

**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. 16-1101

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	<u>Art Major</u>
Address	<u>636 S. Mariposa Ave, Los Angeles, CA 90010</u>
Type of Business	<u>Art Gallery & Bar</u>
Applicant	<u>Art Major, LLC.</u>
	Name <u>3470 Wilshire Blvd, Ste 700, Los Angeles, CA 90010</u>
	Address <u>213-321-1847</u>
	Phone Number/Fax Number _____
Property Owner	<u>Equitable Plaza, LLC.</u>
	Name <u>3435 Wilshire Blvd, Los Angeles, CA 90010</u>
	Address _____
	Phone Number/Fax Number _____
Representative	<u>Elizabeth Peterson</u>
	Name <u>400 S Main St. Suite 808, Los Angeles, CA 90013</u>
	Address <u>213-620-1904</u>
	Phone Number/Fax Number _____

BY _____
CITY CLERK
DEPUTY

CITY CLERK

2016 SEP 22 AM 9:42

RECEIVED
CITY CLERK'S OFFICE

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

- 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) _____
- Have you recently filed for a new conditional use permit? Yes ☒ No ☐ If Yes, provide the City case number(s) ZA-2015-4635(CUB)

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.):
Type 42 - On-site, beer and wine

5. Size of Business 1,402 SF

6. % of floor space devoted to alcoholic beverages 50%

7. Hours of Operation:
- a. What are the proposed hours of operation and which days of the week will the establishment be open? 11am-2am, daily

- b. What are the proposed hours of alcohol sales? 11am-2am, daily

8. Parking: 1,376 spaces in Equitable Plaza
Underground 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? N/A

- 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? 3 (maximum)

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

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?
No

15. Will there be minimum age requirements for patrons? If so, how will this be enforced?
Yes, there is a 21+ Requirement for Patrons - verified via Electronic Verification Device.
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.
See attached list
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)
See attached list
18. Will the exterior of the site be fenced and locked when not in use?
Site will be locked. Is within a 34-story existing office building/
19. Will the exterior of the site be illuminated with security lighting bright enough to see patrons from the street? Yes

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?
N/A
2. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? N/A
3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)? N/A
4. Will "fortified" wine (greater than 16% alcohol) be sold? N/A

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)?
TBD
2. What is the proposed seating in all areas? 50 seats
3. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) 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.

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 - Applicant is engaged with off-site vendors to provide food

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.

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)

2. Possible Detrimental Impacts

Is the immediate area in which the license is sought subject to: (Check with your local Police Department area "Senior Lead Officer")

- Excessive calls to the Police Department
- Police resources being already strained
- High rates of alcoholism, homelessness, etc.
- Large "youth" (under 21) population

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.)
- b. Would the business duplicate a nearby business already in existence?
- 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 City Council will evaluate these factors and make a decision on the overall merits of your request. Therefore, you should answer below as to why you believe any of these above listed beneficial or detrimental conditions apply to your project and provide any documented proof to support your belief:**

Please see attachment

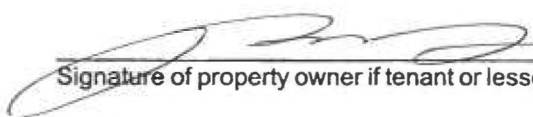
F. APPLICANT'S AFFIDAVIT

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.


Applicant signature

09/16/16
Date


Signature of property owner if tenant or lessee is filing application

State of _____

County of _____

On _____ before me, _____
Date Name of Notary Public

personally appeared _____
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.

WITNESS my hand and official seal.

Signature of Notary Public

(See Attached)

* 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.

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

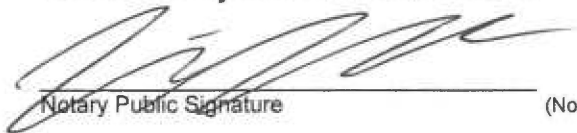
County of Los Angeles }

On September 16, 2016 before me, Sewon Um, Notary Public,
(Here insert name and title of the officer)

personally appeared Phillip Lee and Jessica Pak
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 of
which the person~~(s)~~ acted, executed the instrument.

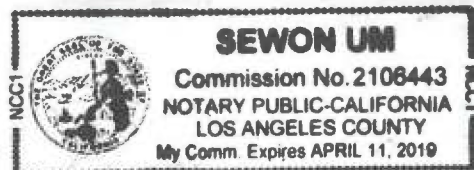
I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



Elizabeth Peterson Group, Inc.

September 22, 2016

City Clerk's Office
200 North Spring Street, Room 395
Los Angeles, CA 90012

**RE: Public Convenience and Necessity Application
"Art Major"
636 S. Mariposa Avenue, Los Angeles CA 90020**

To whom it may concern,

I would like to respectfully submit the enclosed Public Convenience or Necessity Application for "Art Major" 636 S. Mariposa Avenue, Los Angeles CA 90020

Please find the following documents to complete the application:

1. Signed & Notarized PCN Application;
2. PCN Attachment – Findings;
3. Abutting ownership labels;
4. List of alcohol beverage outlets within 600-ft radius (per question A16);
5. List of sensitive uses located within 1000-ft radius (per question A17);
6. Vicinity maps;
7. Photo brochure of the subject site;
8. All building permits and Certificate of Occupancies;
9. Crime and Liquor License Report from EPG with Attachments*;
(Note: ABC indicated they do not generate this but gave instructions on how to do so)

Should you have any questions or concerns please feel free to contact me at your earliest convenience.
Thank you for your time and consideration of this application.

Enclosures

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Elizabeth Peterson".

Elizabeth Peterson

Elizabeth Peterson Group, Inc.
400 S. Main Street #808, Los Angeles, CA 90013
T. 213.620.1904 | F. 213.620.1587 | ep gla.com

PUBLIC CONVENIENCE OR NECESSITY - ATTACHMENT

"Art Major"

**636 S. Mariposa Ave
Los Angeles, CA 90010**

Representative: Elizabeth Peterson Elizabeth Peterson Group, Inc. 400 S. Main Street #808 Los Angeles, CA 90013 Tel: 213-620-1904 Fax: 213-620-1587 Email: liz@epgla.com	Applicant: Art Major, LLC. Brian Lee & Jessica Pak 3470 Wilshire Blvd, Ste 700. Los Angeles, CA 90010 T: 213-321-1847 jess@artmajorla.com
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Part 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 three to six jobs.

- b. Generate taxes (provide estimate)

Applicant anticipates approximately \$400,000 in annual taxable sales.

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

Brian Lee and Jessica Pak, longtime friends who have been successfully operating Hold Up Art gallery in Little Tokyo since 2009, have a unique and exciting vision for Art Major that will combine the quality and culture of an art gallery with the energy and bustle of Koreatown night life. Art Major will be a spot where friends can share a drink, enjoy interactive art, attend shows, and engage in a rich cultural setting. From nano puzzles to giant scrabble and adult coloring books, the unique experiences shared at Art Major are ones that truly unite the community and provide a more relaxed option for social interaction, something that is desired by Koreatown's current residents and visitors. The expected activities that will be offered at this new establishment will promote creativity as well as relieve stress. The expected aesthetic of the gallery draws upon a "school" themed design approach – a wall of lockers, beer fridges, and

even vending machine snacks. Each visit will be accompanied by an entirely new experience as the gallery evolves and new artwork and activities are exhibited. Koreatown is home to a wide variety of bustling bars and clubs, however, a bar option as unique as Art Major will offer visitors a new nightlife experience.

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

The proposed project will enhance the built environment in the surrounding neighborhood, seeing that it will contribute to the already improved Wilshire Center area. The currently vacant retail space will transform into a vibrant, bright, and active destination. While it will be an upgrade, the proposed development will be compatible and not adversely affect the adjacent properties. Through the curation of beautiful exhibits and interactive artwork, Art Major will enhance the local neighborhood and generate higher levels of pedestrian traffic. Jessica Pak has engaged in rigorous community involvement and has spoken with tenants of neighboring buildings, as well as various community members, all of whom agree that this project will enhance the neighborhood and bring additional revitalization to the Wilshire Center area.

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

The project will contribute to long-term economic development in several ways:

The applicant will contribute to local economic development by ensuring continued taxable sales, employee wages and benefits. The gallery and bar will provide long-term and permanent jobs, including management, administrative, and gallery/bar staff.

It will assist in the financial health of the property, thereby improving the economic viability of this area. The improvement of the use of this space will help to increase the success of surrounding businesses as well. By existing as a unique business on the block, Art Major can act as a catalyst for the continued expansion of nightlife within the area.

Additionally, the subject property's proximity to a Metro Purple Line subway station, bus stop, and easy pedestrian accessibility will contribute towards the growth of transit-oriented development.

Objective 2-1 of the General Plan has the objective to conserve and strengthen viable commercial development and encourage the reuse of obsolete commercial development. Policy 2-1.1 encourages new commercial uses shall be located in existing commercial areas. This project addresses and fulfills this policy and objective.

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

Art Major captures the complete essence of a cultural outlet. The unique concept behind this development is geared toward those who enjoy the arts as well as meaningful and more relaxed social interaction. Along with the curation of beautiful exhibits, visitors can expect to interact with art, see shows, enjoy the company of friends, meet others who share similar passions, and learn more about the arts. After performing countless community outreach efforts, Pak and Lee gathered that many residents seek a less chaotic nightlife option, as opposed to the many bars and clubs that operate in the Koreatown area. Community outreach efforts have proven that this cultural outlet is not only non-detrimental to the surrounding area, but absolutely welcomed by various residents and businesses nearby. Koreatown is so rich in culture, and this new gallery/bar will contribute to this in a positive way.

2. Possible Detrimental Impacts

Is the immediate area in which the license is sought subject to: (Check with your local Police Department area "Senior Lead Officer")

a. Excessive calls to the Police Department

Police presence in this area is strong with a high number of officers per capita. It is not expected that the Police Department will receive an excessive amount of calls as a result of this establishment. While alcohol will be served, patrons will only be able to place the order as long as they make a food order as well. This serves to prevent excessive drinking, leading to intoxication. The establishment will serve as a vibrant catalyst for social interaction, and activities will be meaningful and artistic. Art Major aims to promote camaraderie and identifies as a welcoming space for all. Because of this, there is no reason to believe that the Police Department will receive excessive calls stemming from Art Major.

b. Police resources already strained

Police resources are not strained in this area and the Los Angeles Police Department maintains a position of non-opposition to the applicant. Jessica Pak has maintained in constant contact with the LAPD and modified and updated the project to meet the requests of LAPD.

c. High rates of alcoholism, homelessness, etc.

There is not a high rate of alcoholism or homelessness, etc. in this immediate area.

d. Large "youth" (under 21) population

There is not a large "youth" population in this area.

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 safe and convenient hospitality venue for the community's residents, workers, and visitors. The bar and gallery will operate until 2:00 AM, however, there will not be any live entertainment. The bar will strictly adhere to all conditions imposed by the Zoning Administrator with input from LAPD in order for the operations to have no or minimal negative impacts on the surrounding community. All employees attend Department of Alcoholic Beverage Control Board "STAR" and Los Angeles Police Department "Lead" training programs within 6 months of the beginning of the proposed bar's operation.

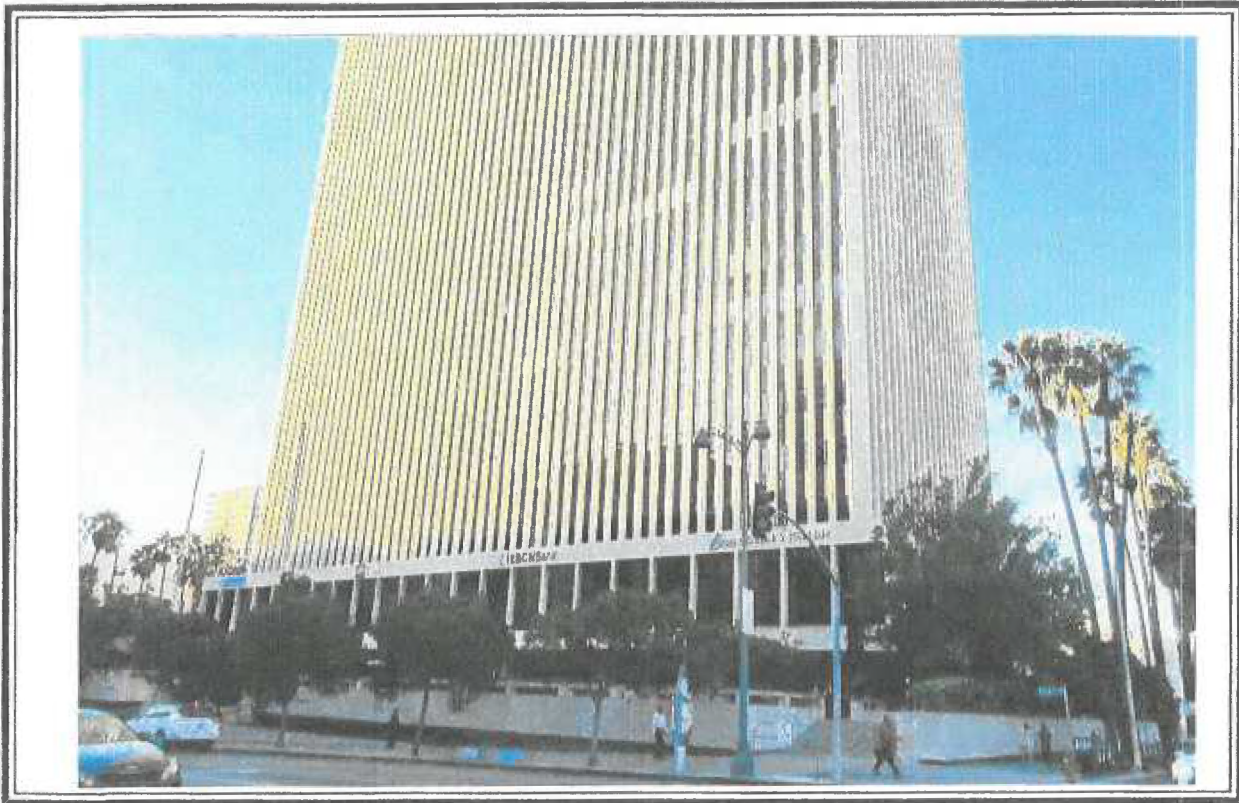
- b. Would the business duplicate a nearby business already in existence?

The uniqueness of Art Major is unparalleled in the immediate surrounding environment of its location. There are no establishments that serve as both an art gallery and bar, making Art Major the only business of its kind in the area.

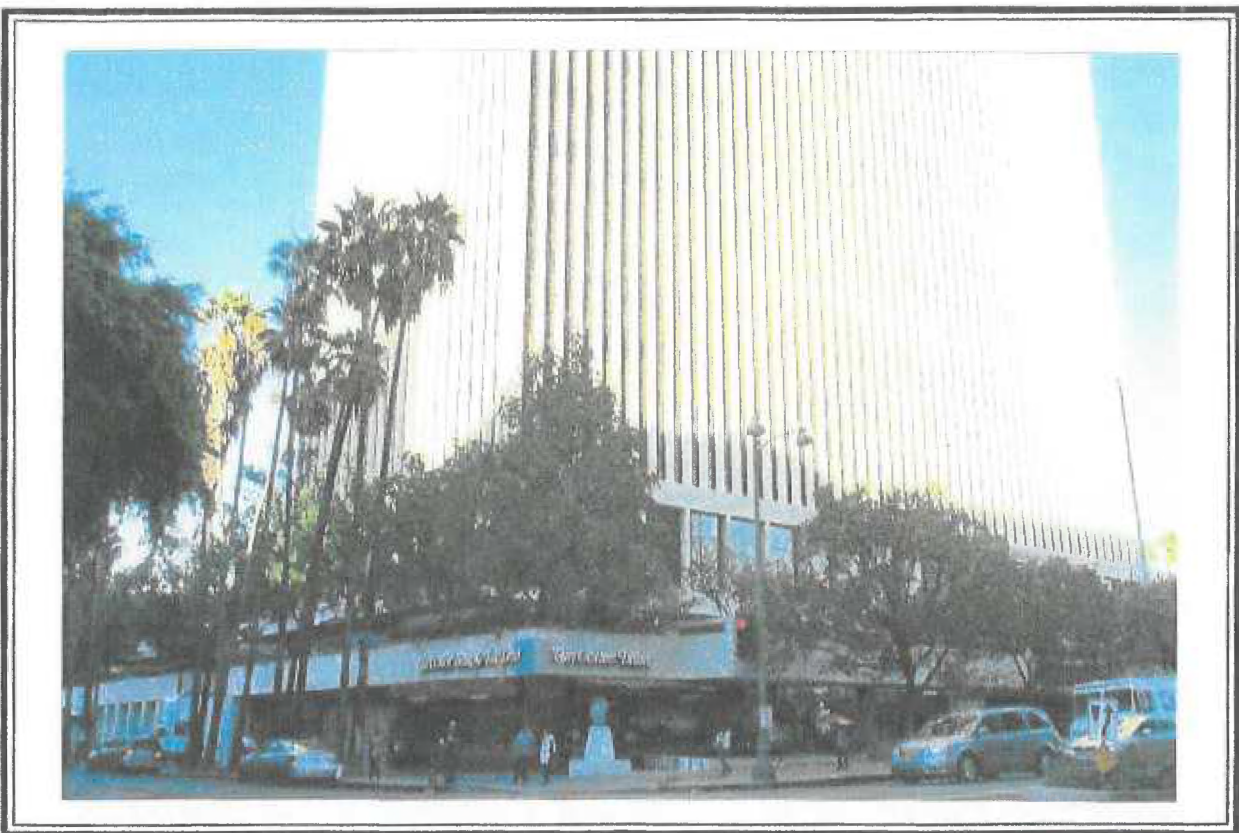
- c. Other non-alcohol sales business options available so alcohol does not have to be sold, e.g., more specialty products, broader range of items like fresh meats or fruits and vegetables, etc.

Non-alcoholic beverages such as sodas and juices will be made available to patrons as well. Additionally, Art Major will be offering a wide range of food for customers.

1.



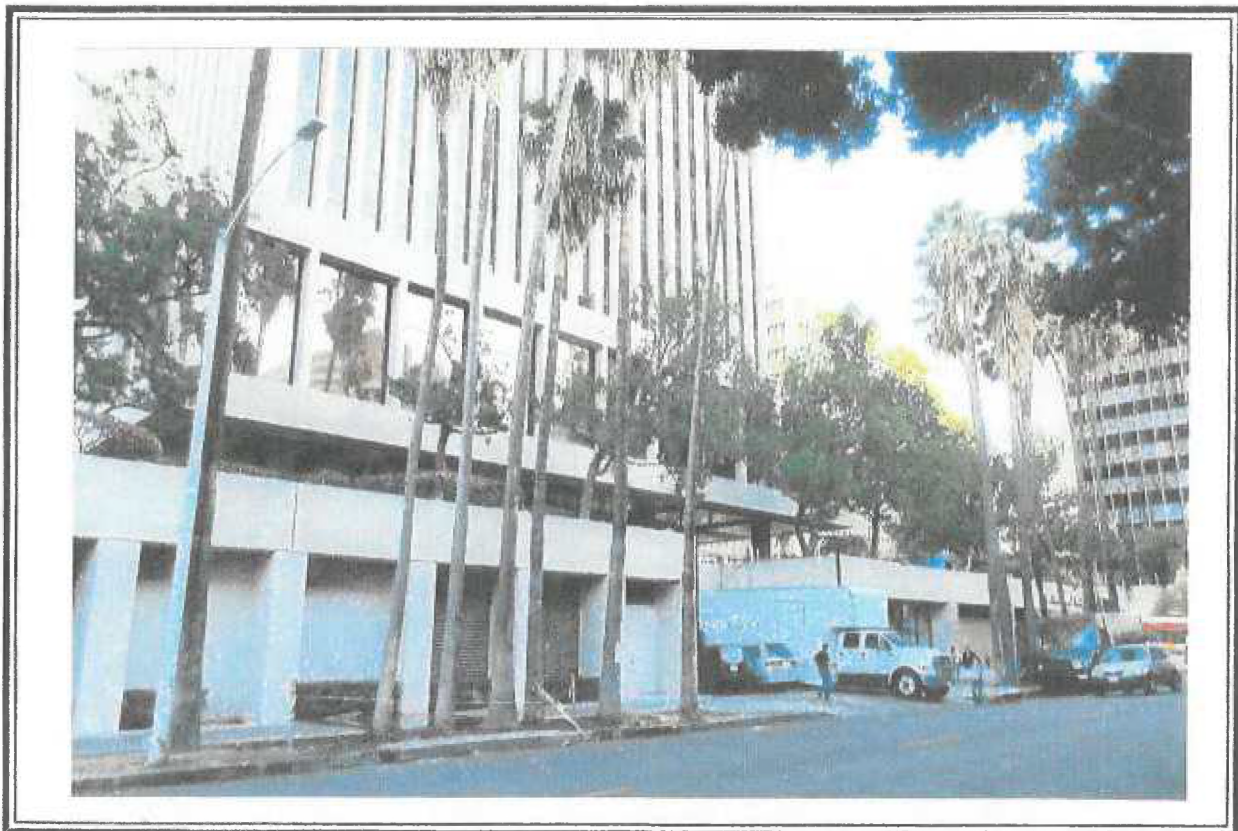
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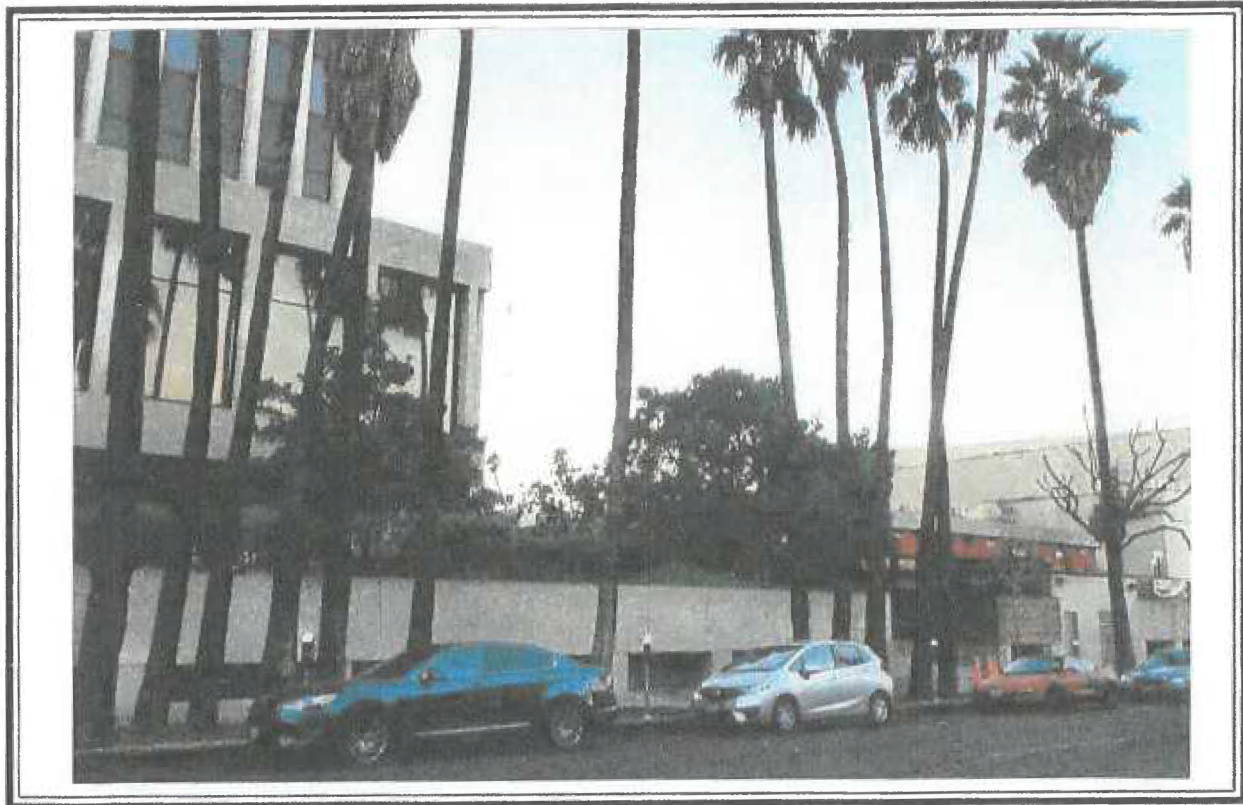


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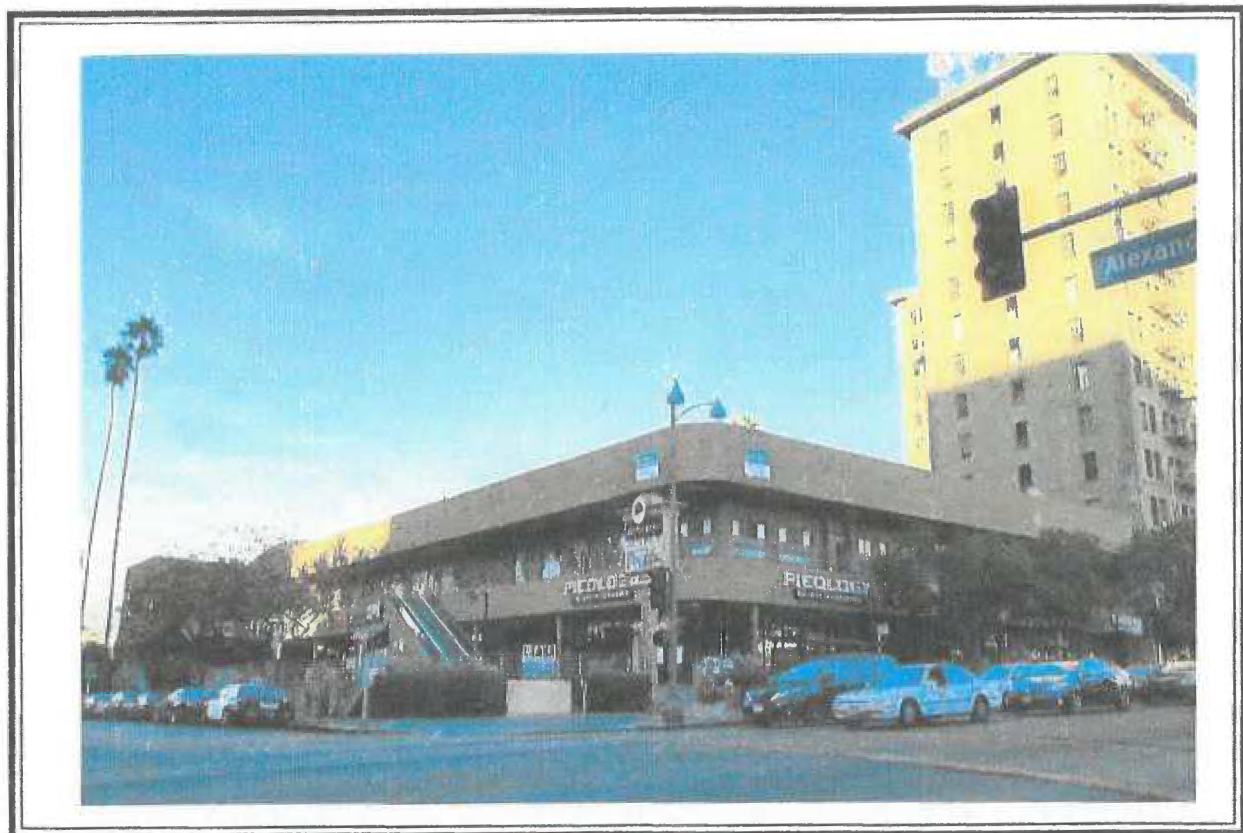


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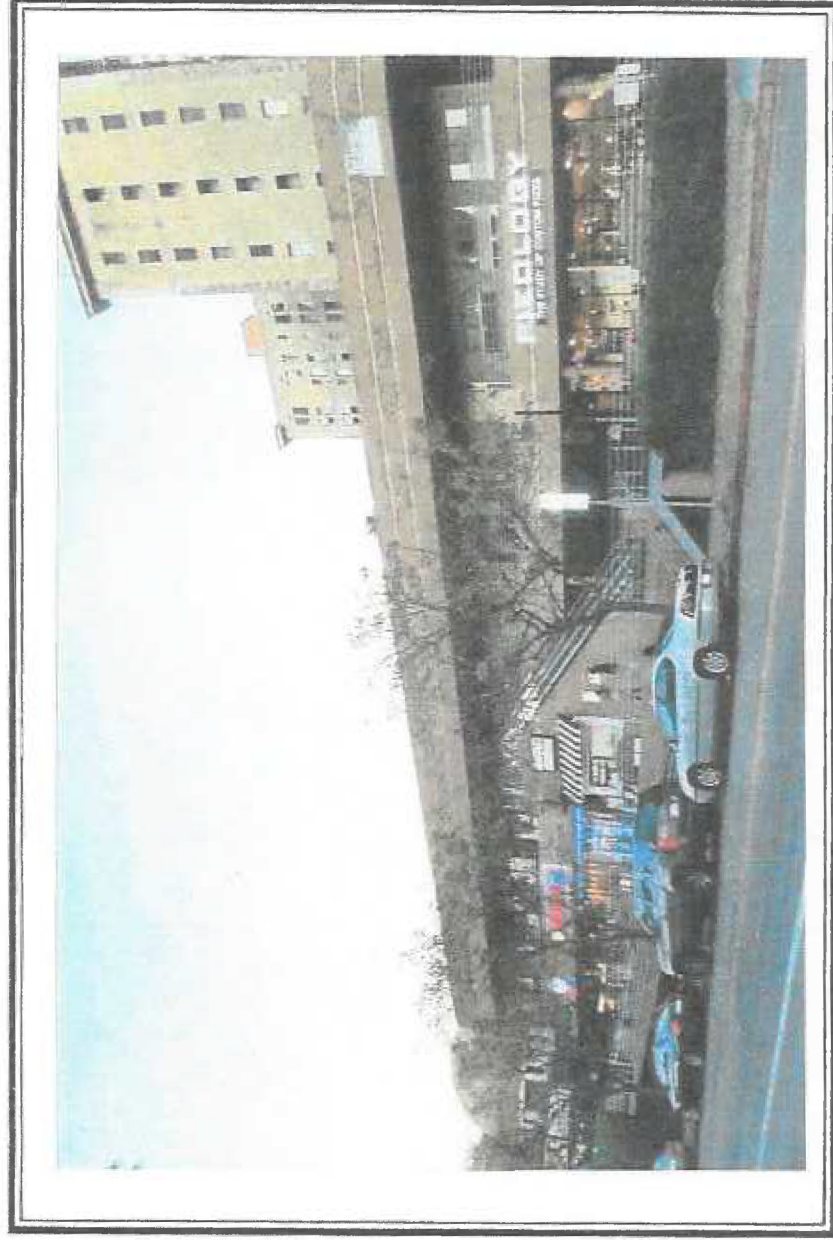
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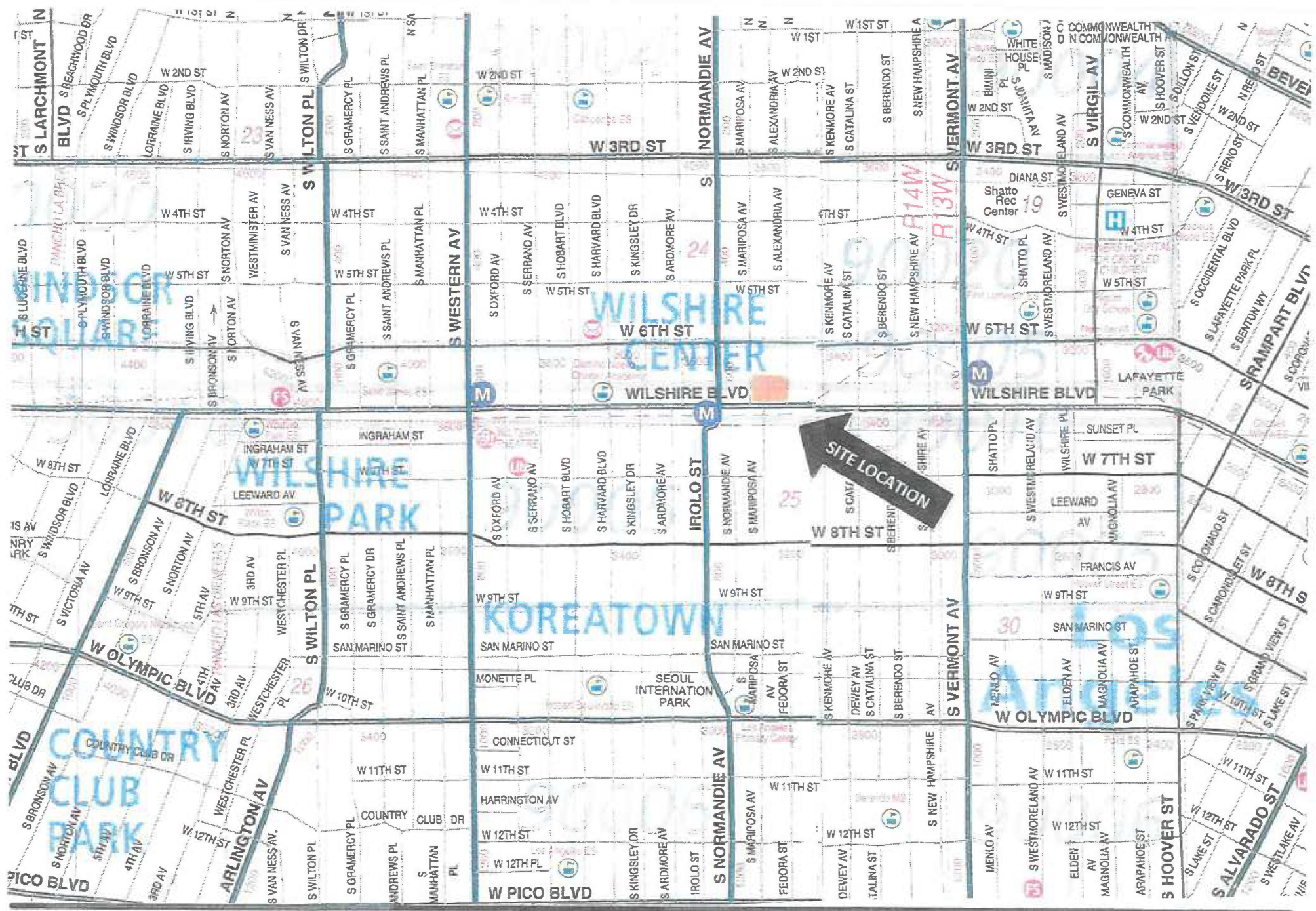
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SEARCH NO

OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
COPYRIGHT © 2002

2010

MAPPING AND GIS
SERVICES
SCALE 1" = 80'



VICINITY MAP

SITE LOCATION:
636 S. MARIPOSA AVENUE
LOS ANGELES, CA 90010

CASE NO:

DATE: 11 - 25 - 2015
T.B. PAGE: 633 GRID: J-2





CONDITIONAL USE - ALCOHOL BEVERAGES

C.D. 10
C.T. 2121.02
P.A. WILSHIRE
N.C. WILSHIRE CENTER-KOREATOWN

2.48 NET AC.

RADIUS MAPS ETC

3544 PORTOLA AVENUE
LOS ANGELES CA 90032
OFF/FAX (323) 221-4556
RADIUSMAPSETC@SBCGLOBAL.NET

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

SITE LOCATION:

636 S. MARIPOSA AVENUE
LOS ANGELES CA 90010

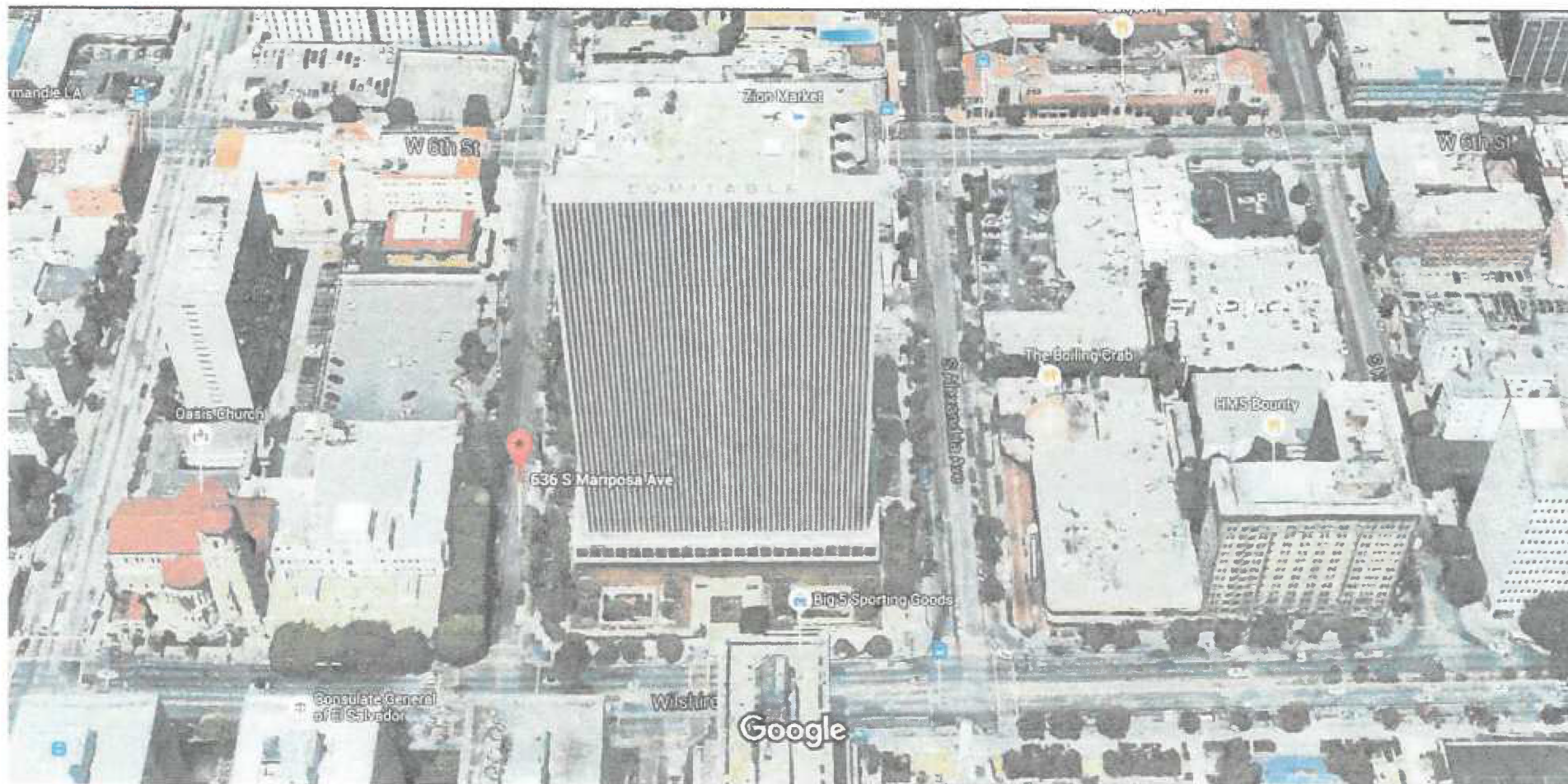
LEGAL DESCRIPTION:

LOTS 1 TO 7, 18 TO 24 & SLY PORTION OF LOT 8
& 17, BLOCK 3, CHAPMAN PARK TRACT, M.B. 8-54/55
(SEE APPLICATION)

CASE NO.:

DATE: 11 - 25 - 2015
SCALE: 1" = 100'
USES: FIELD
D.M.: 136 B 197
T.B. PAGE: 633 GRID: J-2
APN: 5502-030-014

Google Maps 636 S Mariposa Ave



Imagery ©2015 Google, Map data ©2015 Google 100 ft

ZIMAS PUBLIC

Generalized Zoning

11/25/2015

City of Los Angeles
Department of City Planning



Address: 636 S MARIPOSA AVE
APN: 5502030014
PIN #: 135B197 1222

Tract: CHAPMAN PARK TRACT
Block: 3
Lot: 3
Arb: None

Zoning: C4-2
General Plan: Regional Center Commercial



600 FT. ALCOHOL BEVERAGE LIST

Site Address: 636 S. MARIPOSA AVENUE
LOS ANGELES, CA 90010

B	SHOUBU IZAKAYA KOREAN REST'N TYPE 41 ON-SALE BEER/WINE EATING PLACE	3429 W. 6 TH STREET
B	KOREAN BBQ SOON TOFU REST'N TYPE 41 ON-SALE BEER/WINE EATING PLACE	3450 W. 6 TH ST #101
B	WHITE CAFÉ & KARAOKE TYPE 41 ON-SALE BEER/WINE EATING PLACE	3450 W. 6 TH ST #102
B	CHUNJUN HAN IL KWAN REST'N TYPE 41 ON-SALE BEER/WINE EATING PLACE	3450 W. 6 TH ST #106
C	ESCALA REST'N & BAR TYPE 47 ON-SALE GENERAL EATING PLACE	3451 W. 6 TH STREET
C	QUARTERS KOREAN BBQ TYPE 47 ON-SALE GENERAL EATING PLACE	3465 W. 6 TH ST #130
C	SAKE HOUSE BY HIKARI TYPE 47 ON-SALE GENERAL EATING PLACE	3465 W. 6 TH ST #150
C	CAFE BLISS TYPE 47 ON-SALE GENERAL EATING PLACE	3465 W. 6 TH ST #200
B	TOE BANG RESTAURANT TYPE 41 ON-SALE BEER/WINE EATING PLACE	3465 W. 6 TH ST #110
C	GAAM TYPE 47 ON-SALE GENERAL EATING PLACE	3465 W. 6 TH ST #300
B	KANG HO-DONG BAEKJEONG KOREAN TYPE 41 ON-SALE BEER/WINE EATING PLACE	3465 W. 6 TH ST #20
C	CAFÉ BLEU TYPE 47 ON-SALE GENERAL EATING PLACE TYPE 58 CATERER PERMIT	3470 W. 6 TH STREET #8B

B **NAM DAE MOON JIP REST'N** 3470 W. 6TH STREET #2A
TYPE 41 ON-SALE BEER/WINE EATING PLACE

C **7 ELEVEN MARKET** 3470 W. 6TH STREET #1
TYPE 21 OFF-SALE GENERAL

B **SUN NONG DAN** 3470 W. 6TH STREET #7
TYPE 41 ON-SALE BEER/WINE EATING PLACE

B **CHA KWAN REST'N** 3470 W. 6TH STREET #8A
TYPE 41 ON-SALE BEER/WINE EATING PLACE

C **ZION MARKET** 3500 W. 6TH STREET #100
TYPE 21 OFF-SALE GENERAL

C **EMC SEAFOOD & RAW BAR** 3500 W. 6TH STREET #101
TYPE 47 ON-SALE GENERAL EATING PLACE

B **THE BACK HOUSE REST'N** 3500 W. 6TH STREET #301
TYPE 41 ON-SALE BEER/WINE EATING PLACE

B **TOUHMI** 3500 W. 6TH STREET #311
TYPE 41 ON-SALE BEER/WINE EATING PLACE

C **RECITAL KARAOKE** 3500 W. 6TH STREET #330
TYPE 47 ON-SALE GENERAL EATING PLACE

B **YANG SAN BAK REST'N** 3601 W. 6TH STREET
TYPE 41 ON-SALE BEER/WINE EATING PLACE

B **YD MUSIC KARAOKE STUDIO** 3607 W. 6TH STREET
TYPE 40 ON-SALE BEER

C **THE HMS BOUNTY BAR & REST'N** 3357 WILSHIRE BL
TYPE 47 ON-SALE GENERAL EATING PLACE

B	JJUKKU JJUKKU BBQ REST'N TYPE 41 ON-SALE BEER/WINE EATING PLACE	3377 WILSHIRE BL #105
B	CAFÉ HOME TYPE 41 ON-SALE BEER/WINE EATING PLACE	3377 WILSHIRE BL #108-109
B	KOKO N PIZZA TYPE 41 ON-SALE BEER/WINE EATING PLACE	3377 WILSHIRE BL #110
B	WAKO DONKASU TYPE 41 ON-SALE BEER/WINE EATING PLACE	3377 WILSHIRE BL #112-113
B	BOILING CRAB TYPE 41 ON-SALE BEER/WINE EATING PLACE	3377 WILSHIRE BL #114-115
C	LEECHO REST'N TYPE 47 ON-SALE GENERAL EATING PLACE TYPE 58 CATERER PERMIT	3435 WILSHIRE BL #123
B	ANDAMAN THAI TYPE 41 ON-SALE BEER/WINE EATING PLACE	3446 WILSHIRE BL
	LE COOPERSMITH INC TYPE 15 CUSTOMS BROKER	3460 WILSHIRE BL #700
	JINRO AMERICA INC TYPE 05 DISTILLED SPIRITS MANUFACTURING AGENT TYPE 10 BEER/WINE IMPORTER'S GENERAL TYPE 12 DISTILLED SPIRITS IMPORTER	3470 WILSHIRE BL #1024
C	FERIA CLUB TYPE 47 ON-SALE GENERAL EATING PLACE	3470 WILSHIRE BL



THE LINE HOTEL

3515 WILSHIRE BL

TYPE 47 ON-SALE GENERAL EATING PLACE
TYPE 66 CONTROLLED ACCESS CABINET PERMIT
TYPE 68 PORTABLE BAR
TYPE 58 CATERER PERMIT
TYPE 77 EVENT PERMIT



