 CATERER PERMIT                  | 1822 W. SUNSET BL. |
| <b>B</b> | <b>COSTA ALEGRE RESTAURANT</b><br>TYPE 41 ON-SALE BEER/WINE EATING PLACE<br>TYPE 58 CATERER PERMIT | 1901 W. SUNSET BL. |
| <b>C</b> | <b>TAIX FRENCH RESTAURANT</b><br>TYPE 47 ON-SALE GENERAL EATING PLACE                              | 1911 W. SUNSET BL. |

**RADIUS MAPS, ETC.**

3544 Portola Avenue

Los Angeles, CA. 90032

Tel: (323) 221-4555 Fax: (323) 226-9492

[radiusmapsetc@sbcglobal.net](mailto:radiusmapsetc@sbcglobal.net)

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**CITY OF LOS ANGELES  
600 FT. TO 1,000 FT. RADIUS  
ALCOHOL BEVERAGE  
LIST**

**SITE LOCATION**

1805 W. Sunset Boulevard

Los Angeles, CA 90026

*A.P.N.: 5419-031-022*

# 600 FT. TO 1,000 FT. RADIUS ALCOHOL BEVERAGE LIST

SITE ADDRESS: 1805 W. SUNSET BLVD.  
LOS ANGELES CA 90026

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**THE HOUSE OF SPIRITS LIQUOR**

1314-16 ECHO PARK AVE.

TYPE 21 OFF-SALE GENERAL



**BURRITO KING**

1320 ECHO PARK AVE.

TYPE 41 ON-SALE BEER/WINE EATING PLACE  
TYPE 58 CATERER PERMIT



**BARRAGANS MEXICAN REST'N**

1536-38 W. SUNSET BL.

TYPE 47 ON-SALE GENERAL EATING PLACE



**THE GOLD ROOM**

1558 W. SUNSET BL.

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES