



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number
Env. Case Number
Application Type
Case Filed With (Print Name) Date Filed

Application includes letter requesting:

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

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.

1. PROJECT LOCATION

Street Address 800-818 E 3rd Street Unit/Space Number
Legal Description Lot 28 Arb 2, Lot FR15 Arb 2, Lot 16-17, Lot 18 Arb 1 / Block H / Thomas Tract
Assessor Parcel Number 5163015016 & 5163015028 Total Lot Area 14,570.6 SQ FT

2. PROJECT DESCRIPTION

Present Use Retail
Proposed Use Bar
Project Name (if applicable) Death & Co
Describe in detail the characteristics, scope and/or operation of the proposed project A Master Plan Approval from ZA-2016-4497-MCUP-ZV to permit the sale and dispensing of a full line of alcoholic beverages in conjunction with a 3,009 s.f. bar having 118 seats and hours of operation from 12 p.m. to 2 a.m. daily.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e. vacant)
Site has existing buildings (provide copies of building permits)
Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)
Site is located within 500 feet of a freeway or railroad
Site is located within 500 feet of a sensitive use (e.g. school, park)
Site has special designation (e.g. National Historic Register, Survey LA)
The Site is in the East Los Angeles Special Enterprise Zone and the River Improvement Overlay: Outer Core

1 Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
2 Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

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

Housing Component Information

Number of Residential Units: Existing 0 – Demolish(ed)³ 0 + Adding 0 = Total 0

Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

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

Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing section 12.24-M Section from which relief is requested (if any): _____

Request: A Master Plan Approval from ZA-2016-4497-MCUP-ZV to permit the sale and dispensing of a full line of alcoholic beverages in conjunction with a 3,009 s.f. bar having 118 seats and hours of operation from 12 p.m. to 2 a.m. daily.

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

Request: _____

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

Request: _____

Additional Requests Attached YES NO

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

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

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

If YES, list all case number(s) ZA-2016-4497-MCUP-ZV; CUZ 1982-0327, CUZ 1983-0349, CUZ 1987-0966 (expired), ZAI 1996-0056, ENV-2014-4000-MND, ENV-2014-2416-MND, ENV-2013-3392-CE, ENV-1995-328-MND

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

Case No. ZA-2016-4497-MCUP-ZV

Ordinance No.: _____

- Condition compliance review
- Modification of conditions
- Revision of approved plans
- Renewal of entitlement
- Plan Approval subsequent to Master Conditional Use
- Clarification of Q (Qualified) classification
- Clarification of D (Development Limitations) classification
- Amendment to T (Tentative) classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. OTHER AGENCY REFERRALS/REFERENCE

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

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

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

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

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Death & Co LA LLC

Company/Firm _____

Address: 830 Traction Ave Unit/Space Number Suite 3D

City Los Angeles State CA Zip Code: 90013

Telephone _____ E-mail: _____

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) Rock Hill Holdings LLC

Address 1525 S Broadway Unit/Space Number _____

City Los Angeles State CA Zip Code: 90015

Telephone _____ E-mail: _____

Agent/Representative name Eddie Navarrette

Company/Firm F.E. Design & Consulting

Address: 327 E 2nd Street Unit/Space Number 222

City Los Angeles State CA Zip: 90012

Telephone (213)687-6963 x207 E-mail: dafne@fedesignandconsulting.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information *(select only one)* Owner Applicant
 Agent/Representative Other _____

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

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

PROPERTY OWNER

9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

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

Signature _____

Date 11-2-17

Print Name Leon Herman

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

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

State of California

County of Los Angeles

On November 2, 2017 before me, Elena K. Safaei, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Leon Neman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)



APPLICANT

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

- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- G. I understand that if this application is denied, there is no refund of fees paid.
- H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature:  _____

Date: 10/11/17 _____

Print Name: David J Kaplan _____



State of California Secretary of State

L

97

STATEMENT OF INFORMATION (Limited Liability Company)

Filing Fee \$20.00. If amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

1. LIMITED LIABILITY COMPANY NAME (Please do not alter if name is preprinted.)

ROCK-HILL HOLDINGS, LLC

FILED
in the office of the Secretary of State
of the State of California

APR 28 2010

A This Space For Filing Use Only

DUE DATE:

FILE NUMBER AND STATE OR PLACE OF ORGANIZATION

2. SECRETARY OF STATE FILE NUMBER

200623710088

3. STATE OR PLACE OF ORGANIZATION

DELAWARE

COMPLETE ADDRESSES FOR THE FOLLOWING (Do not abbreviate the name of the city. Items 4 and 5 cannot be P.O. Boxes.)

4. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE

1525 SOUTH BROADWAY

CITY AND STATE

LOS ANGELES, CA

ZIP CODE

90015

5. CALIFORNIA OFFICE WHERE RECORDS ARE MAINTAINED (DOMESTIC ONLY)

1525 SOUTH BROADWAY

CITY

LOS ANGELES

STATE

CA

ZIP CODE

90015

NAME AND COMPLETE ADDRESS OF THE CHIEF EXECUTIVE OFFICER, IF ANY

6. NAME

LEON NEMAN

ADDRESS

1525 SOUTH BROADWAY

CITY AND STATE

LOS ANGELES, CA

ZIP CODE

90015

NAME AND COMPLETE ADDRESS OF ANY MANAGER OR MANAGERS, OR IF NONE HAVE BEEN APPOINTED OR ELECTED, PROVIDE THE NAME AND ADDRESS OF EACH MEMBER (Attach additional pages, if necessary.)

7. NAME

LEON NEMAN, Manager

ADDRESS

1525 SOUTH BROADWAY

CITY AND STATE

LOS ANGELES, CA

ZIP CODE

90015

8. NAME

ADDRESS

CITY AND STATE

ZIP CODE

9. NAME

ADDRESS

CITY AND STATE

ZIP CODE

AGENT FOR SERVICE OF PROCESS (If the agent is an individual, the agent must reside in California and Item 11 must be completed with a California address. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and Item 11 must be left blank.)

10. NAME OF AGENT FOR SERVICE OF PROCESS

LEON NEMAN

11. ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL

1525 SOUTH BROADWAY

CITY

LOS ANGELES, CA

STATE

CA

ZIP CODE

90015

TYPE OF BUSINESS

12. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY

INVESTMENTS

13. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

LEON NEMAN

TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

Leon Neman
SIGNATURE

MANAGER

TITLE

4/6/10
DATE



FE DESIGN & CONSULTING

Master Plan Approval (MPA) Additional Information/Findings (Updated) 818 E 3rd Street

Death & Co LA, LLC (A)
830 Traction Ave. Ste 3D
Los Angeles, CA 90013

Rock Hill Holdings LLC (O)
1525 S Broadway
Los Angeles, CA 90015

FE Design & Consulting (R)
327 E. 2nd St. #222
Los Angeles, CA 90012

Central City North Community Planning Area

Zone: M3-1-RIO

D.M.: 127-5A215 & 129A215

C.D.: 14

Legal Description: Thomas Tract, Block H, FR Lot 15 Arb
2, FR'ns Lots 16-17, FR Lot 18 Arb 1; MILLS AND WICKS
EXTENSION OF SECOND ST. AND ADJOINING
SUBDIVISION, Lot 28 Arb 2

REQUEST

A Master Plan Approval from ZA-2016-4497-MCUP-ZV to permit the sale and dispensing of a full line of alcoholic beverages in conjunction with a 3,009 s.f. bar having 118 seats and hours of operation from 12 p.m. to 2 a.m. daily.

BACKGROUND

The subject property is a 14,570.5 square-foot irregular-shaped parcel located at 800-818 East Third Street in the Arts District. It is developed with a four-story building that dates back to 1910. The property presently has ground floor retail and live/work units above. On November 28, 2016, the property owners filed for a Master Conditional Use Permit (MCUP) to authorize the sale of alcohol at three new restaurants and one new bar. The entitlement also includes a request to have required parking be provided off-site by lease in lieu of by covenant. That case is currently being processed and has not had a hearing.

The purpose of the subject request is to file a Master Plan Approval under the MCUP for the proposed bar. The applicants are the team behind Death & Co., a popular and acclaimed bar in New York City's East Village with an 11-year history. The bar has been named one of the best in the city, country, and even the world by



FE DESIGN & CONSULTING

numerous different media outlets. In 2014, the applicants released a Death & Co. book, which has recipes for some of the bar’s signature cocktails. The applicants are now expanding their brand to new cities – a location in Denver is already under construction, and they are currently securing the permits for their LA location in the basement at 818 E 3rd Street. The layout has a kitchen separating two different bar experiences – a large main area with a combination of bar, lounge, and booth seating, and a second smaller area suitable for a more intimate experience and private parties. The LA menu will have 50 signature cocktails, like the New York menu. It will also have a similar food menu with upscale bar snacks like fried chicken sliders, pork belly skewers, and charcuterie and cheese boards.

Details of our project are as follows:

	New Approval
Use	Bar
Square Footage	3,009 sq. ft.
Unit/Address	818 E 3 rd Street
Hours of Operation	12 p.m. to 2 a.m. daily
Type of Alcohol	Type 48 – Full line public premises
Food	Yes
Interior Seats	118 seats
Live Entertainment	No
Dancing	No
Off-Site Sales	No
Private Parties	Occasional private parties (birthdays, corporate events, etc.)
Census Tract	2060.31
Neighborhood Council	Historic Cultural
Parking	Provided off-site by lease per pending zone variance (case no. ZA-2016-4497-MCUP-ZV)

RELATED PRIOR CASES

Subject Property:

Case No. ZA-2016-4497-MCUP-ZV - On November 28, 2016, an application was submitted for a Master CUP per section 12.24-W,1 for the on-site sale of alcohol in three new restaurants and one bar, and a zone variance per section 12.27 for off-site parking to be located more than 750 feet from the subject site. No hearing has been scheduled for this case.



FE DESIGN & CONSULTING

Case No. ZA-1996-56-ZAI - On April 24, 1996, the Zoning Administrator approved the establishment of four artist-in-residence units, one on the ground floor, the other three on the second floor, of an existing industrial structure located in the M3 Zone with waiver of required parking.

Case No. ZA-1987-966-CUZ - On January 8, 1988, the Zoning Administrator approved a Conditional use to permit the establishment of a 5-unit artist-in-residence quarters in two adjacent buildings in the M3-3 zone.

Case No. CUZ 82-327 - On November 12, 1982, the Zoning Administrator approved a conditional use to permit the establishment, use and maintenance of two units of joint living and working quarters on the third and fourth floors of an existing four-story industrial building, and without providing the required two off-street parking spaces.

Surrounding Properties:

Case No. ZA-2017-1714(CUB) - On September 5, 2017, the Zoning Administrator approved a Conditional Use at 225-227 S Garey Street and 821-835 E 3rd Street to permit the sale of a full line of alcoholic beverages in conjunction with a new 4,339 square-foot restaurant plus a 1,000 square-foot patio having 188 seats. Hours of operation will be 11 a.m. to 2 a.m. daily, and 11 a.m. to 11 p.m. daily on the patio.

Case No. ZA-2016-0099(CUB)(CUX) - On July 7, 2016, the Zoning Administrator approved a conditional use to permit the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant; dismissed a conditional use for the sale of beer and wine for off-site consumption and to allow live entertainment and public dancing, within the M3-1-RIO Zone at 312 South Alameda Street.

Case No. ZA 2015-4368(CUB) - On April 29, 2016, the Zoning Administrator approved a conditional use to permit the sale of a full line of alcoholic beverages for on-site consumption, in conjunction with a new 6,300 square-foot restaurant ("Manuela") (3,000 square feet indoor, 1,400 square feet covered outdoor space, and 1,900 square feet uncovered outdoor space) with 76 interior seats, 70 outdoor covered seats, and 52 outdoor uncovered seats for a total of 198 seats, with hours of operation from 8 a.m. to 12 a.m. Sunday through Thursday, and 8 a.m. to 2 a.m. Friday and Saturday, within the M3-1-RIO Zone at 907 East 3rd Street.

Case No ZA-2014-2442(CUB)(ZV)(SPR) - On April 13, 2015 the Zoning Administrator approved a request at 963 East 4th Street for a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a proposed 8,269 square-foot restaurant; a variance from LAMC Section 12.21.1-A to permit the conversion of an existing 117,448 square-foot manufacturing/warehouse building into office, retail and restaurant uses and the construction of a new 12,296 square-foot penthouse utilizing floor area relocated from the basement resulting in a 2.2: 1 floor area ratio ("FAR") in lieu of the maximum 1.5:1 FAR permitted in the M3-1-RIO Zone; and, Site Plan Review for the conversion of the 117,448 square-foot manufacturing/warehouse building into a maximum of approximately 72,448 square feet of office, 25,000



FE DESIGN & CONSULTING

square feet of retail, and 20,000 square feet of restaurant uses, and the construction of a seven-level parking structure with 306 parking spaces.

Case No. ZA-2014-1740(CUB) - On April 9, 2015 the Zoning Administrator approved a request for a conditional use permit at 716 E Traction to permit the sale and dispensing of beer and wine for off-site consumption, in conjunction with an existing market.

Case No. ZA 2014-3814(CUB) - On January 27, 2015, the Zoning Administrator approved a conditional use to permit the sale of beer and wine for on-site consumption at an existing 2,400 square-foot restaurant with 40 interior seats and 50 patio seats (90 seats total) within the M3-1-RIO Zone at 738 East 3rd Street. (10 year term grant)

Case No. ZA 2012-3147(CUB)(CUX) - On June 19, 2014, the Central Area Planning Commission granted the appeal in part, sustained the decision of the Zoning Administrator to approve a conditional use to permit the sale of a full line of alcoholic beverages for on-site consumption and public dancing in conjunction with an existing 4,443 square-foot restaurant with hours of operation from 10 a.m. to 2 a.m., daily, in the M3-1 Zone at 734 East 3rd Street.

Case No. ZA 2013-1545(CUB)(CUX) - On April 2, 2014, the Central Area Planning Commission granted the appeal in part, sustained the decision of the Zoning Administrator to approve a conditional use to permit the continued sale of a full line of alcoholic beverages in conjunction with an existing restaurant and a conditional use to allow patron dancing on a 200 square-foot dance floor with live entertainment, within the M3-1 Zone at 800 East 3rd Street.

Case No. ZA 2012-1655(CUB)(ZV) - On September 24, 2013, the Central Area Planning Commission failed to act, denied the appeal sustaining the approval of the Zoning Administrator for a conditional use to permit the sale of a full line of alcoholic beverages for on- and off-site consumption in conjunction with a proposed brew pub; approved a conditional use to permit hours of operation before 7 a.m. and after 11 p.m., and the use and maintenance of 27 skee-ball lanes and two pool tables; approved a zone variance to permit a FAR of less than 3:1 in conjunction with the conversion of approximately 7,287 square feet of an existing 10,500 square-foot basement storage area of an existing three-story commercial/industrial building into a basement brewery and kitchen within the [T][Q]CM-1/M3-1 Zone at 828 East Traction Avenue.

Case No. ZA 2012-1651(CUB) - On June 11, 2013, the Zoning Administrator withdrew and terminated a request for conditional uses 1) to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed basement-level, approximately 3,073 square-foot bar and lounge, seating 89 patrons, also having live entertainment, with hours of operation from 4 p.m. to 2 a.m. daily; and 2) to permit hours of operation beyond 11 p.m., and the use and maintenance of two pool tables and one ping-pong table, all as otherwise not permitted within a mini shopping center, at 826 East Traction Avenue.



FE DESIGN & CONSULTING

Case No. ZA 2012-1739(CUB) - On December 12, 2012, the Zoning Administrator approved a conditional use to permit the sale of beer and wine for on- and off-site consumption in conjunction with a 30,312 square-foot microbrewery/tavern in the M3-1 Zone at 216 South Alameda Street.

Case No ZA-2008-1154(CUB)(CUX) - On December 31, 2008 the Zoning Administrator approved a request for a conditional use permit at 800 E 3rd Street for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant/nightclub having both indoor and outdoor seating and a request for a conditional use permit to allow patron dancing in association with live entertainment and having hours of operation of 11 a.m. to 12 Midnight, Sunday through Wednesday; and 11 a.m. to 2 a.m. Thursday through Saturday. Alcoholic beverages may be sold between 11 a.m. to 2 a.m. daily. The sidewalk patio may operate between 11 a.m. to 11 p.m. daily.

ZA-2007-323(CUB) - On August 20, 2007, the Zoning Administrator approved a conditional use at 800 E 3rd Street to permit the sale and dispensing of beer and wine for on-site consumption and for limited off-site consumption restricted to beer only, in conjunction with a new 2,981 square-foot microbrewery and restaurant with hours of operation from 11 a.m. to 12 Midnight, Sunday through Wednesday; and 11 a.m. to 2 a.m., Thursday through Saturday.

ZA-2007-1264(CUB) - On July 31, 2007, the Zoning Administrator approved a conditional use permit at 738 E 3rd Street for the sale and dispensing of beer and wine for on-site consumption in conjunction with a 2,400 square-foot existing restaurant with operating hours from 10 a.m. to 2 a.m. daily.

ZA-2006-9364(ZV)(ZAD)(SPR) - On April 27, 2007, the Zoning Administrator approved at 360 S Alameda Street the total floor area to exceed the maximum one-and-one-half times the build able area to approximately 1.53:1 FAR (increase of 1,295 SF) on the proposed Lot 2 of VTT-67247; a Determination to permit the conversion of an existing 65,901 square foot industrial building into 59 Joint Living and Work Quarters for artists and artisans in the M3-1 Zone; a Determination to permit zero yards and zero setback for the existing building; a Site Plan Review to permit 59 Joint Living and Work Quarter units for artist and artisans in the M3-1 Zone.

ZA-2006-1010(CUB) - On October 18, 2006, the Zoning Administrator approved a conditional use at 734 E 3rd Street to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 4,343 square-foot restaurant with hours of operation of 10 a.m. to 2 a.m., daily. A subsequent Plan Approval, approved on February 5, 2010, granted an increase in seating capacity to 82 seats interior and 12 seats exterior, and limited live entertainment.

ZA-2001-2691(ZV) - On July 19, 2001, the Zoning Administrator approved at 801 E 4th Place a variance to permit the conversion, use and maintenance of a first floor warehouse space in the M3-1 Zone to a community arts center with leased off-site parking in lieu of the 72 on-site spaces required.



FE DESIGN & CONSULTING

ZA-2000-1712(CUZ)(ZV)(SUB)(ZAI)(ZAD)(SPR) - On July 17, 2001, the Zoning Administrator granted a Conditional Use Permit at 970 E 3rd Street to allow floor area averaging; denied a variance to reduce the amount of parking required to 827 in lieu of the required spaces; approved a variance to allow a school of approximately 400 students in an existing 88,096 square-foot building; approved a Zoning Administrator's Determination to allow 408 living and work quarters and determined that the discretionary approvals and the mitigated negative declaration considered significant aspects of the project's design and that the environmental documentation is adequate for the issuance of permits. An appeal granted the project a variance to allow 928 parking stalls in lieu of the code-required parking and eliminated the Sci Arc project from parking calculations. A second Plan Approval modified plans for the construction, use, and maintenance of 472 live/work condominium units, nine commercial condominium units, 21, 128 square-feet of commercial/retail uses, with 774 on-site parking spaces.

ZA-1991-1034(CUB) - On January 23, 1992 the Zoning Administrator approved at 900 E 4th a conditional use to permit in the M3 Zone the sale and dispensing of beer and wine for off-site consumption in conjunction with a proposed retail and mail distribution center having hours of operation from 9:00 am to 5:00 pm daily.

Case No. ZA 85-1020(CUZ) - On February 20, 1986, the Zoning Administrator approved a conditional use at 912 East 3rd Street, to permit the conversion of an existing three-story and basement warehouse building, including the construction of a fourth floor roof garden ' level, as joint living and working quarters for 24 artists in residence units, with said units occupying the second, third, fourth and the southerly half of the first floor.

Case No. CUZ 83-429 - On May 7, 1984, the Zoning Administrator approved a conditional use at 912 East 3rd Street to permit the conversion of a portion of an existing three-story warehouse building to 17 joint living and working quarters for artists and artisans in the M3-3 Zone with the required number of parking spaces being provided by a lease agreement, in lieu of a recorded covenant for a term period of 10 years.

Case No. CUZ 83-349 - On December 22, 1983, the Zoning Administrator approved a conditional use at 808 East 3rd Street to permit the conversion, use and maintenance of a one-story warehouse structure on a portion of the subject property for three joint living and working quarters for artists and artisans, with no on-site parking spaces provided for said dwelling units, within the M3-3 (heavy industrial) Zone.

GENERAL CONDITIONAL USE FINDINGS

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

This property is located in the rapidly developing Arts District, which over the past 10 years has seen a sharp rise in residential population. The neighborhood is also home to many places of employment, a college, and is



FE DESIGN & CONSULTING

increasingly a tourist destination. Bars are a desired amenity in neighborhoods with such a high density of residents and daily visitors. Death & Co. has built a successful brand in New York City, and they want to bring their curated cocktails and high-end atmosphere to the west coast. Approval of the subject request will therefore serve the community as well as the many visitors who come from throughout the city and region to work, go to school, and shop in this area.

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

The project's location, size, height and operations will be compatible with the immediate neighborhood due to the fact that this project is part of an existing building in a dense urban environment with many similar uses. The applicants are responsible operators with a long history in the hospitality industry. The bar will be located in the basement and has no patio component, further ensuring that the business will not adversely affect the surrounding neighborhood.

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

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 Central City North Community Plan Map designates the property for Heavy Manufacturing land uses, and the property is in a manufacturing zone. The property is therefore zoned for intensive uses, and commercial uses are allowed by-right in the zone.

The project conforms to the local Community Plan and does not exacerbate any of the issues the Plan is concerned with. The Plan aims "To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services" and to "attract uses which strengthen the economic base and expand market opportunities for existing and new businesses" (Central City North Community Plan, page III-5). Approval of the subject request would serve the interest of the community and would conform to the purpose, intent, and provisions of all applicable plans.

The Community Plan is silent in regards to the approval of Conditional Uses for alcohol sales, however, the Office of Zoning Administration is given broad latitude to determine the conditions of approval, if any, to ensure a compatible use. The Arts District has seen the resident population increase dramatically in the past



FE DESIGN & CONSULTING

decade. New developments such as One Santa Fe and The Garey Building and brought a new demand for nightlife activity. This new bar will therefore complement the growth and development of the area as a whole and help enhance the goals of the Central City North Community Plan.

ADDITIONAL FINDINGS

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

The applicants have an eleven-year history as alcohol license holders and hospitality operators at their New York City location. They will run this bar with the highest standards for staffing, security, and noise mitigation. The bar will be located in the basement and has no patio component, further ensuring that the business will not adversely affect the welfare of the pertinent community.

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

The intensity of commercial development in the immediate area explains the large number of on-site alcoholic licenses within the census tract. Although the number of on-site licenses exceeds the number permitted based upon ABC criteria, it should be noted that this scenario is typical of areas that attract large number of people who hail from outside of the census tract. The ABC establishes the allotted number of licenses per census tract by population and cannot take into account these other crucial neighborhood specific factors; however, they do continue to approve new licenses in these types of areas due to those circumstances mentioned above.

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

As was mentioned, the bar is located in the basement and has no outdoor component. This will help ensure that any noise will be contained within the business and will not affect nearby residents. The applicants are experienced hospitality operators who are known for their curated specialty cocktails. They intend to operate a high-end establishment that compliments, rather than detracts from, the local community. Their location of the past eleven years in the East Village of New York City has residents both directly above and directly across the street. In 2012, they were granted an extension of their hours until 3 a.m. on weekends. This was a direct result of their positive relationship with their neighbors. The same team that operates the New York location will be setting up the LA location – and they intend to operate with the same care for their neighbors as they do in New York.



FE DESIGN & CONSULTING

QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

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

The building is approximately 22,320 square feet.

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

The establishment is 3,009 sq. ft.

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

The final occupancy load will be determined by the Fire Department prior to issuance of the Certificate of Occupancy for the restaurant.

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

There will be 118 indoor seats. There is no outdoor component.

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

N/A

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

N/A

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

N/A

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

No.

h. Parking

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

There are no parking stalls on-site.



FE DESIGN & CONSULTING

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

N/A

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

N/A

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

Yes, the property owner will provide off-site parking per the pending zone variance.

1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? Note: Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.

It will be by lease.

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

Refer to case file for the pending MCUP Case and pending Zone Variance: ZA-2016-4497-MCUP-ZV.

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

Yes, there will be a valet.

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

See attached sensitive use list.

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

N/A.



FE DESIGN & CONSULTING

QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

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

Hours of operation are proposed to be 12 p.m. to 2 a.m. daily.

b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: Note: An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.

No.

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

Yes, this will be a 21+ establishment. There will be a door person and/or hostess to check IDs.

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

Yes, they will sell copies of their book as well as limited quantities of shirts, hats, and the menu books.

e. Security

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

There will be approximately 16 employees on-site at any given time. The applicant owner and on-site manager(s) shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal and criminal activity on the subject premises and any accessory parking areas over which they exercise control.

All employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Zoning Administrator as evidence of compliance. In the event there is a change in the licensee, within one year of such change, this training program shall be required for all staff.



FE DESIGN & CONSULTING

ii. Will security guards be provided on-site?

Yes, there will be a door person.

1. If yes, how many and when?

This will be discussed with LAPD during the process of securing this entitlement.

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

No.

f. Alcohol

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

Full line.

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

High-end fortified wines such as port, cherry or Marsala may be sold.

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

No.

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

No.

v. Food

1. Will there be a kitchen on the site?

Yes.

2. Will alcohol be sold without a food order?

Yes.



FE DESIGN & CONSULTING

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

Yes.

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

See attached.

vi. On-Site

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

The business is primarily a cocktail lounge with a small kitchen.

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

N/A

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

No.

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

N/A

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

No.

vii. Off-Site

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

No.



FE DESIGN & CONSULTING

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

N/A

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements.

CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)

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

On-site

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

Yes, but they will be applying for a bar license.

12/1/17 DG

3/12/18 TK



BITES

POPCORN

Everything 6

CANDIED BAR NUTS 7

SHISHITOS

Lardo and Lime 8

CRISPY FRIES

Bleu Cheese and Chives 8

AVOCADO SKEWER

Lime, Peppadew, and Mint 12

FRIED CAULIFLOWER

Hot Sauce and Sesame 12

CRAB DIP

Red Peppers, Chives,
and Ritz Crackers 15

CHEDDAR CHEESE CURDS

Garlic, Tabasco Honey,
and Buttermilk 12

SAXELBY CHEESEMONGERS' CHEESE BOARD

Pickled Grapes and Honeycomb 16

ENDS MEAT CHARCUTERIE BOARD

Giardinia and Mustard Fruit 16

CARROT DOG

Beer Mustard, Carrot Ketchup,
and Pickles 12

FRIED CHICKEN SLIDERS

Black Pepper and
White BBQ Slaw 15

BEEF SLIDERS

Triple Cream Cheese and
Red Wine Onions 16

PORK BELLY SKEWER

Apple Pickles and
Whiskey Caramel 15

DESSERTS

IL LABORATORIO DEL GELATO SORBET

Lower East Side, NYC 10

MACARONS

Macaron Parlour, NYC 6



FE DESIGN & CONSULTING

Alcohol and Sensitive Use Establishments

810 E. 3rd Street – Death & Co LA LLC

Active Alcohol Licenses 0' – 500'

Eighty Two/82, 707 E. 4th Pl – Type 48
East Third, 734 E. 3rd St – Type 47
Umami Burger, 738 E. 3rd St - Type 41
Wurstkuche Restaurant – Type 47
The Corner Store, 716 Traction Ave – Type 20
Manuela, 909 E. Traction Ave - Type 47
Eat Drink Americano, 923 E. 3rd St - Type 47
Arts District Brewing Company, 828 Traction Ave - Type 75

Active Alcohol Licenses 501' – 1,000'

Angel City Brewing Company, 216 S Alameda St – Type 23
Blue J Bar & Lounge, 333 S. Alameda St - Type 47
Manna Korean BBQ, 333 S. Alameda St - Type 47
Sushi Go 55, 333 S. Alameda St - Type 41
Honda Ya Izakaya, 333 S. Alameda St - Type 41
Little Tokyo Market Place, 333 S. Alameda St – Type 21
Café Gratitude, 300 S. Santa Fe Ave - Type 41
Edibol, 300 S. Santa Fe Ave - Type 41
Westbound, 300 S. Santa Fe Ave – Type 47
Grow DTLA, 300 S. Santa Fe Ave - Type 21, Type 86
Sokongdong Tofu House, 333 S. Alameda St - Type 41
X Lanes, 333 S. Alameda St - Type 47
Tsurumaru Udon, 333 S. Alameda St - Type 41
Shojin, 333 S. Alameda St - Type 41
The Pho Shop, 333 S. Alameda St - Type 41
Men Oh, 456 E. 2nd St - Type 41
Hashi Ramen, 442 E. 2nd St- Type 41

Tapas & Wine Bar C, 428 E. 2nd St - Type 41
Allegro, 432 E. 2nd St - Type 41
Sushi Gen, 442 E. 2nd St - Type 41
Kagaya Restaurant, 418 E. 2nd St - Type 41

Sensitive Uses 0' – 500'

Southern California Institute of Architecture, 960 E. 3rd St
Miyako Sushi & Washoku School, 843 E. 4th St

Sensitive Uses 501' – 1000'

Centenary United Methodist Church, 300 S. Central Ave
Kumon Math & Reading Center of Little Tokyo, 300 S. Central Ave
Art District Dog Park, 1004 E. 4th St
Japanese Evangelical Missionary Society, 948 E. 2nd St
Zenshuji Soto Mission, 123 S. Hewitt St
Exodus 3 Church, 801 E. 4th Pl

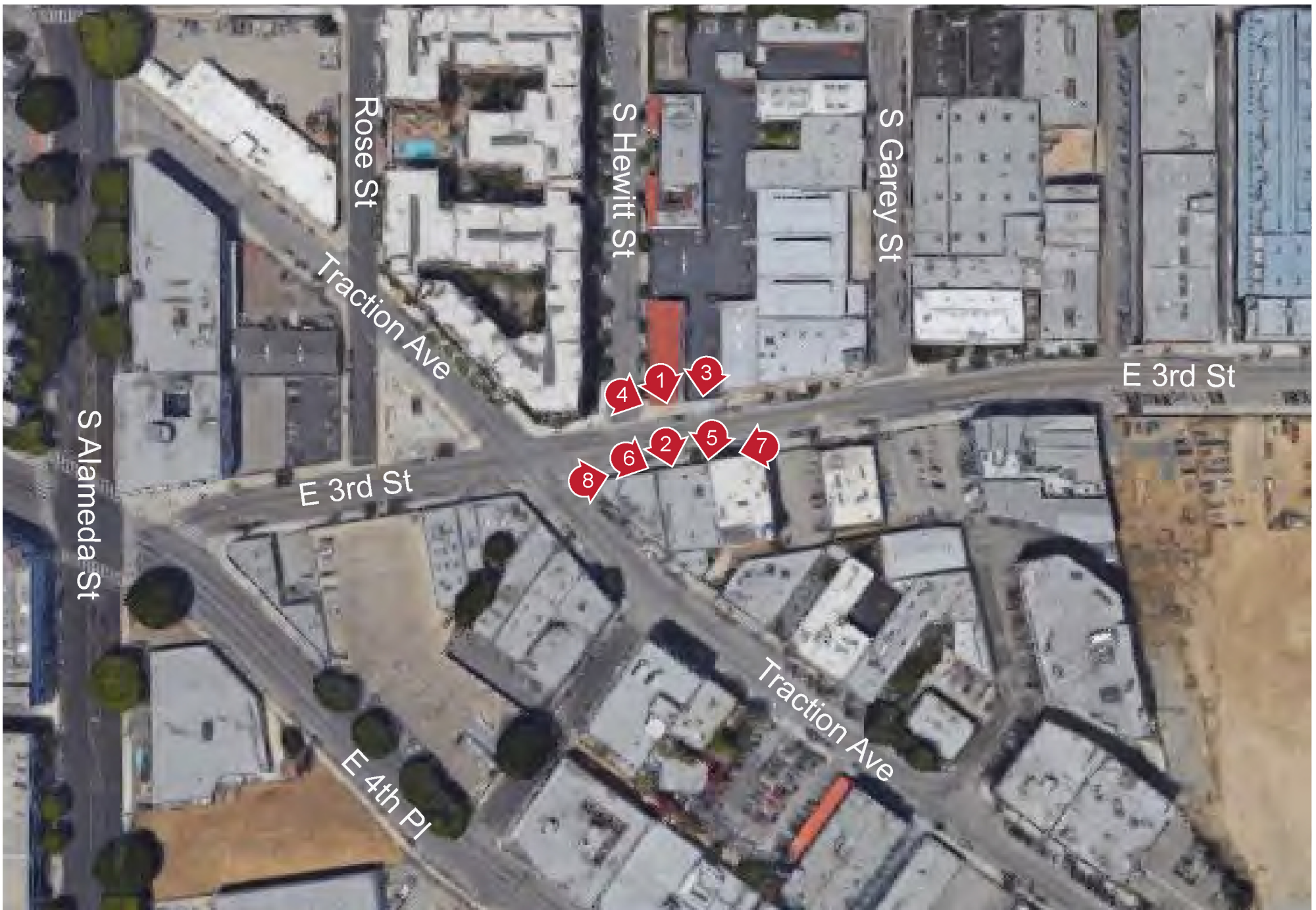


PHOTO KEY

Death & Co
818 E 3rd St, Los Angeles, CA 90013



North



FE DESIGN & CONSULTING



E 3rd St, across street facing subject site. Direction: Southeast



E 3rd St, on sidewalk facing subject site. Direction: Southeast



E 3rd St, across street facing subject site. Direction: South



E 3rd St, across street facing subject site. Direction: East



5
E 3rd St, on sidewalk facing subject site. Direction: South



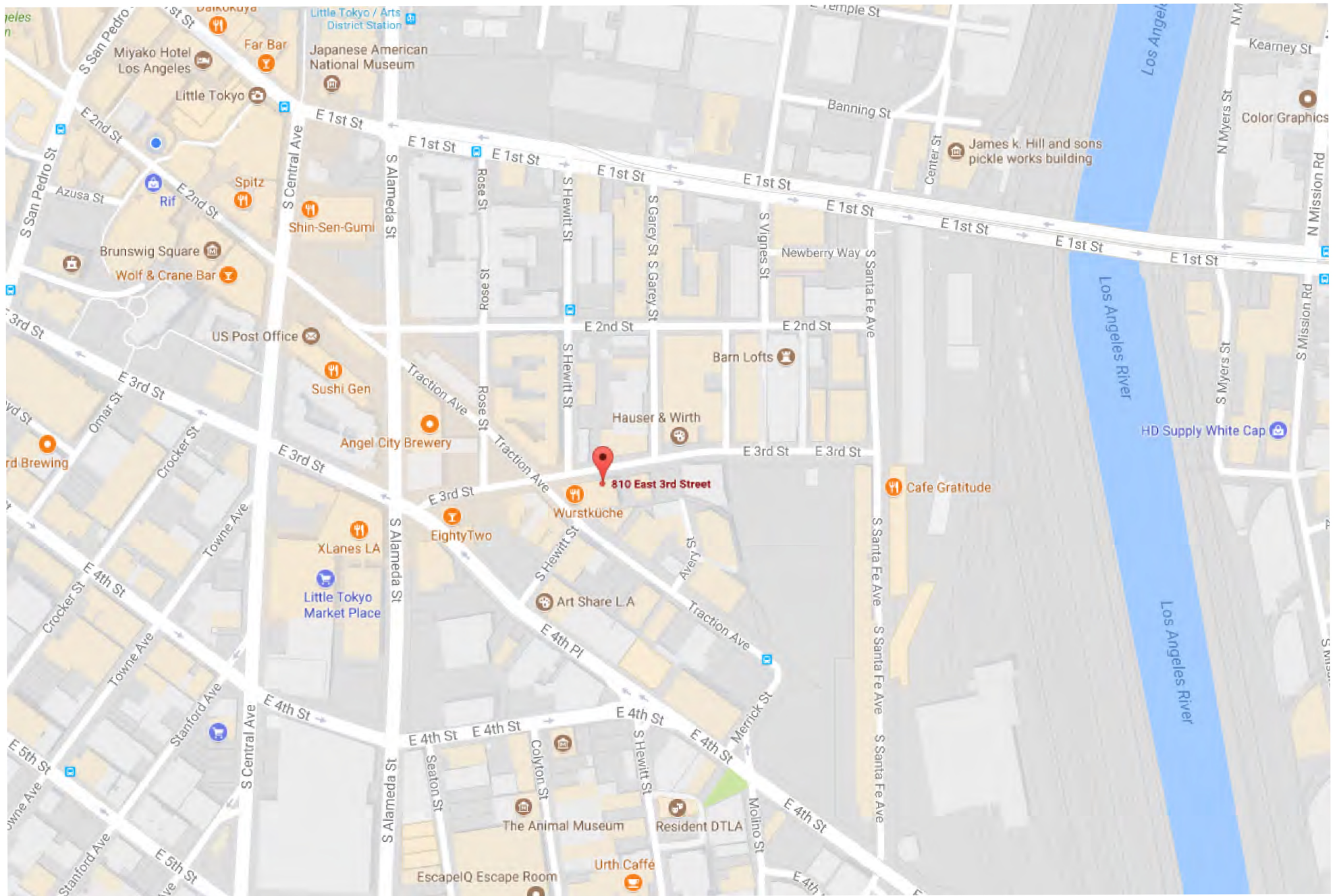
6
E 3rd St, on sidewalk facing subject site. Direction: East



7
E 3rd St, on sidewalk along subject site. Direction: Southwest



8
E 3rd St, on sidewalk along subject site. Direction: Northeast





LOS ANGELES
 201 N. LOS ANGELES ST., STE. 13A
 LOS ANGELES, CA 90012
 TEL: (213)617-9600, FAX: (213)617-9643

VAN NUYS
 14540 SYLVAN ST.
 VAN NUYS, CA 91411
 TEL: (818) 779-8866, FAX: (818) 779-8870

CONTRACT

CASE NUMBER:

BTCID: LA17-1132

REFERENCE:

DATE: 12/1/2017

SITE ADDRESS: 810 E. 3RD ST.

AUTHORIZED BY: WINSTON

DESCRIPTION OF SERVICES AND FEES:

Labels and Mailing Preparation - Number	0	x \$1.88	
Mailing Only – Number	11	x \$1.53	\$16.83
Appeals – Number		x \$1.62	
Posting of Site – Number of signs	1	x \$75.00 (1 st)	\$135.00
	1	x \$60.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$13.00
All Weather Posting (optional)		\$20.00	
Removal of Signs (optional)	0	\$50.00	

TOTAL DUE: \$164.83

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"

Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.

x *JK*

The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).

x *JK*

Refunds and Credits only valid one year from the original filing date. Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices.

x *JK*

If instructed by the city that your case has gone to appeal, we will immediately mail out per city instructions. The cost of mail and processing of \$1.62/label, is immediately due to us from you. It is to be paid within 10 days. If we do not receive payment within 10 days, a 10% a month (starting after 10 days) fee will be charged and due.

x *JK*

Signature: *Jarvis Kohopalan*

Telephone: (213) 687-6961

Print Name: DEATH & CO LA, LLC/MANNY DIAZ

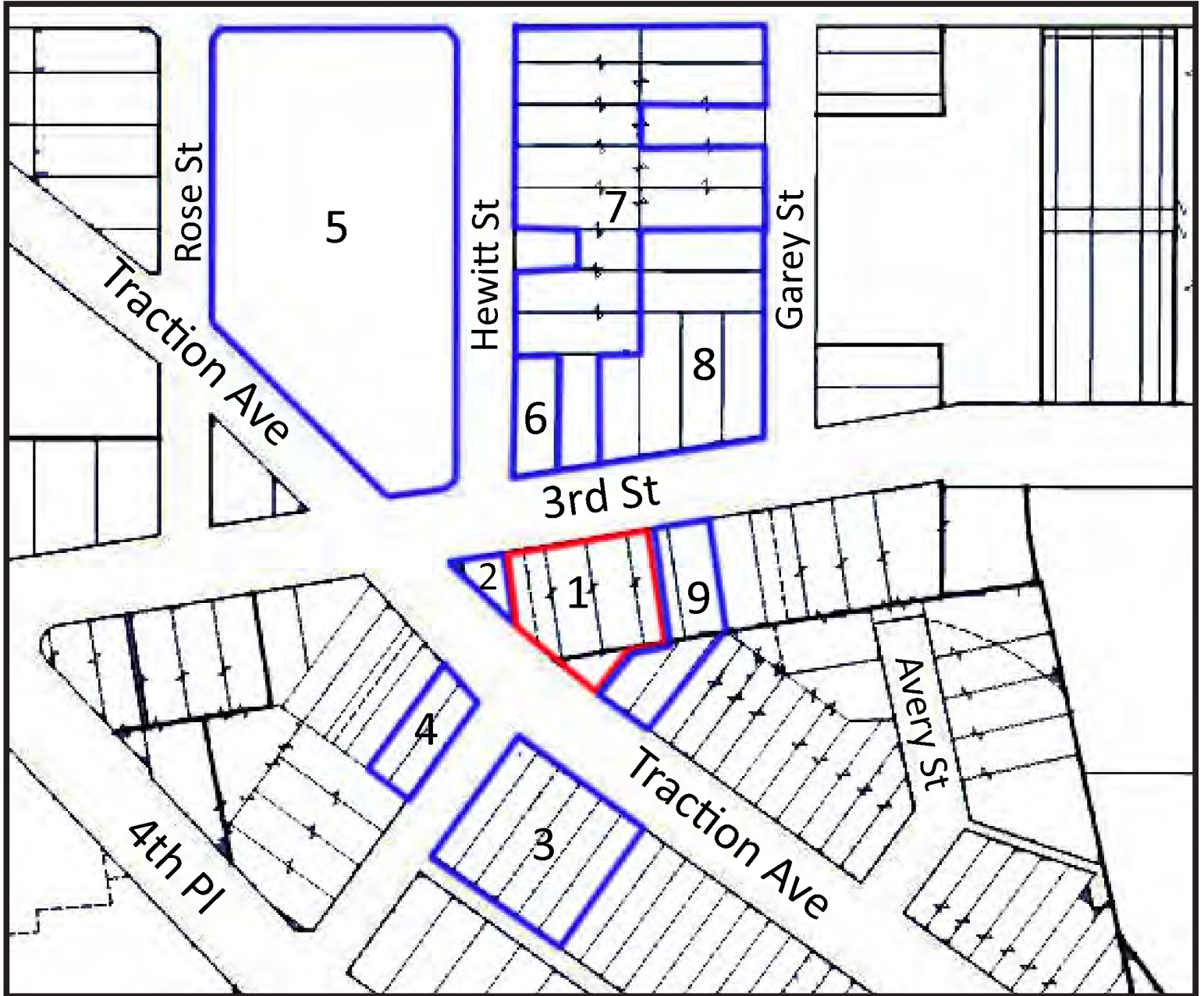
Refunds and Credits only valid one year from the original filing date.



PAID
12-1-17
CR# 7055

Abutting Owners Map Key

810 E 3rd St



FE DESIGN & CONSULTING



PROJECT INFORMATION

LEGAL DESCRIPTION

SITE ADDRESS : 818 E 3RD STREET
 ZIP CODE : 90013
 PIN NUMBER : 129A215 310, 129A215 311, 129A215 313, 129A215 316, 127-5A215 34

LOT/PARCEL AREA (CALCULATED) : 14,570.6 (SQ FT)
 THOMAS BROTHERS GRID : PAGE 634 - GRID G4-5, H4-5
 ASSESSOR PARCEL NO. (APN) : 5163015016 & 5163015028
 MAP REFERENCE : M R 3-60/61 & M R 13-87/88
 TRACT : THOMAS TRACT
 BLOCK : H
 LOTS : FR 15, FR 16, FR 17, FR 18
 ARB (LOT CUT REFERENCE) : 1 & 2
 TRACT : MILLS AND WICKS EXTENSION OF SECOND ST. AND ADJOINING SUBDIVISION

BLOCK : NONE
 LOTS : 28
 ARB : 2
 MAP SHEET : 1275A215 & 129A215

JURISDICTIONAL

COMMUNITY PLAN AREA : CENTRAL CITY NORTH
 AREA PLANNING COMMISSION : CENTRAL
 NEIGHBORHOOD COUNCIL : HISTORIC CULTURAL
 COUNCIL DISTRICT : CD 14 - JOSE HUIZAR
 CENSUS TRACT # : 2060.31
 LADBS DISTRICT OFFICE : LOS ANGELES METRO

PLANNING & ZONING

SPECIAL NOTES : NONE
 ZONING : M3-1-RIO
 ZONING INFORMATION (ZI) : ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE
 ZONING INFORMATION (ZI) : ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES
 ZONING INFORMATION (ZI) : ZI-2358 RIVER IMPROVEMENT OVERLAY DISTRICT

GENERAL PLAN LAND USE : HEAVY MANUFACTURING
 GENERAL PLAN FOOTNOTE(S) : YES
 HILLSIDE AREA (ZONING CODE) : NO
 SPECIFIC PLAN AREA : NONE
 HISTORIC PRESERVATION REVIEW : NO
 CDO: COMMUNITY DESIGN OVERLAY : NONE
 CPIO: COMMUNITY PLAN IMPROVEMENT OVERLAY : NONE
 -SUBAREA : NONE
 CUGU: CLEAN UP-GREEN UP : NONE
 NSO: NEIGHBORHOOD STABILIZATION OVERLAY : NO
 POD: PEDESTRIAN ORIENTED DISTRICTS : NONE
 SN: SIGN DISTRICT : NO
 STREETScape : NO
 SIGN DISTRICT : NO
 ADAPTIVE REUSE INCENTIVE AREA : NONE
 CRA - COMMUNITY REDEVELOPMENT AGENCY : NONE
 CENTRAL CITY PARKING : YES
 DOWNTOWN PARKING : NO
 BUILDING LINE : NONE

PROJECT DETAILS

TYPE OF USE : BAR
 TYPE OF ALCOHOL : FULL LINE ON-SITE
 HOURS OF OPERATION : 12 P.M. TO 2 A.M. DAILY
 AREA : 3,009 S.F.
 SEATS : 118
 PARKING : PROVIDED PER ZA-2016-4497-MCUP-ZV (PENDING)

PROJECT INFO.

DEATH & CO.

818 E 3RD STREET BASEMENT
 LOS ANGELES CA. 90013

SUBMITTAL

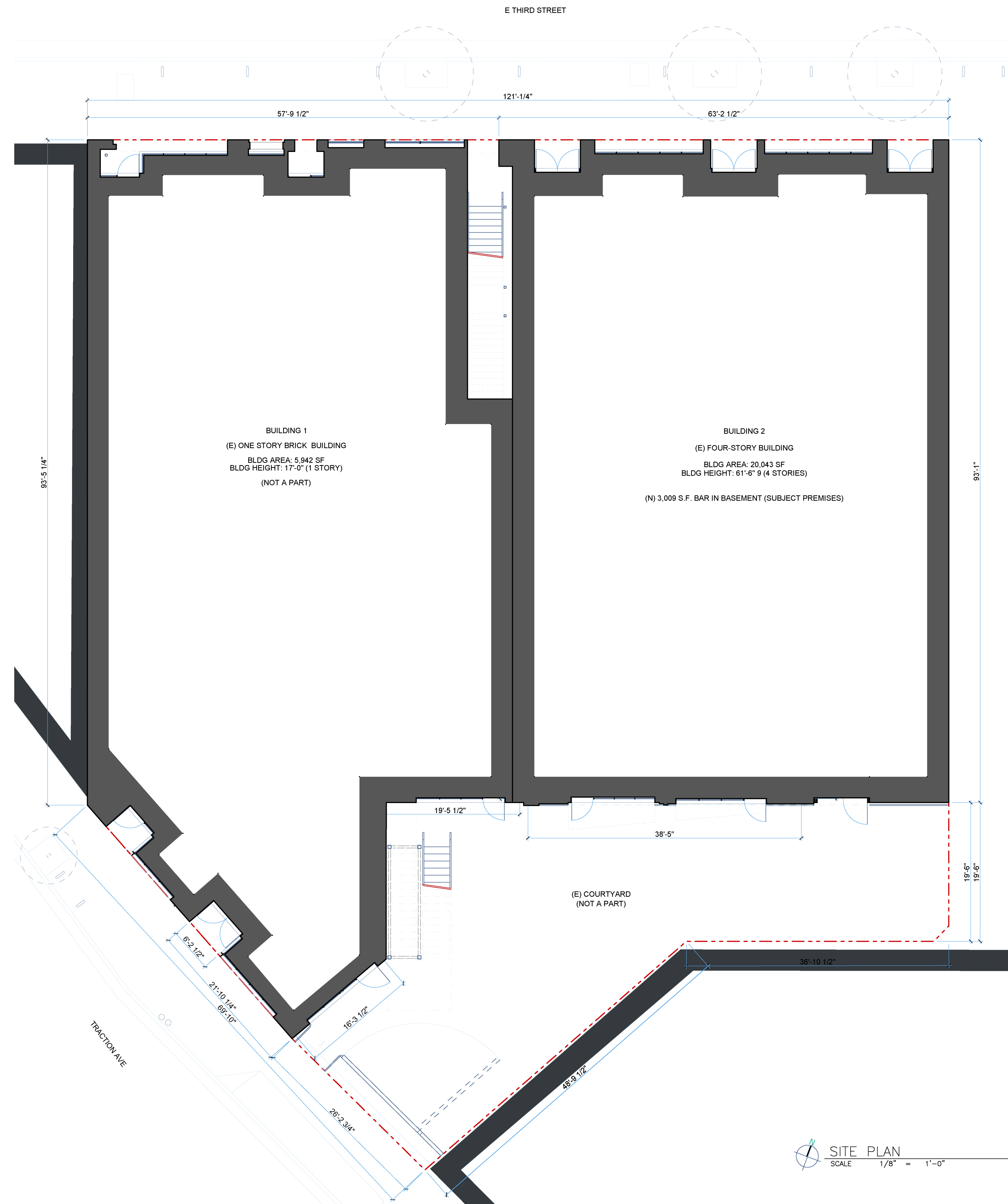
DATE	DESCRIPTION
3-9-18	UPDATED MPA SUBMITTAL
12-5-17	MPA SUBMITTAL
10-4-17	PRE-APPLICATION

NOTES:

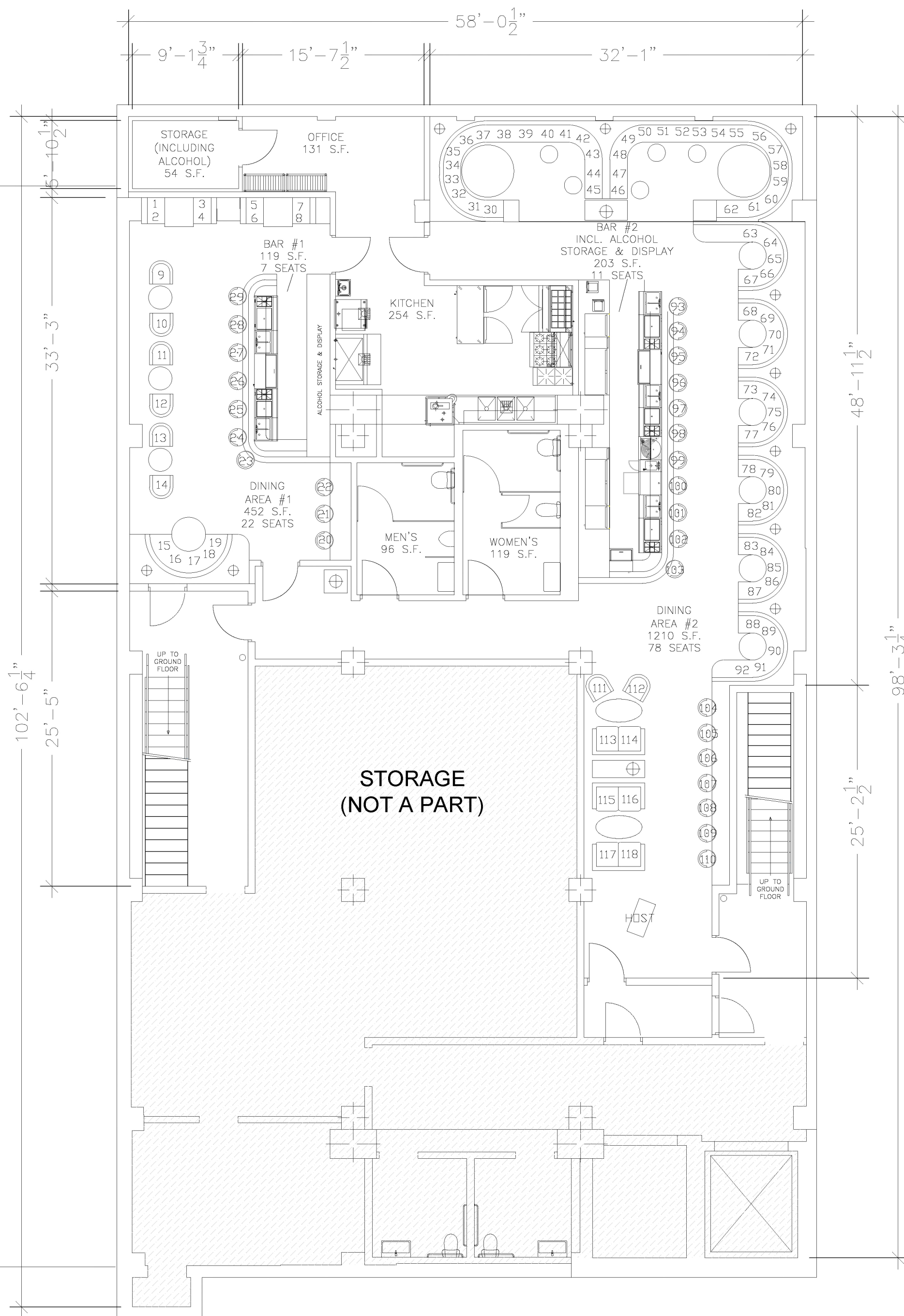
SITE PLAN

SHEET NO.

A-1.0



SITE PLAN
 SCALE 1/8" = 1'-0"



TOTAL FLOOR AREA	3,009
TOTAL NUMBER OF SEATS	118
TOTAL NUMBER OF BOOTHS	11
TOTAL NUMBER OF TABLES	16
BAR SEATS	18
BOOTH SEATS	76

PROJECT INFO.

DEATH & CO.

818 E 3RD STREET BASEMENT
LOS ANGELES CA. 90013

SUBMITTAL

DATE	DESCRIPTION
3-9-18	UPDATED MPA SUBMITTAL
12-5-17	MPA SUBMITTAL
6-5-17	

NOTES:

FLOOR PLAN

SHEET NO.

A-02

FLOOR PLAN
SCALE 1/8" = 1'-0"
TOTAL SQUARE FOOTAGE: 3,009 S.F.
TOTAL SEATS: 118

COUNTY CLERK'S USE

CITY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 360
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 14
--	-------------------------------

PROJECT TITLE • Death & Co	LOG REFERENCE ENV
--	-----------------------------

PROJECT LOCATION
• **810 E 3rd Street**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
• **Master Plan Approval**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
•

CONTACT PERSON • Dafne Gokcen	AREA CODE • 213	TELEPHONE NUMBER • 687-6963	EXT. 207
---	---------------------------	---------------------------------------	--------------------

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
• MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
•• DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
•• EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
• CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1
Class <u> 5 </u> Category <u> 34 </u> (City CEQA Guidelines)		
•• OTHER	(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)	

JUSTIFICATION FOR PROJECT EXEMPTION: Granting of a conditional use for the on-site consumption of alcoholic beverages pursuant to L.A.M.C. sections 12.24 W 1 and 12.24 X 2; beverages will be dispensed and consumed do not exceed an occupant load of 200 persons, and provided that the premises will not also require an original dancehall, skating rink or bowling alley permit from the Los Angeles Police Commission.

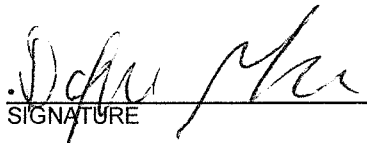
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE	TITLE	DATE	
FEE:	RECEIPT NO.	REC'D. BY	DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
 Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:
 . **Dafne Gokcen**

 NAME (PRINTED)



 SIGNATURE

. **11/30/2017**

 DATE