CAFÉ BRASS MONKEY

659 S. MARIPOSA AVE

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES



HOTEL NORMANDIE

605 S. NORMANDIE AVE

TYPE 47 ON-SALE GENERAL EATING PLACE
TYPE 66 CONTROLLED ACCESS CABINET PERMIT

600 FT. RADIUS CHURCHES, SCHOOLS, NURSERY SCHOOLS, CHILD-CARE FACILITIES, PARKS, PUBLIC PLAYGROUNDS, RECREATIONAL AREAS AND HOSPITALS LIST

Site Address: 636 S. MARIPOSA AVENUE
LOS ANGELES CA 90010

LA ART CENTER	603 MARIPOSA AVE
SOLA 5 ACADEMY	603 MARIPOSA AVE #101
WILSHIRE CHRISTIAN CHURCH	634 NORMANDIE AVE
PREFERRED COLLEGE OF NURSING	3424 WILSHIRE BL #1100
FREMONT COLLEGE CAMPUS	3440 WILSHIRE BL 10 TH FL
ANGELUS COLLEGE	3440 WILSHIRE BL 5 TH FL
PACIFIC STATES UNIVERSITY	3450 WILSHIRE BL 5 TH FL
SANG SURI PRESBYTERIAN CHURCH	3434 W. 6 TH ST #250
BASIL PARISH KOREAN CATHOLIC CENTER	3535 W. 6 TH ST
ROBERT F KENNEDY COMMUNITY OF SCHOOLS	701 S. CATALINA ST

**600 FT. TO 1,000 FT. RADIUS CHURCHES, SCHOOLS,
NURSERY SCHOOLS, CHILD-CARE FACILITIES,
PARKS, PUBLIC PLAYGROUNDS, RECREATIONAL
AREAS AND HOSPITALS LIST**

Site Address: 636 S. MARIPOSA AVENUE
LOS ANGELES CA 90010

IMMANUEL PRESBYTERIAN CHURCH	3300 WILSHIRE BL
L.A. PACIFIC COLLEGE	3325 WILSHIRE BL #550
COLUMBIA WEST COLLEGE	3350 WILSHIRE BL #800-845
NATIONAL BARTENDING SCHOOL	3460 WILSHIRE BL #1010
L.A. UNITED CHURCH	3470 WILSHIRE BL #300
ABRAHAM LINCOLN UNIVERSITY	3530 WILSHIRE BL #1430
LA VOCATIONAL INSTITUTE	3540 WILSHIRE BL #410
JESUS SARANG CHURCH	3407 W. 6 TH ST #103
THE LIGHT GLORY CHURCH	3407 W. 6 TH ST #712
LILY PRESCHOOL	610 S. KINGSLEY DR
IGLESIA CRISTIANA EL BUEN SAMARITANO	698 IROLO ST

1. 5094 002 011,013,015,017
CENTRAL PLAZA LLC
PO BOX 847
CARLSBAD CA 92018

5094 002 019,020

SAME AS #1

2. 5094 006 015
7II HOPE LP
1055 W 7TH ST #650
LOS ANGELES CA 90017

3. 5094 006 902 TO 904
LA UNIFIED SCHOOL DISTRICT
355 S GRAND AVE #500
LOS ANGELES CA 90071

20. 5502 029 021
ADMIRE 3377 FAMILY LP
3919 BEVERLY BLVD #104
LOS ANGELES CA 90004

22. 5502 029 026
KIM YUNSUNG & KYOUNG R TRUST
2320 N HOBART BLVD
LOS ANGELES CA 90027

49. 5502 030 014
EQUITABLE PLAZA LLC
PO BOX 847
CARLSBAD CA 92018

50. 5502 030 016
EQUITABLE CITY CENTER LLC
PO BOX 847
CARLSBAD CA 92018

55. 5502 031 015,016
CONSULATE OF THE REPUBLIC OF
3457 WILSHIRE BLVD
LOS ANGELES CA 90010

**CITY OF LOS ANGELES
DEPT OF BUILDING & SAFETY
MAIL STOP 115
201 N. FIGUEROA ST 10TH FL
LOS ANGELES, CA 90012**

**DEPARTMENT OF NEIGHBORHOOD
EMPOWERMENT
200 N. SPRING STREET #2005
LOS ANGELES CA 90012**

**CITY ADMINISTRATIVE OFFICER
200 N. MAIN STREET, 15TH FL
MAIL STOP 130
LOS ANGELES CA 90012**

**LA UNIFIED SCHOOL DISTRICT
355 S GRAND AVE #500
LOS ANGELES, CA 90071**

**HERB J WESSON JR, C.D. 10
CITY HALL
200 N. SPRING ST #430
LOS ANGELES, CA 90012**

**WILSHIRE CENTER-KOREATOWN
NEIGHBORHOOD COUNCIL
ATTN: SCOTT SUH
P.O. BOX 75328
LOS ANGELES, CA 90075**

**WILSHIRE CENTER-KOREATOWN
NEIGHBORHOOD COUNCIL
ATTN: AURA VASQUEZ
P.O. BOX 75328
LOS ANGELES, CA 90075**

**WILSHIRE CENTER-KOREATOWN
NEIGHBORHOOD COUNCIL
ATTN: BILL ROBINSON
P.O. BOX 75328
LOS ANGELES, CA 90075**

**PROPERTY OWNER
EQUITABLE PLAZA LLC
PO BOX 847
CARLSBAD CA 92018**

**APPLICANT
ART MAJOR
636 S MARIPOSA AVENUE
LOS ANGELES, CA 90010**

**REPRESENTATIVE
ELIZABETH PETERSON GROUP
ATTN: ARIANA MARTINO
400 S. MAIN STREET, #808
LOS ANGELES, CA 90013**

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



Elizabeth Peterson Group, Inc.

September 22, 2016

Crime and Liquor License Report

Crime Report

According to CrimeMapping.com, the site used by both LAPD and ABC, there were 99 crimes located within a 0.5 mile radius of the subject site since August 25, 2016. Per ZA-2015-4635(CUB) the bar has been conditioned to safeguard the community and provide for a reasonable operation. Conditions include STAR and LEAD training for employees, security surveillance systems, a 24-hour hotline, and an age verification device. Further the grant period for this project is five-years at which point the City has the opportunity to review the project anew.

Liquor License Concentration

3 on-sale and 2 off-sale license authorized for Census Tract 1924.2. There are 23 active on-sale licenses and 2 active off-sale licenses in the Census Tract as of 4/28/2016. Although the census tract has exceeded the number of licenses authorized for the tract, ZA-2015-4635(CUB) has conditioned the art gallery/bar to not provide an undue burden on the surrounding area.

Analysis per CUB Letter of Determination

ZA-2015-4635(CUB) finds that the approval of this conditional use permit will not detrimentally affect the neighborhood as it will be located in a dense urban area and is compatible with the surrounding uses. The Letter of Determination highlights that the project has been conditioned to address potential safety and security concerns and will be in conformance with all requirements of the ABC. There will be no dancing. The LOD concludes that no detriment will result and public convenience will be served (see pages 22-24).

Please see attachments

1. Crime Report from 1/1/2016 to 4/28/2016
2. ABC On-Sale Licenses for Tract 2121.02
3. ABC Off-Sale Licenses for Tract 2121.02
4. ZA-2015-4635(CUB)

Crime Report

Type	Description	Incident #	Location	Agency	Date
	ASSAULT WITH DEADLY WEAPON (ADW) (likely to produce great bodily injury)	162016995	6TH & VERMONT	Los Angeles Police	9/21/2016 12:35 AM
	BURGLARY FROM VEHICLE	162017018	8TH ST & NORMANDIE AV	Los Angeles Police	9/20/2016 9:00 PM
	ROBBERY (taking property of another by means of force or fear)	162016911	NORMANDIE AV & 8TH ST	Los Angeles Police	9/19/2016 8:30 PM
	ROBBERY (taking property of another by means of force or fear)	162016915	BERENDO & 8TH ST	Los Angeles Police	9/19/2016 2:00 AM
	ASSAULT WITH DEADLY WEAPON (ADW) (likely to produce great bodily injury)	162016878	ARDMORE AV & 7TH ST	Los Angeles Police	9/18/2016 4:45 PM
	THEFT FROM COIN MACHINE - PETTY (\$950 & under)	162016873	3000 BLOCK W 8TH ST	Los Angeles Police	9/18/2016 11:45 AM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	162016875	600 BLOCK S VERMONT AV	Los Angeles Police	9/18/2016 8:00 AM
	BURGLARY FROM VEHICLE	162016874	WILSHIRE BL & BERENDO ST	Los Angeles Police	9/17/2016 9:00 PM
	ROBBERY (taking property of another by means of force or fear)	162016842	3300 BLOCK W 8TH ST	Los Angeles Police	9/17/2016 4:32 PM
	ASSAULT WITH DEADLY WEAPON (ADW) (likely to produce great bodily injury)	162016832	8TH & BERENDO	Los Angeles Police	9/17/2016 4:30 PM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	162016827	500 BLOCK S KINGSLEY DR	Los Angeles Police	9/17/2016 1:45 PM
	ASSAULT WITH DEADLY WEAPON (ADW) (likely to produce great bodily injury)	162000884	3RD & MARIPOSA	Los Angeles Police	9/16/2016 7:00 PM
	BURGLARY (entry of structure w/intent to commit theft or a felony) INCLUDES VESSELS	162016884	600 BLOCK S VERMONT AV	Los Angeles Police	9/16/2016 6:00 PM
	ASSAULT, AGGRAVATED: ADW - HANDS, FEET, FIST, ETC.	016-04653-6410	3700 BLOCK WILSHIRE BLVD	Los Angeles County Sheriff (unincorp.)	9/16/2016 8:20 AM
	BURGLARY FROM VEHICLE	162016779	4TH ST & HOBART	Los Angeles Police	9/15/2016 6:00 PM
	ASSAULT WITH DEADLY WEAPON (ADW) (likely to produce great bodily injury)	162016750	400 BLOCK S CATALINA ST	Los Angeles Police	9/15/2016 2:30 PM
	ROBBERY (taking property of another by means of force or fear)	162016726	700 BLOCK S VERMONT AV	Los Angeles Police	9/15/2016 12:46 PM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	162016748	WILSHIRE BL & SERRANO AV	Los Angeles Police	9/15/2016 8:00 AM
	ASSAULT WITH DEADLY WEAPON (ADW) (likely to produce great bodily injury)	162016725	3200 BLOCK W 6TH ST	Los Angeles Police	9/15/2016 1:20 AM
	SPOUSAL (cohab) ABUSE - AGGRAVATED ASSAULT	162016715	500 BLOCK S KENMORE AV	Los Angeles Police	9/14/2016 5:00 PM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	162016694	WILSHIRE BL & VERMONT AV	Los Angeles Police	9/14/2016 3:30 PM
	THEFT FROM PERSON	162016689	500 BLOCK S KENMORE AV	Los Angeles Police	9/14/2016 8:15 AM

	BURGLARY FROM VEHICLE	162016688	BERENDO & WILSHIRE BL	Los Angeles Police	9/13/2016 6:30 PM
	THEFT-GRAND (plain theft-grand) \$950.01 & over (or \$100 if fowl, livestock, produce, etc.)	162016659	3600 BLOCK WILSHIRE BL	Los Angeles Police	9/13/2016 2:42 PM
	BURGLARY FROM VEHICLE	162016647	600 BLOCK S BERENDO ST	Los Angeles Police	9/12/2016 6:20 PM
	THEFT FROM PERSON	162016607	3500 BLOCK WILSHIRE BL	Los Angeles Police	9/12/2016 3:10 PM
	BURGLARY FROM VEHICLE	162016600	3400 BLOCK WILSHIRE BL	Los Angeles Police	9/12/2016 9:00 AM
	BURGLARY FROM VEHICLE - ATTEMPTED	162016618	3400 BLOCK WILSHIRE BL	Los Angeles Police	9/12/2016 1:30 AM
	ASSAULT WITH DEADLY WEAPON (ADW) (likely to produce great bodily injury)	162016544	HARVARD & WILSHIRE	Los Angeles Police	9/11/2016 7:45 AM
	BURGLARY FROM VEHICLE	162016543	400 BLOCK S HARVARD BL	Los Angeles Police	9/10/2016 11:40 PM
	BURGLARY FROM VEHICLE	162016537	300 BLOCK S ALEXANDRIA AV	Los Angeles Police	9/10/2016 5:00 PM
	BURGLARY FROM VEHICLE	162016533	8TH ST & HOBART	Los Angeles Police	9/10/2016 5:00 PM
	BURGLARY FROM VEHICLE	162016567	3900 BLOCK W 4TH ST	Los Angeles Police	9/10/2016 4:30 PM
	BURGLARY FROM VEHICLE	162016564	300 BLOCK S ALEXANDRIA AV	Los Angeles Police	9/10/2016 2:00 PM
	VEHICLE, STOLEN	162016582	3400 BLOCK WILSHIRE BL	Los Angeles Police	9/10/2016 10:30 AM
	VEHICLE, STOLEN	162016469	8TH ST & MARIPOSA ST	Los Angeles Police	9/10/2016 2:00 AM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	162016628	300 BLOCK S KENMORE AV	Los Angeles Police	9/10/2016 12:01 AM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	162016464	3600 BLOCK WILSHIRE BL	Los Angeles Police	9/9/2016 10:45 PM
	ROBBERY - ATTEMPTED	162000879	3300 BLOCK W 8TH ST	Los Angeles Police	9/9/2016 6:50 PM
	BURGLARY FROM VEHICLE	162016470	3300 BLOCK W 6TH ST	Los Angeles Police	9/9/2016 6:30 PM
	VEHICLE, ATTEMPTED STOLEN	162016452	500 BLOCK S MARIPOSA AV	Los Angeles Police	9/9/2016 4:30 AM
	THEFT-GRAND (plain theft-grand) \$950.01 & over (or \$100 if fowl, livestock, produce, etc.)	162016879	700 BLOCK S KINGSLEY DR	Los Angeles Police	9/8/2016 9:00 PM
	BURGLARY FROM VEHICLE	162016445	500 BLOCK S ALEXANDRIA AV	Los Angeles Police	9/8/2016 6:30 PM
	THEFT-GRAND (plain theft-grand) \$950.01 & over (or \$100 if fowl, livestock, produce, etc.)	162016656	3500 BLOCK WILSHIRE BL	Los Angeles Police	9/8/2016 12:00 PM
	BURGLARY (entry of structure w/intent to commit theft or a felony) INCLUDES VESSELS	162016388	600 BLOCK S NEW HAMPSHIRE AV	Los Angeles Police	9/8/2016 9:15 AM
	BURGLARY FROM VEHICLE	162016444	7TH ST & NORMANDIE AV	Los Angeles Police	9/8/2016 8:00 AM
	BURGLARY (entry of structure w/intent to commit theft or a felony) INCLUDES VESSELS	162016369	700 BLOCK S KINGSLEY DR	Los Angeles Police	9/7/2016 8:30 PM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	162016377	300 BLOCK S CATALINA ST	Los Angeles Police	9/7/2016 7:30 PM
	VEHICLE, STOLEN	162016330	500 BLOCK S NORMANDI AV	Los Angeles Police	9/7/2016 12:15 PM
	BURGLARY (entry of structure w/intent to commit theft or a	162016455	700 BLOCK S BERENDO ST	Los Angeles Police	9/5/2016 9:00 PM

	felony) INCLUDES VESSELS				
	THEFT FROM VEHICLE - PETTY (\$950 & under)	162016299	7TH & CATALINA	Los Angeles Police	9/5/2016 6:00 PM
	VEHICLE, STOLEN	162016324	3400 BLOCK WILSHIRE BL	Los Angeles Police	9/4/2016 11:30 PM
	BURGLARY FROM VEHICLE	162016211	600 BLOCK S NEW HAMPSHIRE AV	Los Angeles Police	9/4/2016 9:00 PM
	BURGLARY FROM VEHICLE	162016213	6TH ST & KENMORE AV	Los Angeles Police	9/4/2016 7:30 PM
	BURGLARY FROM VEHICLE	162016262	700 BLOCK S KINGSLEY DR	Los Angeles Police	9/4/2016 2:00 PM
	ROBBERY - ATTEMPTED	162016190	NORMANDIE & 7TH	Los Angeles Police	9/4/2016 8:00 AM
	THEFT, PETTY: Other (From Pvt Res, Boat, Plane, Yard)	916-04453-6408	3500 BLOCK WILSHIRE BLVD	Los Angeles County Sheriff (unincorp.)	9/4/2016 1:00 AM
	ROBBERY - ATTEMPTED	162016188	4000 BLOCK W 3RD ST	Los Angeles Police	9/3/2016 10:30 PM
	BURGLARY (entry of structure w/intent to commit theft or a felony) INCLUDES VESSELS	162016208	600 BLOCK S KENMORE AV	Los Angeles Police	9/3/2016 10:00 PM
	ROBBERY - ATTEMPTED	162016187	600 BLOCK S KENMORE AV	Los Angeles Police	9/3/2016 9:20 PM
	BURGLARY (entry of structure w/intent to commit theft or a felony) INCLUDES VESSELS	162016454	3400 BLOCK WILSHIRE BL	Los Angeles Police	9/3/2016 4:00 PM
	VEHICLE, STOLEN	162016137	3400 BLOCK W 6TH ST	Los Angeles Police	9/2/2016 9:10 PM
	THEFT FROM VEHICLE - PETTY (\$950 & under)	162016163	3300 BLOCK W 8TH ST	Los Angeles Police	9/2/2016 7:00 PM
	THEFT - PETTY (plain theft- petty) (\$950 & under)	162016141	3500 BLOCK WILSHIRE BL	Los Angeles Police	9/2/2016 5:30 PM
	THEFT - PETTY (plain theft- petty) (\$950 & under)	162016172	3600 BLOCK WILSHIRE BL	Los Angeles Police	9/2/2016 3:00 PM
	BURGLARY (entry of structure w/intent to commit theft or a felony) INCLUDES VESSELS	162016175	700 BLOCK S NORMANDIE AV	Los Angeles Police	9/2/2016 2:00 PM
	BICYCLE - STOLEN	162016278	500 BLOCK S HOBART BL	Los Angeles Police	9/2/2016 8:00 AM
	THEFT-GRAND (plain theft- grand) \$950.01 & over (or \$100 if fowl, livestock, produce, etc.)	162000871	3400 BLOCK W 6TH ST	Los Angeles Police	9/2/2016 2:00 AM
	VEHICLE, STOLEN	162016102	3500 BLOCK WILSHIRE BL	Los Angeles Police	9/1/2016 9:00 PM
	BURGLARY (entry of structure w/intent to commit theft or a felony) INCLUDES VESSELS	162016101	3400 BLOCK WILSHIRE BL	Los Angeles Police	9/1/2016 6:30 PM
	BURGLARY FROM VEHICLE	162016630	400 BLOCK S KINGSLEY DR	Los Angeles Police	9/1/2016 5:00 PM
	THEFT FROM VEHICLE - PETTY (\$950 & under)	162016090	3400 BLOCK WILSHIRE BL	Los Angeles Police	9/1/2016 9:00 AM
	THEFT FROM VEHICLE - PETTY (\$950 & under)	162016070	400 BLOCK S HARVARD BL	Los Angeles Police	8/31/2016 10:00 PM
	PICKPOCKET - PICKPURSE (form of grand theft person)	162016031	3100 BLOCK WILSHIRE BL	Los Angeles Police	8/31/2016 8:00 PM
	THEFT-GRAND (plain theft- grand) \$950.01 & over (or \$100 if fowl, livestock, produce, etc.)	169928735	WILSHIRE & NORMANDIE AV	Los Angeles Police	8/31/2016 10:10 AM
	THEFT - PETTY (plain theft- petty) (\$950 & under)	162016052	3500 BLOCK WILSHIRE BL	Los Angeles Police	8/31/2016 8:15 AM

	THEFT - PETTY (plain theft-petty) (\$950 & under)	162016019	3600 BLOCK WILSHIRE BL	Los Angeles Police	8/31/2016 4:30 AM
	VEHICLE, STOLEN	162015964	3500 BLOCK W 7TH ST	Los Angeles Police	8/30/2016 3:00 PM
	ASSAULT WITH DEADLY WEAPON (ADW) (likely to produce great bodily injury)	162000869	LEEWARD AV & VERMONT AV	Los Angeles Police	8/29/2016 11:15 PM
	VEHICLE, STOLEN	162015909	500 BLOCK S SERRANO AV	Los Angeles Police	8/29/2016 10:30 PM
	BURGLARY FROM VEHICLE	162015960	500 BLOCK S MARIPOSA AV	Los Angeles Police	8/29/2016 9:00 PM
	THEFT-GRAND (plain theft-grand) \$950.01 & over (or \$100 if fowl, livestock, produce, etc.)	162016084	800 BLOCK S NORMANDIE AV	Los Angeles Police	8/29/2016 4:00 PM
	ASSAULT WITH DEADLY WEAPON (ADW) (likely to produce great bodily injury)	162015899	ARDMORE AV & 4TH ST	Los Angeles Police	8/29/2016 2:35 PM
	ASSAULT WITH DEADLY WEAPON (ADW) (likely to produce great bodily injury)	162015900	ARDMORE AV & 4TH ST	Los Angeles Police	8/29/2016 2:35 PM
	BICYCLE - STOLEN	162015994	3200 BLOCK WILSHIRE BL	Los Angeles Police	8/28/2016 7:00 PM
	VEHICLE, STOLEN	162015928	500 BLOCK S HARVARD BL	Los Angeles Police	8/27/2016 11:00 PM
	THEFT FROM VEHICLE - GRAND (\$950.01 & over)	162015859	3400 BLOCK W 6TH ST	Los Angeles Police	8/27/2016 6:30 PM
	BURGLARY FROM VEHICLE	162016279	3400 BLOCK W 7TH ST	Los Angeles Police	8/27/2016 5:00 PM
	BURGLARY FROM VEHICLE	162015783	7TH ST & HARVARD BL	Los Angeles Police	8/27/2016 8:30 AM
	BURGLARY FROM VEHICLE	162016361	3400 BLOCK W 7TH ST	Los Angeles Police	8/27/2016 6:00 AM
	THEFT FROM VEHICLE - PETTY (\$950 & under)	162015837	WILSHIRE & MARIPOSA	Los Angeles Police	8/27/2016 4:00 AM
	ROBBERY (taking property of another by means of force or fear)	162015766	3200 BLOCK WILSHIRE BL	Los Angeles Police	8/26/2016 10:05 PM
	BURGLARY (entry of structure w/intent to commit theft or a felony) INCLUDES VESSELS	162015755	3400 BLOCK WILSHIRE BL	Los Angeles Police	8/26/2016 7:00 PM
	BURGLARY FROM VEHICLE	162015781	300 BLOCK S KINGSLEY DR	Los Angeles Police	8/26/2016 4:35 PM
	THEFT FROM VEHICLE - GRAND (\$950.01 & over)	162015907	500 BLOCK S NORMANDIE AV	Los Angeles Police	8/26/2016 4:30 PM
	VEHICLE, STOLEN	162015714	7TH ST & ARDMORE AV	Los Angeles Police	8/26/2016 8:45 AM
	ROBBERY (taking property of another by means of force or fear)	162015686	WILSHIRE BL & NORMANDIE AV	Los Angeles Police	8/25/2016 8:00 AM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	162015696	600 BLOCK S ARDMORE AV	Los Angeles Police	8/25/2016 1:00 AM
	BURGLARY (entry of structure w/intent to commit theft or a felony) INCLUDES VESSELS	162015656	600 BLOCK S NEW HAMPSHIRE AV	Los Angeles Police	8/25/2016 12:40 AM



**California Department of Alcoholic Beverage
Control
For the County of LOS ANGELES - (On-Sale
Licenses)
and Census Tract = 2121.02**

Report as of 9/21/2016

License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1) <u>12525</u>	ACTIVE	47	4/23/1969	5/31/2017	H M S BOUNTY INC 3357 WILSHIRE BLVD LOS ANGELES, CA 90010	HMS BOUNTY INC		1933
2) <u>302853</u>	ACTIVE	41	2/17/1995	1/31/2017	Census Tract: 2121.02 CHANG, CHONG KYUN 3450 W 6TH ST, STE 106 LOS ANGELES, CA 90020	CHUN JU HAN IL KWAN RESTAURANT		1933
3) <u>384753</u>	ACTIVE	47	3/1/2002	9/30/2016	Census Tract: 2121.02 ETERRA INC 3470 W 6TH ST, STE 8B LOS ANGELES, CA 90020	CAFE BLEU		1933
4) <u>464927</u>	ACTIVE	47	9/16/2008	8/31/2017	Census Tract: 2121.02 LEECHO RESTAURANT INC 3435 WILSHIRE BLVD, # 123 LOS ANGELES, CA 90010-1902	LEECHO RESTAURANT	1517 S WESTERN AVE LOS ANGELES, CA 90006-4233	1933
5) <u>478290</u>	ACTIVE	41	11/19/2009	10/31/2016	Census Tract: 2121.02 PAK, SOOK YANG 3377 WILSHIRE BLVD, STE 109 LOS ANGELES, CA 90010-1851	CAFE HOMME		1933
6) <u>478829</u>	ACTIVE	41	12/8/2009	11/30/2016	Census Tract: 2121.02 NAM DAE MOON JIP RESTAURANT INC 3470 W 6TH ST, STE 2A LOS ANGELES, CA 90020-2556	NAM DAE MOON JIP RESTAURANT		1933
7) <u>500344</u>	ACTIVE	41	9/8/2010 8:27:34 AM	8/31/2017	Census Tract: 2121.02 PARK, KYUNG HEE 3450 W 6TH ST, STE 101 LOS ANGELES, CA 90020-2566	GASIRY BBQ RESTAURANT		1933
8) <u>502472</u>	ACTIVE	41	12/13/2011 2:04:20 PM	11/30/2016	Census Tract: 2121.02 BOILING CRAB K TOWN LLC THE 3377 WILSHIRE BLVD, 114 & 115 LOS ANGELES, CA 90010-1850	BOILING CRAB KOREATOWN THE	1234 S MANHATTAN PL LOS ANGELES, CA 90019-3619	1933
9) <u>516249</u>	ACTIVE	41	12/12/2011 2:09:17 PM	11/30/2016	Census Tract: 2121.02 LEE, EUNJOO 3465 W 6TH ST, STE 20 LOS ANGELES, CA 90020-2567	BAEK JEONG		1933
10) <u>522414</u>	ACTIVE	41	6/25/2015 10:49:01 AM	5/31/2017	Census Tract: 2121.02 SKYLAKE ENTERPRISE INC 3500 W 6TH ST, STE 311 LOS ANGELES, CA 90020-5805	TO UH MI		1933
11) <u>525332</u>	ACTIVE	41	4/10/2013 1:58:14 PM	3/31/2017	Census Tract: 2121.02 CHO, BYONG-SOO 3377 WILSHIRE BLVD, # 110-111 LOS ANGELES, CA 90010-1851	KOKO N PIZZA		1933
12) <u>530834</u>	ACTIVE	47	7/8/2013 4:27:47 PM	6/30/2017	Census Tract: 2121.02 EMC RESTAURANT GROUP LLC 3500 W 6TH ST, # 101 LOS ANGELES, CA 90020-	EMC RESTAURANT	716 MONTEREY PASS RD MONTEREY PARK, CA 91754-3607	1933

					5801				
13)	<u>533021</u>	ACTIVE	47	6/20/2013 5:14:13 PM	5/31/2017	Census Tract: 2121.02 B & J ENTERTAINMENT, INC 3500 W 6TH ST, UNIT 330 LOS ANGELES, CA 90020-5805	RECITAL		1933
14)	<u>533145</u>	ACTIVE	47	7/18/2013 3:37:50 PM	6/30/2017	Census Tract: 2121.02 YHOON INC 3465 W 6TH ST, STE 150 LOS ANGELES, CA 90020-2569	SAKE HOUSE		1933
15)	<u>536439</u>	ACTIVE	47	1/29/2014 4:29:23 PM	12/31/2016	Census Tract: 2121.02 LEE, KYU MIN 3451-53 W 6TH ST LOS ANGELES, CA 90020-2539	ESCALA	4221 WILSHIRE BLVD, STE 333 LOS ANGELES, CA 90010-3537	1933
16)	<u>536905</u>	ACTIVE	47	5/7/2014 11:46:28 AM	4/30/2017	Census Tract: 2121.02 TOEBANG INC 3465 W 6TH ST, STE 110 LOS ANGELES, CA 90020-2567	TOEBANG RESTAURANT		1933
17)	<u>540332</u>	ACTIVE	41	8/29/2014 4:17:38 PM	7/31/2017	Census Tract: 2121.02 SUN NONG DAN INC 3470 W 6TH ST, STE 7 LOS ANGELES, CA 90020-2556	SUN NONG DAN FOODS INC		1933
18)	<u>542813</u>	ACTIVE	41	4/28/2014 2:21:31 PM	3/31/2017	Census Tract: 2121.02 TOUR ANGELES INC 3377 WILSHIRE BLVD, STE 105 LOS ANGELES, CA 90010-1851	JJUKKU JJUKKU & BBQ RESTAURANT		1933
19)	<u>548559</u>	ACTIVE	47	10/16/2014 11:38:17 AM	9/30/2016	Census Tract: 2121.02 QUARTER POUND HOUSE INC THE 3465 W 6TH ST, BLDG C LOS ANGELES, CA 90020-2567		3465 W 6TH ST, STE 130 LOS ANGELES, CA 90020	1933
20)	<u>550869</u>	ACTIVE	41	11/25/2014 3:01:55 PM	10/31/2016	Census Tract: 2121.02 NOODLE J-1 INC 3470 W 6TH ST, #11 LOS ANGELES, CA 90005-2556	HONGKONG BANJUM 0410		1933
21)	<u>551926</u>	ACTIVE	47	3/12/2015 4:24:55 PM	2/28/2017	Census Tract: 2121.02 BACKHOUSE K TOWN LLC THE 3500 W 6TH ST, STE 301 LOS ANGELES, CA 90020-5805	BACKHOUSE K TOWN	716 MONTEREY PASS RD MONTEREY PARK, CA 91754-3607	1933
22)	<u>555638</u>	ACTIVE	47	5/21/2015 9:28:41 AM	4/30/2017	Census Tract: 2121.02 TWITTERLAND INC 3465 W 6TH ST, STE 200 LOS ANGELES, CA 90020-2575	BLISS		1933
23)	<u>563536</u>	ACTIVE	41	2/2/2016 4:18:17 PM	1/31/2017	Census Tract: 2121.02 ZAN KNC INC 3377 WILSHIRE BLVD, STE 200 LOS ANGELES, CA 90010-1852	ZAN	500 SHATTO PL, STE 320 LOS ANGELES, CA 90020-1745	1933
						Census Tract: 2121.02			

--- End of Report ---

For a definition of codes, view our [glossary](#).



**California Department of Alcoholic Beverage
Control
For the County of LOS ANGELES - (Off-Sale
Licenses)
and Census Tract = 2121.02**

Report as of 9/21/2016

License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)215340	ACTIVE	21	7/1/1988	6/30/2017	7 ELEVEN INC 3470 W 6TH ST LOS ANGELES, CA 90020 Census Tract: 2121.02	7 ELEVEN 2173 25848	PO BOX 219088, ATT: 7 ELEVEN LICENSING DALLAS, TX 75221-9088	1933
2)482407	ACTIVE	21	12/7/2009	11/30/2016	ZION CITY INC 3500 W 6TH ST, # 100 LOS ANGELES, CA 90020-5802 Census Tract: 2121.02	ZION MARKET		1933

- - - End of Report - - -

For a definition of codes, view our [glossary](#).

LINN K. WYATT
CHIEF ZONING ADMINISTRATOR
ASSOCIATE ZONING ADMINISTRATORS
JACK CHIANG
HENRY CHU
LOURDES GREEN
ALETA D. JAMES
JAE H. KIM
CHARLES J. RAUSCH, JR.
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
CITY PLANNING
VINCENT P. BERTONI, AICP
DIRECTOR

OFFICE OF
ZONING ADMINISTRATION
200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX: (213) 978-1334
www.planning.lacity.org

May 31, 2016

Art Major, LLC (A)
636 South Mariposa Avenue
Los Angeles, CA 90010

Equitable Plaza, LLC (O)
P.O. Box 847
Carlsbad, CA 92018

Elizabeth Peterson (R)
Elizabeth Peterson Group, Inc.
400 South Main Street, #808
Los Angeles, CA 90013

CASE NO. ZA -2015-4635(CUB)
CONDITIONAL USE
636 South Mariposa Avenue
Wilshire Planning Area
Zone: C4-2
D.M. : 135B147
C.D. : 10
CEQA: ENV-2015-4636-CE
Legal Description: Lots 1-7 and 18-24,
Block 3, Chapman Park 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 of beer and wine for on-site consumption, in conjunction with a proposed art gallery/bar in the C4-2 Zone,

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 and floor 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 of the art gallery/bar 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 Condition Compliance Unit ("CCU") and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant
6. Approved herein is the sale and dispensing of beer and wine for on-site consumption, in conjunction with a proposed 1,402 square-foot art gallery/bar with 50 interior seats, with hours of operation from 11:00 a.m. to 2:00 a.m., daily.
7. The authorization granted herein for the on-site sale and dispensing beer and wine is for a period of **five (5) years** from the effective date of this grant. Thereafter, a new authorization to allow the on-site sale and dispensing of beer and wine will be required. The applicant is advised that he/she should allow appropriate time for a new entitlement application to be processed and the application should be approved prior to the expiration date of this grant in order to continue the sale of beer and wine at the art gallery/bar.
8. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or has changed in mode or character from the original approval or if at any time during the period of validity of this grant, should documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, shall be submitted to the Department of City Planning, Condition Compliance Unit within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
9. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator, shall be submitted to the Code Compliance Unit (CCU) in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the CCU within 30-days of the beginning day of his/her new operation of the establishment along with the dimensioned floor plan, seating arrangement and number of seats of the new operation.

10. **Prior to the effectuation of the grant**, 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 for CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. This agreement with the conditions attached must be submitted to the Development Service Center or to the Condition Compliance Unit (CCU) for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the CCU for attachment to the subject case file.
11. **Prior to the effectuation of the grant**, a 24-hour "hot line" shall be provided for complaints or concerns from the community regarding the operation. The 24-hour phone number shall be posted at the following locations:

- a. Entry, visible to pedestrians
- b. Customer service desk, front desk or near the hostess station

The applicant shall maintain a log of all calls, detailing: date complaint received, nature of complaint, and the manner in which the complaint was resolved. This log shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department. Complaints shall be responded to within twenty four hours. The applicant shall provide photographs of the sign postings and a copy of the log to the CCU for inclusion in the Case File.

12. **Prior to the effectuation of the grant**, an electronic age verification device(s) 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. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages or tobacco products.
13. **Prior to the effectuation of the grant**, a camera surveillance system shall be installed by a State licensed contractor to monitor the interior, entrance, exits and exterior areas, in front and around the premises. Recorded tapes/images shall be maintained for a minimum period of 30 days. The tapes shall be furnished to the Los Angeles Police Department upon request. The applicant shall provide evidence of the surveillance system to the Condition Compliance Unit (CCU) by submitting an invoice or receipt from the licensed installer, photographs of the cameras installed, the central monitoring system and a schematic plan cross-referencing the camera and central system locations. The plan must be reviewed and approved by the Police Department. The approved plan will be maintained by the CCU and be made be available to the Police Department and the Department of Building and Safety for the purpose of verification or inspections.
14. Adequate lighting shall be installed in all areas within the business in conformance with the Los Angeles Municipal Code. The lighting shall be such

that it renders all objects and persons clearly visible within the establishment. Photographic evidence of the light fixtures, and if available, a copy of the electrical plan approved by the Department of Building indicating the locations and types of sign fixtures, shall be submitted to the Condition Compliance Unit, **prior to the effectuation of this grant.**

15. **Six (6) months after the beginning of operations**, the applicant shall meet with Los Angeles Police Department/ Olympic Vice and representatives of Council District No.10 to review the effectiveness of the security operations conditions. Los Angeles Police Department and representatives of Council District No. 10 may recommend modification of any of the security measures stated therein. Confirmation of meeting and/or a copy of any recommended modifications to security conditions by LAPD and Council District No. 10 shall be submitted to the Condition Compliance Unit.
16. **Prior to the effectuation of the grant**, the manager of the facility shall be made aware of the conditions and shall inform his/her employees of the same. A statement with the signature, printed name, position and date signed by the manager and his/her employees shall be provided to the Condition Compliance Unit (CCU). The statement shall state,

We, the undersigned, have read and understood the conditions of approval to allow the sale of beer and wine for on-site consumption, in conjunction the art gallery/bar known as ART MAJOR and agree to abide and comply with said conditions.

17. The approved conditions of this letter of determination, business permit and insurance information shall be retained on the premises at all times and produced immediately upon request of the Police Department, the Department of Building and Safety, the State Department of Alcoholic Beverage Control and the Department of City Planning
18. **Prior to the beginning of operations**, the applicant shall establish a "Free Designated Driver Program" which may include, but it not limited to, free non-alcoholic beverages, such as water, coffee, tea or soft drinks offered to the designated driver of the group. The availability of this program shall be made known to the restaurant patrons either via signs/cards notifying patrons of the program, or printed on the menu. The signs/cards shall be visible to the customer and posted or printed in prominent locations or areas, such a tables, entrance(s), host station, waiting area, bars, or bathrooms. A copy or sample of the signs/cards and/or of the menu shall be submitted to the CCU for inclusion in the case file.
19. Within **six months of the effective date of this letter**, all employees involved with the sale of beer and wine shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). In addition the applicant(s) and all employees involved with the sale of beer and wine shall also attend L.E.A.D (Licensee Education on Alcohol and Drugs), R.A.D.D (Recording Artists, Actors and Athletes against Drunk Driving), and T.I.P.S (Training for Intervention

Procedures). 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 referencing Case No. ZA 2015-4635 (CUB) from the Police Department/ Olympic Vice to the Condition Compliance Unit as evidence of compliance. In the event there is a change in the licensee, within six months of such change, this training program shall be required for all new staff. The STAR training shall be conducted for all new hires within two months of their employment.

20. Any music, sound or noise including amplified or acoustic music which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance) and shall not be audible beyond the subject premises. At any time during the term of the grant a City inspector may visit the site during operating hours to measure the noise levels using a calibrated decibel/sound level meter. If, upon inspection, it is found that the noise level exceeds those allowed by the Citywide Noise Ordinance, the owner/operator will be notified and will be required to modify or, eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.
21. Entertainment in conjunction with the art gallery/bar is limited to amplified ambience music played by employees to compliment the dining experience, played at a low volume such that it is not audible beyond the premises. Independent, professional or amateur disc jockeys are not allowed.
22. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility. Signs shall be in English and in the predominant language of the facility's clientele. Photographic evidence shall be provided to the CCU **prior to effectuation of the grant.**
23. Dancing/nightclub is not permitted on the premises at any time.
24. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
25. Coin operated game machines, pool tables, card games (i.e. "Hwato" and 52 French cards), gambling with or without money, chips etc., or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
26. An art show/gallery shall be displayed at all times during operational hours.
27. The premises shall provide a menu containing an assortment of foods normally offered in such establishments. Food services shall be available at all times during operating hours.
28. No after-hours use of the art gallery/bar shall be permitted. The premises shall

not be exclusively used for private parties, including promotional events, in which the general public is excluded.

29. The owner and all employees shall comply with Section 6404.S(b) of the Labor Code, which prohibits smoking within any place of employment. There shall be no ashtrays or other receptacles used for the purpose of collecting ash or cigarette/cigars butts anywhere on the premises.
30. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibility shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.
31. **MViP – Monitoring, Verification and Inspection Program.** At any time, before, during, or after operating hours, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and used to rate the operator according to the level of compliance. If a violation exists, the owner/operator will be notified of the deficiency or violation and will be required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed therein, may result in denial of future requests to renew or extend this grant.
32. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

 - (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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 three 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.

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 that you 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 \$2,500 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, 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 June 15, 2016, unless an appeal there from 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 also available on-line at <http://planning.lacity.org>.** 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 staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on April 19, 2016, 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-W1 have been established by the following facts:

BACKGROUND

The subject property is rectangular shaped and consists of fourteen-tied parcels, having an approximate acreage of 2.48 and is located in the C4-2 Zone with a Regional Center Commercial Land Use designation. The property has a frontage of approximately 330 feet along Wilshire Boulevard, a frontage of 342 feet along Mariposa Avenue, and 342 feet of frontage along Alexandria Avenue. The property is further located in the Wilshire Center/Koreatown Redevelopment Project Area (ZI-1940), the Transit Priority Area in the City of Los Angeles (ZI-2452), the Los Angeles State Enterprise Zone (ZI-2374), Fire District 29, and is within 0.317 kilometers of the nearest known fault (Puente Hills Blind Thrust Fault). The applicant, Art Major, is requesting a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 1,402 square-foot art gallery/bar, with 50 interior seats, having hours of operation from 11:00 a.m. to 2:00 a.m., daily.

Adjacent land uses consist of a mix of uses, including large multi-family buildings, retail/restaurant uses and office buildings. Adjoining the parcel to the north of the subject site, is the City Center / Zion Market in the C4-2 Zone. Adjoining the parcel to the south, across Wilshire Blvd are office buildings with ground floor retail in the C4-2 Zone. Adjoining the parcel to the east, across Alexandria Avenue, is developed with the Brown Derby Shopping Plaza. Adjoining the property to west, across Mariposa Avenue is an office building parking and multi-family building in the C4-2 Zone.

Mariposa Avenue is a Local Street-Standard dedicated to a 80-foot width.

Alexandria Avenue is a Local Street-Standard dedicated to a 80-foot width.

Wilshire Boulevard is a designated Avenue I dedicated to a 100-foot width.

Previous Cases, affidavits, permits, and orders on the subject property:

Case No. ZA 2014-1648(CUB): On October 23, 2014, the Zoning Administrator approved a Conditional Use to allow the sale of a full line of alcoholic beverages for on-site consumption in a restaurant with patio with hours of operation from 11:00 a.m. to 2:00 a.m. daily in the C4-2 Zone.

Case No. ZA 2013-2178(CUB)(1A): On March 17, 2014, the Central Area Planning Commission sustained the Zoning Administrator's approval of a Conditional Use to permit the continued sale and dispensing of a full line of alcoholic beverages, in conjunction with an existing karaoke restaurant, subject to modified conditions.

Case No. ZA 2013-519(CUB): On June 14, 2013, the Zoning Administrator approved a Conditional Use to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing restaurant.

Case No. ZA 2013-14 (CUB): On May 20, 2013, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption.

Case No. ZA 2009-1846(ZV): On February 11, 2010, the Zoning Administrator approved the withdrawal of a case which had requested a Zone Variance to permit a fitness club in an existing building in the C4 Zone, on a 106,750 square-foot lot in the C4-2 Zone.

Case No. ZA 2006-2669(CUB)(PA7): On January 20, 2011, the Zoning Administrator determined that substantial but not full compliance with the conditions of the prior action, ZA 2006-2669(CUB)(PA5) has been attained in association with the continued use and maintenance of an existing restaurant establishment and karaoke/sports bar dispensing a full line of alcoholic beverages for on-site consumption doing business as BoBo's Karaoke, Tenant Space No. 330.

Case No. ZA 2006-2669(CUB)(PA6): On November 6, 2009, the Zoning Administrator determined that substantial but not full compliance with the conditions of the prior action had been attained in association with the continued use and maintenance of a restaurant selling and dispensing a full line of alcoholic beverages for on-site consumption in Tenant Space No. 101 (Bar Maitreya); denied a request to modify Condition No. 7 to allow additional outdoor seating comprised of five tables and 20 person maximum within the public right-of-way adjoining 6th Street; and dismissed a request to modify Condition No. 12 to allow a disc jockey.

Case No. ZA 2006-2669(CUB)(PA5): On November 6, 2009, the Zoning Administrator determined that substantial but not full compliance has been attained in association with the continued use and maintenance of an existing restaurant and karaoke/sports bar

dispensing a full line of alcoholic beverages for on-site consumption (the subject premises in Unit No. 330 known as Bobo's Karaoke Restaurant).

Case No. ZA 2006-2669(CUB)(PA4): On November 6, 2009, the Zoning Administrator determined that that full compliance with the conditions of the prior action, Case No. ZA 2006-2669(CUB)(PA1) had been attained in association with the continued use and maintenance of an existing restaurant dispensing a full line of alcoholic beverages for on-site consumption in Restaurant No. 3 (doing business as "Toh-O-Mi" Restaurant, Tenant Space No. 311), and approved a request to modify Condition No. 39 to allow outdoor patio use with 12 seats.

Case No. ZA 2006-2669(CUB)(PA3): On November 6, 2009, the Zoning Administrator determined that that full compliance with the conditions of the prior action, ZA 2006-2669 (CUB)(PA1) same as above had been attained in association with the continued use and maintenance of an existing restaurant dispensing a full line of alcoholic beverages for on-site consumption in Restaurant No. 4 (doing business as "Orange" Restaurant, Tenant Space No. 301), and dismissed a request to modify Condition No. 43 to allow outdoor patio use and seating.

Case No. ZA 2006-2669(CUB)(PA2): On March 8, 2008, the Zoning Administrator approved an Approval of Plans to determine the conditions of approval in conjunction with the selling and dispensing a full line of alcoholic beverages for onsite consumption in a proposed restaurant, identified as Restaurant #2 in the original approval.

Case No. ZA 2007-3552(CUB): On February 28, 2008, the Zoning Administrator approved the sale of a full line of alcoholic beverages for on-site consumption in conjunction a proposed restaurant, located at 3435 Wilshire Boulevard.

Case No. ZA 2006-2669(CUB)(PA1): On October 23, 2007, the Zoning Administrator approved a request for a Zoning Administrator's Approval of Plans, to determine the conditions of approval in conjunction with the use and maintenance of three restaurants and a karaoke/sports bar selling and dispensing a full line of alcoholic beverages for on-site consumption. The Zoning Administrator imposed 53 conditions, with separate conditions for each premises.

Case No. ZA 2007-1539(CUB): On August 1, 2007, the Zoning Administrator approved the sale of a full line of alcohol beverages only for off-site consumption, in conjunction with a grocery store (Galleria Plus).

Case No. ZA 2006-2669(CUB): On September 29, 2006, the Zoning Administrator approved a conditional use to allow the sale and dispensing for consideration of a full line of alcoholic beverages as a use accessory to four restaurants, a bar, and a grocery market.

Case No. ZA 2001-1847(CUB)(ZV)(ZAD)(SPR): On April 04, 2001, the Zoning Administrator the sale of alcoholic beverages for on- and off-site consumption, an amusement arcade, reduced parking and site plan review.

Cases on surrounding Properties:

On February 11, 2016, staff utilized a 600-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages. Past cases include:

Case No. ZA 2013-385 (CUB)(1A): On April 7, 2016 an appeal to the Zoning Administrator's decision was filed with the Department of City Planning.

Case No. ZA 2015-2953(CUB): On January 20, 2016, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the expansion of an existing restaurant in the C2-1 Zone, located at 3465 West 6th Street, Units 50 and 300.

Case No. ZA 2015-0991(CUB): On November 23, 2015, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 4,841 square-foot restaurant, featuring karaoke entertainment located in the C2-1 and R4-2 Zones, located at 3465 West 6th Street, Suite 200.

Case No. ZA 2015-3138(CU)(CUB)(ZV): On August 25, 2015, a Case was filed with the Department of City Planning requesting a conditional use to allow the conversion of an existing office building into a hotel within 500 feet of any A or R zone, a conditional use to allow the on-site sale of a full-line of alcoholic beverages in conjunction with the proposed hotel and hotel rooms though the use of room service.

Case No. ZA 2013-1470 (CUB)(1A): On September 19, 2014, the Central Area Planning Commission denied the appeal and sustained the Zoning Administrator's action referenced below under ZA Case No. 2013-1470(CUB).

Case No. ZA 2013-1470 (CUB): On June 26, 2014, the Zoning Administrator denied a conditional use to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing restaurant and a conditional use to allow hours of operation from 11 a.m. to 4 a.m. daily in lieu of the permitted hours of 7 a.m. and 11 p.m. daily for a commercial corner development for a project located at 3450 W. 6th Street.

Case No. ZA 2014-296(CUB): On January 28, 2014, an application for a Conditional Use to allow beer and wine for on-site consumption in conjunction with a food court within a mini-shopping center located at 3500 Wilshire Boulevard was filed with the Department of City Planning.

Case No. ZA 2013-3055(CUB): On April 4, 2014, the Zoning Administrator approved a Conditional Use to permit the on-site sales and dispensing of a full line of alcohol, in conjunction with a restaurant and to permit deviations from the Mini-Shopping Center/Commercial Corner Development maximum hours of operation from 7:00 a.m. to 2:00 a.m., in the (Q) C2-2 Zone, located at 3377 West Wilshire Boulevard, Suite 200.

Case No. ZA 2013-519(CUB): On June 14, 2013, the Zoning Administrator approved a Conditional Use to permit the continued sale and dispensing of a full line .of alcoholic

beverages for on-site consumption, in conjunction with an existing restaurant 3500 West 5th Street, Suite 301.

Case No. ZA 2012-1303(MCUP): On January 28, 2013, the Zoning Administrator approved a master conditional use to permit the sale and on-site consumption of a full line of alcoholic beverages in conjunction within an existing 96-room hotel, in the C2-2 Zone at 3600 West 6th Street was accepted by the Department of City Planning. The proposed project includes room service and mini-bars in all rooms, hotel dining area with 135 seats, hotel open kitchen area with 25 seats, and hotel lobby with 39 seats with hours of operation from 6:00 a.m. to 2:00 a.m. with live entertainment in the lobby and hotel dining areas; a restaurant with 109 indoor seats and 14 outdoor seats with hours of operation from 7:00 a.m. to 2:00 a.m., daily; a cafe with 36 seats with hours of operation from 7:00 a.m. to 2:00 a.m., daily; a bar with 259 indoor seats and 8 outdoor seats with hours of operation between 6:00 a.m. and 2:00 a.m., daily, with live entertainment (no-dancing). Plan approval applications for the individual establishments have been filed under Case Nos. ZA 2012-1305(MPA), ZA 2012-1306(MPA), ZA 2012-1307(MPA), and ZA 2012-1308(MPA) and were heard concurrently.

Case No. ZA 2012-1374(CUB)(CUX)(ZAA): On January 18, 2013, the Zoning Administrator approved a conditional use to permit the sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption in the following seven venues of a hotel: 1) a "Lobby Restaurant"; a "Lobby Bar"; a "Cafe"; and a "Speakeasy" located on the ground floor; 2) a "Greenhouse Restaurant"; and a "Cocktail Lounge" located on the second level; 3) a "Pop-Up Restaurant" located outdoors within a ground level drive aisle along Normandie Avenue; a conditional use to permit public dancing in the second level "Cocktail Lounge"; and; a Zoning Administrator's Adjustment to permit outdoor seating to encroach into a 5-foot building line setback along Wilshire Boulevard established by Ordinance No. 59,577, located at 3515 Wilshire Boulevard.

Case No. ZA 2012-1730(CUB)(CU): On December 18, 2012, the Zoning Administrator approved, for a period of five years the sale and dispensing of beer for on-site consumption in conjunction with an existing 1,568 square-foot, 61-seat karaoke studio in an existing commercial building and a conditional use to permit hours of operation from 5 p.m. to 2 a.m. in deviation from the maximum hours permitted by the Commercial Corner Development provisions, in the C2-1 Zone, located at 3601-3607 West 6th Street and 549-555 South Normandie Avenue.

Case No. ZA 2012-1359(CUB): On October 19, 2012, the Zoning Administrator approved a Conditional Use Permit to allow the continued sale and dispensing of beer and wine for on-site consumption in the (Q) C4-2 Zone and to allow a deviation from the Mini-Shopping Center requirements for hours of operation from 11:00 a.m. to 1:00 a.m., Sunday through Wednesday and 11:00 a.m. to 2:00 a.m. Thursday through Saturday in lieu of the otherwise permitted 7:00 a.m. to 11:00 p.m., located at 3377 Wilshire Boulevard, Suite 105.

Case No. ZA 2012-006(CUB): On July 11, 2012, a Zoning Administrator approved to allow the continued sale of a full line of alcoholic beverages for on-site consumption for a restaurant located at 3465 W. 6th Street.

Case No. ZA 2010-0513(CUB)(CU): On June 22, 2011, the Zoning Administrator approved, for a period of five years, the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 2,294 square-foot banquet facility with hours of operation from 11 a.m. to 11 p.m., daily, [intended to be consistent with the adjacent restaurant under the same ownership pursuant to Case No. ZA 2007-3552(CUB)] in the C4-2 Zone, located at 3435 Wilshire Boulevard.

Case No. ZA 2010-0234(CUB): On August 12, 2011, the Zoning Administrator approved, for a period of six years, the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the proposed expansion of an existing restaurant to 8,350 square feet and 299 seats on the ground floor to provide an additional 5,630 square-foot, 110-seat dining area in the basement, with hours of operation from 11 a.m. to 2 a.m., daily, except for no alcohol sales after 1:30 a.m. pursuant to related Case No. DIR 97-0756(RV)(PA4), in the C4-2 Zone, located at 3470 Wilshire Boulevard, #1 and basement.

Case No. ZA 2010-0513(CUB)(CU): On June 22, 2011, the Zoning Administrator approved, for a period of five years, the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 2,294 square-foot banquet facility with hours of operation from 11 a.m. to 11 p.m., daily, [intended to be consistent with the adjacent restaurant under the same ownership pursuant to Case No. ZA 2007-3552(CUB)] in the C4-2 Zone, located at 3435 Wilshire Boulevard.

Case No. ZA 2010-868(CUB): On March 19, 2011, the Zoning Administrator approved a conditional use permit to allow the sale and dispensing beer and wine for on-site consumption in conjunction with an existing restaurant, located at 3465 West 6th Street in the C2-1 and R4-2 Zones.

Case No. ZA 2010-1399(CUB): On October 21, 2010, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the continued use and maintenance of six restaurants on the site, located at 3465 West 6th Street.

On February 3, 2012, the Zoning Administrator approved a request for an Approval of Plans in which it was determined that in accordance with Condition No. 44 of Case No. ZA 2010-1399(CUB), that the previously imposed conditions have been effective and that the applicant for Unit 300 is in substantial compliance with same for the sale and dispensing of a full line of alcoholic beverages.

On April 25, 2013, the Zoning Administrator approved a request for an Approval of Plans in which it was determined that the restaurants in Unit Nos. 70, 110, 130 and 150 of the subject site have operated in partial but not full compliance with the terms and conditions set forth in the prior determination under Case No. ZA 2010-1399(CUB), and retained, modified, deleted or added the conditions of the original grant.

Case No. ZA 2009-3275(CUB): On March 26, 2010, the Zoning Administrator approved a Conditional Use Permit authorizing the sale and dispensing of beer and wine only for on-site consumption in conjunction with an existing restaurant and a deviation from Commercial Corner requirements for hours of operation, located at 3337 West Wilshire Boulevard, Suite 105.

Case No. ZA 2009-3160(CUB): On January 26, 2010, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within an existing restaurant located in 3465 W. 6th Street, Suite 200, in the C2-1 and R4-2 Zones.

Case No. ZA 2008-4341 (CUB): On October 22, 2009, the Zoning Administrator approved the sale of beer and wine for on-site consumption, and approved a deviation from the corner commercial development standards regarding the hours of operation, in conjunction with three existing restaurants, located at 3377 Wilshire Boulevard, #100, 109, and 112.

Case No. ZA 2008-0153(CUB): On August 14, 2008, the Zoning Administrator approved the sale of beer and wine for on-site consumption in an existing restaurant located at 3470 West 6th Street.

Case No. ZA 2007-4528(CUB): On January 4, 2008, the Zoning Administrator approved the sale of beer and wine for on-site consumption in conjunction with an existing restaurant, located at 3377 Wilshire Boulevard.

Case No. ZA 2007-3903(CUB): On November 28, 2007, the Zoning Administrator approved a request for a conditional use permit for the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant located at 3450 Wilshire Boulevard.

Case No. ZA 2007-0948(CUB): On May 22, 2007, the Zoning Administrator approved a request for the conditional use permit for the sale and dispensing of a full line of alcoholic beverage for on-site consumption in conjunction with an existing 2,800 square-foot restaurant located at 3450 West Sixth Street, Suite 102.

Case No. ZA 2006-5213(CUB): On December 15, 2006, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the continued use and maintenance of six restaurants, and the addition of one new restaurant, located in 3465 W. 6th Street, Suite 200, in the C2-1 and R4-2 Zones.

Case No. ZA 2006-3827(CUB): On October 20, 2006, the Zoning Administrator at the request of the applicant terminated the case.

Case No. ZA 2006-4110(CUB): On October 19, 2006, the Zoning Administrator approved the sale of beer and wine in conjunction with an existing 1,948 square-foot restaurant with a seating capacity of 62 patrons and existing operating hours and alcohol sales from 11:00 a.m. to 2:00 a.m., located at 3470 West 6th Street.

Case No. ZA 2006-2921(CUB): On September 22, 2006, the Zoning Administrator denied the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant in the C4-2 Zone, located at 3470 Wilshire Boulevard. On December 12, 2006, the Central Area Planning Commission overturned the action of the Zoning Administrator and approved the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 100-seat restaurant with hours of operation from 11 a.m. to 12 midnight, daily.

Case No. ZA 2006-1374(CUB): On August 24, 2006, the Zoning Administrator dismissed a Conditional Use Permit authorizing an upgrade of the sale and consumption of beer and wine only to a full line of alcoholic beverages in conjunction with a proposed restaurant inasmuch as the applicant had requested a withdrawal of this specific request and approved a Conditional Use Permit authorizing an expansion of a proposed restaurant into a third floor with the continued sale of beer and wine only for on-site consumption as previously approved pursuant to Case No. ZA 2004-3790(CUB)(ZV) located at 3451-3477 West Sixth Street.

Case No. ZA 2004-7905(CUB): On May 4, 2005, the Zoning Administrator approved a conditional use to allow the continued sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant, with proposed live entertainment(karaoke music).

Case No. ZA-2003-4393 (CUB): On October 21, 2003, the Zoning Administrator denied a request for a conditional use permit to allow the sale and dispensing of a full line of alcoholic beverage for on-site consumption, in conjunction with an existing 1,900 square-foot restaurant seating 45 patrons and having hours of operation from 11:00 a.m. to 2:00 a.m., daily.

Case No. ZA-2004-3790(CUB)(ZV): On October 8, 2004, the Zoning Administrator approved a request for a Conditional Use Permit to allow the sale and dispensing of beer and wine only for on-site consumption, in conjunction with a first proposed 3,020 square-foot restaurant having hours of operation from 7:00 a.m. to 12 midnight daily; and another second proposed 4,218 square-foot restaurant selling beer and wine only for on-site consumption, having hours of operation from 10:00 a.m. to 12 midnight daily; and a Variance to allow the use and maintenance of 60 required parking spaces off-site with lease agreement in lieu of the recorded covenant and agreement.

Case No. ZA 2003-2725(CUB): On July 15, 2003, the Zoning Administrator denied a request for sale of beer and wine for on-site consumption in conjunction with a new restaurant space at 3465 W. 6th Street, Suite 200, Suite 300, in the C2-1 and R4-2 Zones. The decision was appealed and on September 23, 2003, the Area Planning Commission denied the appeal and sustained the decision of the Zoning Administrator.

Case No. ZA 2002-6106(PAB): On April 1, 2003, the Zoning Administrator approved plans to permit the serving of a full line of alcoholic beverages for on-site consumption under a new license in an existing 3,800 square-foot, 120 seat deemed-to-be-approved restaurant on the first floor (Sake Restaurant) with hours of operation from 11 a.m. to 12 midnight, daily, within an existing hotel (Wilshire Radisson Hotel) in the C4-2 Zone, located at 3515 Wilshire Boulevard.

PUBLIC HEARING

The public hearing was held on Tuesday, February 25, 2016 at approximately 10:30 a.m. at City Hall, located at 200 North Spring Street, Los Angeles, California. The applicant's representative was present at the Hearing. The applicant's representative informed staff that the proposed hours of operation had changed from 5:00 p.m. to 2:00 a.m. to 11:00 a.m. to 2:00 a.m. daily. As a result, the hearing was re-noticed and a second hearing was held on Tuesday, April 19, 2016 at approximately 9:00 a.m. to

reflect the new proposed hours of operation.

At the hearing, staff made a brief Power Point presentation, describing the project. Staff explained the project's location in the Wilshire Community Planning Area, the site's zoning, land use designation and uses. The site plan and the floor plans were presented as were several photographs of the project's location. A copy of the presentation is included in the file.

Vanessa Soto, Planning Staff stated the following facts:

- The applicant has requested a Conditional Use Permit to allow sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 1,402 square foot art gallery/bar with 50 interior seats having hours of operation from 11:00 a.m. to 2:00 a.m. daily.
- Staff received three letters of communication. Two letters were in support of request including a letter received for the Wilshire Center Koreatown Neighborhood Council (WCKNC). One letter received from Los Angeles Police Department was in opposition to the request citing oversaturation of alcohol retailers, hours of alcohol sales until 2:00 a.m., number of DUI arrest in 2015 within a 6.2 square mile radius of site, patrons consuming alcohol without food service and the applicant not having any alcohol beverage retailer experience.

Elizabeth Peterson, Applicant's representative provided the following testimony:

- Request is for Beer and Wine only
- New are gallery with 50 interior seats
- Hours of operation 11:00a.m. to 2:00 a.m. daily
- Business "Art Major" will be located at ground floor of 32-story office building. Building has retail and office uses
- No parking is required with change of use. Project is located in an Enterprise Zone
- Parking is available in Plaza Center
- This is a Koreatown Project
- This is a safe community
- No residential uses nearby
- No outdoor area for alcohol service
- No request for live entertainment or dancing
- Will not be a bar, lounge or similar venue
- Alcohol is suitable for the area and retail center
- No loud music; No lines; No crowds; No board games
- Will host educational classes in art
- Will serve food (sample menu submitted at hearing)
- Will offer food at all times
- On November 2, 2015, met with Council Office representative Ms. Carlin
- On 1/20/2016 met with Neighborhood Council Land Use Committee
- On February 8, 2016, presented project request to full Board.
- Applicant agreed with Los Angeles Police Department recommendation to stop alcoholic beverage sales at 12:00 a.m. however, allow business to remain open until 2:00 a.m. daily
- 90 letters of support were received
- Met with Officer Owen Guzman, Olympic Division, Vice

- Lots of vacancies in the area, business will be responsibly managed
- Representative will bring Hospitality Program into business operation
- Operator has experience in restaurant business but not with alcohol sales, distribution
- Business owners are second generation and vested in neighborhood
- Requesting Zoning Administrator allow Applicant a 6-month Administrative Review with LAPD and Council Office. If in compliance, no public hearing required with Planning
- Application fees are huge expense for business operator

Officer Juan Gonzo, Los Angeles Police Department, Olympic Vice, provided the following testimony:

- Met with Applicant and voiced concern with opening a bar in Koreatown with long term stay without food sales and hours of operation
- Request Applicant undergo STAR training
- Applicant has provided mitigation measures for problems
- Mitigation includes: 6-month Administrative Review with LAPD with no public hearing; Hours of operation 11:00 a.m. to 12:00 a.m. for alcohol sales and all alcohol sales shall be congruent with food sales
- We would like to see a 6-month contract or Letter of Intent with a food retailer be in effect at all times
- Will submit these suggested operating conditions tomorrow for inclusion in administrative record

Joann Pack, resident, provided the following testimony:

- Currently a resident of Koreatown
- Fully support establishment
- Project will enrich community and help it to evolve and be greater
- Project is meeting growing need and wants

Property Landlord, provided the following testimony:

- Area does need enhancement
- Fully support request

Elizabeth Carlin, Council Deputy for Council District No. 10, provided the following testimony:

- Applicant's project is stronger than that which was presented back in November
- Council Office is in full support of project
- Councilman respectfully request approval of this project

Jordan Beroukhim, Council Deputy for Council District No. 10, provided the following testimony:

- Request record remain open for LAPD letter of recommended operating conditions
- Council Office is happy Applicant agreed to stop selling alcohol at 12 midnight
- Council Office is happy with request for a food contract
- Council Office is in agreement with a 6-month Administrative Review with LAPD in lieu of a Plan Approval

CORRESPONDENCE

- On April 14, 2016, a letter was received from Jisun Harrah Lee, owner of Intercare Therapy, expressing support of the application.
- On March 25, 2016, an email communication was received from Caroline Sim, member of the Wilshire Center Koreatown Neighborhood Council (WCKNC), informing staff that the WCKNC's Land Use Committee approved the applicant's CUB request on January 20th, with the full board approving the same on February 8, 2016.
- On March 1, 2016, a letter of opposition was received from the Los Angeles Police Department. A copy of the letter is included in the Case file. On April 21, 2016, a clarification e-mail was received to correction language for recommended Condition No. 6.
- On April 19, 2016 at the re-noticed public hearing the applicant's representative submitted over 80 letters signed by community members expressing support of the application.

The Zoning Administrator announced that the record would be closed and the request approved pending receipt of Los Angeles Police Department recommended operating conditions.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- A sign indicating "No persons under 21 allowed" shall be posted at the front entrance of the establishment.
- No fortified wine (greater than 16% alcohol) shall be served.
- All alcoholic beverages shall be served in clear, see-through containers.
- All beverages shall be served and sold by the glass only and not by the bottle. All service of alcoholic beverages shall be conducted by a waitress, waiter, or bartender.
- The quarterly gross sales of alcoholic beverages shall not exceed the quarterly gross sales of food during the same period. The licensee shall, at all times, maintain records which separately reflect the gross sales of food and the gross sales of alcoholic beverages of the licensees' business. Said

records shall be kept no less frequently than on a quarterly basis and shall be made available to the LAPD, Department of City Planning, and ABC personnel upon demand.

- Licensees or employees must check and verify every patron's age prior to any alcohol sales. Age shall be verified with a bona fide of identification. A bona fide identification is a card that must provide all information listed below:
 - Issued by a Government agency (Federal, State, county, or city)
 - Name of Person
 - Date of Birth
 - Physical Description
 - Photograph
 - Currently Valid (not expired)
- The applicant, may not employ, solicit, nor allow to operate on premise any employee, or agent, to be permitted to accept money, or anything of value, from a customer for the purpose of sitting or spending time with customers, while in the premises. Nor shall the licensee provide, permit, or make available, either gratuitously or for compensation, male or female patrons who act as escorts, companions or guests of and for the customers.
- No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises.
- No discount alcoholic beverages or "Happy Hour" for the purposes of alcoholic beverages shall be offered at any time.
- There shall be no minimum drink requirement for patrons.
- There shall be no exterior advertising of any type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.

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 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.

MANDATED FINDINGS

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

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The subject property is rectangular shaped and consists of fourteen-tied parcels, having an approximate acreage of 2.48 and is located in the C4-2 Zone with a Regional Center Commercial Land Use designation. The property has a frontage of approximately 330 feet along Wilshire Boulevard, a frontage of 342 feet along Mariposa Avenue, and 342 feet of frontage along Alexandria Avenue. The property is further located in the Wilshire Center/Koreatown Redevelopment Project Area (ZI-1940), the Transit Priority Area in the City of Los Angeles (ZI-2452), the Los Angeles State Enterprise Zone (ZI-2374), Fire District 29, and is within 0.317 kilometers of the nearest known fault (Puente Hills Blind Thrust Fault). The applicant, Art Major, is requesting a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 1,402 square-foot art gallery/bar, with 50 interior seats, having hours of operation from 11:00 a.m. to 2:00 a.m., daily. The commercial space is currently vacant. The proposed art gallery/bar will provide the community with an economically viable and respected establishment that will serve the neighborhood and will provide the nearby residents and surrounding business operators with the option of enjoying an art gallery, food, drink and art classes. As proposed, the project will enhance the built environment in the surrounding neighborhood.

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

Adjacent land uses consist of a mix of uses, including large multi-family buildings, retail/restaurant uses and office buildings. Adjoining the parcel to the north of the subject site, is the City Center / Zion Market in the C4-2 Zone. Adjoining the parcel to the south, across Wilshire Blvd are office buildings with ground floor retail in the C4-2 Zone. Adjoining the parcel to the east, across Alexandria Avenue, is developed with the Brown Derby Shopping Plaza. Adjoining the property to west, across Mariposa Avenue is an office building parking and multi-family building in the C4-2 Zone. As conditioned, the grant ensures that negative impacts associated with the sale of beer and wine are mitigated and that the art gallery will be operated in a reasonable manner in relation to the surrounding neighborhood. Any music, sound or noise including amplified or acoustic music shall not be audible beyond the subject premises, no loitering, dancing, nightclub type activities, gambling or similar game activities or after hour use of art gallery/bar shall be permitted. To further assist in mitigating potential impacts to adjacent properties and surrounding neighborhood, the applicant has volunteered to end alcohol sales at 12 midnight daily and to offer food sales at all times of operation in agreement with Los Angeles Police Department and Council Office recommendations. Therefore, the establishment will not adversely impact or degrade adjacent properties.

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

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the

City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the city into 35 Community Plans.

The Wilshire Community Plan Map, which designates the property for Regional Center Commercial land uses with corresponding CR, C1.5, C2, C4,P, PB, RAS3, RAS4, R3, R4, and R5 Zone and Height District No. 2. The subject site is zoned C4-2 which is consistent with its existing zoning and the existing use is permitted in the zone. The property is not currently within the area of any specific plans or interim control ordinances. The Community Plan text does not specifically address the requested conditional use for the sale of beer and wine. However, the project will provide a service to the community, and is thereby consistent with several goals, policies, and objectives of the Community Plan. Specifically, the project addresses the following objective/policy of the Community Plan:

Objective 2-1: Conserve and strengthen viable commercial development and encourage the reuse of obsolete commercial development.

Policy 2-1.1: New commercial uses shall be located in existing established commercial areas, emphasizing more intense and efficient use of existing commercial land, ultimately contributing to and enhancing the existing urban form and village atmosphere.

Therefore, the proposed project will be consistent with the intent of the General Plan and Community Plan.

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

The approval of the conditional use request will not adversely affect the welfare of the community. The subject property is zoned for commercial uses and will be continued to be utilized as such with the proposed art gallery/bar. The request does not include public dancing, a cocktail lounge, discounted drinks, video game machines, or any form of live entertainment. The absence of these specific activities will reinforce the primary business of an art gallery/bar. The requested entitlement is generally conditioned to reflect the mode of operation stated in the application is compatible with the welfare of the community.

This grant is authorized for a term of five years, after which time the applicant will need to file a new conditional use for the continued sale and dispensing of beer and wine for on-site consumption. The term grant allows the City an opportunity to review the operation of the art gallery/bar establishment anew. If the operation has been conducted appropriately and without creating problems for the neighborhood, then a subsequent decision on a new conditional use may take that into favorable consideration. A record of poor compliance and/or documented nuisance complaints would allow the City the discretion to not grant

or renew a conditional use, and thereby avoid the need to conduct prolonged nuisance abatement proceedings. The Zoning Administrator has imposed numerous conditions to prevent impacts and integrate the use into the community as well as protect community members from adverse potential impacts. Conditions imposed include but not limited to the instillation of a 24-hour hot line for recording community complaints regarding the operation, use of an electronic age verification device to determine the age of individuals attempting to purchase alcohol beverages thereby deterring underage drinking, STAR training for all employees involved in the sale of beer and wine, installation of a camera surveillance system to monitor the interior and exterior premises, adequate lighting installed in all areas within the business and requiring the facility manager be aware of operating conditions and obtain employees signatures to confirm understanding of said conditions. In addition, the Applicant has volunteered to meet with LAPD and representatives of Council District No. 10 for a six month review of security operating conditions as Conditioned by Case No. ZA 2015-4635(CUB). As conditioned herein, the proposed use will not adversely affect the welfare of the pertinent community.

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

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, 2 on-site and one for off-site consumption licenses are allocated to the subject census tract (Census Tract 2121.02). Currently there are 25 on-site licenses and two off-site licenses in this census tract. The proposed art gallery/bar will be requesting a Type 42 license.

According to statistics provided by the Los Angeles Police Department's Olympic Division Vice Unit, within Crime Reporting District No. 2027, which has jurisdiction over the subject property, a total of 311 crimes were reported in 2014 (197 Part I and 114 Part II crimes), compared to the city-wide average of 163 offenses and the high crime reporting district of 196 crimes for the same reporting period.

Part 1 Crimes reported by LAPD include, Homicide (0), Rape (2), Robbery (25), Aggravated Assault (28), Burglary (25), Auto Theft (9), Larceny (108),. Part II Crimes reported include, Other Assault (13), Forgery/Counterfeit (0) Embezzlement/Fraud (3), Stolen Property (0), Weapons Violation (1), Prostitution Related (0), Sex Offenses (0), Offenses Against Family (1), Narcotics (23), Liquor Laws (4), Public Drunkenness (7), Disturbing the Peace (0), Disorderly Conduct (2), Gambling (0), DWI related (31) and other offences (29).

Of the 311 crimes reported, four arrests were made for liquor laws, seven arrests were for under the influence of alcohol, and 31 arrests were for driving under the influence. Crime reporting statistics for 2016 are not yet available. The Zoning Administrator has imposed a number of conditions related to the service of alcohol that will further reduce any potential crime issues.

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

The project site is zoned for commercial uses and is located within the Wilshire Community Plan with a Regional Center Commercial land use designation. The following sensitive uses are located within a 1,000-foot radius of the project site:

Los Angeles Art Center	603 Mariposa Avenue
Sola 5 Academy	603 Mariposa Avenue, #101
Wilshire Christian Church	634 Normandie Avenue
Preferred College of Nursing	3424 Wilshire Boulevard, # 1100
Fremont College Campus	3440 Wilshire Boulevard, 10 th Floor
Angelus College	3440 Wilshire Boulevard, 5 th Floor
Pacific State University	3450 Wilshire Boulevard, 5 th floor
Sang Suri Presbyterian Church	3434 West 6 th Street, # 250
Basil Parish Korean Catholic Center	3535 West 6 th Street
Robert F. Kennedy Community of Schools	701 South Catalina Street
Immanuel Presbyterian Church	3300 Wilshire Boulevard
Los Angeles Pacific College	3325 Wilshire Boulevard, # 550
Columbia West College	3350 Wilshire Boulevard, # 800-845
National Bartending School	3460 Wilshire Boulevard, # 1010
Los Angeles United Church	3470 Wilshire Boulevard, # 300
Abraham Lincoln University	3530 Wilshire Boulevard, # 1430
Los Angeles Vocational Institute	3540 Wilshire Boulevard, # 410
Jesus Sarang Church	3407 West 6 th Street, #103
The Light Glory Church	3407 West 6 th Street, # 712
Lily Pre-school	610 South Kingsley Drive
Iglesia Cristiana El Buen Samaritano	698 Irolo Street

The surrounding area has a mixture of retail stores, churches, schools and residential uses. The term grant allows for a subsequent consideration of the request taking into account any changes in the area which may create impacts. The Zoning Administrator finds that the conditional use will not detrimentally affect neighboring residentially zoned properties or any other sensitive uses in the area.

ADDITIONAL MANDATORY FINDINGS

7. 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 X, Areas determined to be outside 500-year flood plain.
8. On December 21, 2015, the subject project was issued a Notice of Exemption (Subsection C, Section 2, Article II, City CEQA Guidelines), log reference ENV - 2015-4636-CE, for a Categorical Exemption, Class 5, Category 34. Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines). I hereby adopt that action.

Inquiries regarding this matter shall be directed to Vanessa Soto, Planning Staff for the Office of Zoning Administration (213) 202-5409.



ALETA D.JAMES
Associate Zoning Administrator

ADJ:RW:VS

cc: Councilmember Herb Wesson
Tenth District
Adjoining Property Owners