

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>ENV 2008-3458CE</u>	Existing Zone <u>C4-ID</u>	District Map <u>147 B197</u>
APC <u>CENTRAL</u>	Community Plan <u>HOLLYWOOD</u>	Council District <u>4</u>
Census Tract <u>1892.00</u>	APN <u>5589028044</u>	Staff Approval*
		Date <u>8/19/08</u>

* Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE NO. **ZA 2008-3457 CUB-CU**

APPLICATION TYPE CUB, CU

(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 1727 N Vermont Ave. # 103 - 105 Zip Code 90027
 Legal Description: Lot PT LT 33 Arb: 15, 16 Block None Tract West portion of the lick track = Lot Felis RO
 Lot Dimensions 100' x 145' Lot Area (sq. ft.) 15,512 (sq. ft.) Total Project Size (sq. ft.) 1,675 (sq. ft.)

2. PROJECT DESCRIPTION

Describe what is to be done: to allow a new conditional use permit for on-site alcohol for an existing restaurant and continued live entertainment "Karaoke and non amplified music". With hours of operation: 11am to 2am daily. 65 seats total, 57 seats interior and 8 on patio.

Present Use: _____ Proposed Use: _____

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

- Check all that apply:
- | | | | |
|---|--|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Alterations | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Residential | |
| Additions to the building: | <input type="checkbox"/> Rear | <input type="checkbox"/> Front | <input type="checkbox"/> Height |
| | | | <input type="checkbox"/> Side Yard |

3. ACTION(S) REQUESTED

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

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

to allow a new conditional use permit for on-site alcohol for an existing restaurant and continued live entertainment "Karaoke and non amplified music". With hours of operation: 11am to 2am daily. 65 seats total, 57 seats interior and 8 on patio.

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.24 W 27

request for hours of operation 11 am to 2 am daily.

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

List related or pending case numbers relating to this site:

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

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NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

4. OWNER/APPLICANT INFORMATION

Applicant's Name WARIN SAETAE Company PATTAYA BAY, INC
 Address: 1727 N. VERMONT AVE. # 103-105 Telephone: (323) 666-0680 Fax: (323) 666-0479
LOS ANGELES, CA Zip: 90028 E-mail: _____

Property Owner's Name (if different than applicant) FRANK ASHOOK
 Address: 2470 Micheltorena St Telephone: (323) 662-0067 Fax: (323) 660-0355
LOS ANGELES, CA Zip: 90037 E-mail: _____

Contact Person for project information PATRICK E. PANZARELLO
 Address: 9111 MORNING GLOW WAY Telephone: (818) 351-0059 Fax: (818) 351-0060
SUN VALLEY, CA Zip: 91352 E-mail: patpanz@comcast.net

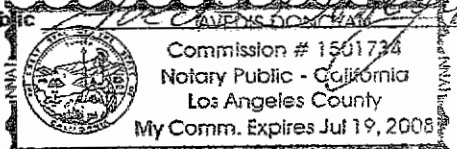
5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

Signature: *Frank Ashook*
 Print: Frank Ashook
 Date: 5/9/08

Subscribed and sworn before me this (date): 5/9/2008
 in the County of Los Angeles State of California

Notary Public *Patricia A. ...*
 Stamp: 

7. ADDITIONAL INFORMATION/FINDINGS

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

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

Planning Staff Use Only

Base Fee <u>5461</u>	Reviewed and Accepted by <u><i>[Signature]</i></u>	Date <u>8/19/08</u>
Receipt No. <u>274381</u>	Deemed Complete by _____	Date _____

4. OWNER/APPLICANT INFORMATION

Applicant's name Warin Saetae Company _____
 Address: 1727 N. Vermont Ave. # 103 - 105 Telephone: (323) 6660880 Fax: () _____
Los Angeles, CA Zip: 90028 E-mail: _____

Property owner's name (if different from applicant) Ashook, Frank and Rita L TRS
 Address: 2470 Micheltorena St. Telephone: (323) 662-0067 Fax: () _____
Los Angeles, CA Zip: 90039 E-mail: _____

Contact person for project information Patrick E. Panzarello Company _____
 Address: 9111 Morning Glow Way Telephone: (818) 3510059 Fax: () _____
Sun Valley, CA Zip: 91352 E-mail: _____

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

Signature: Rita L Ashook Print: Rita L. Ashook

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

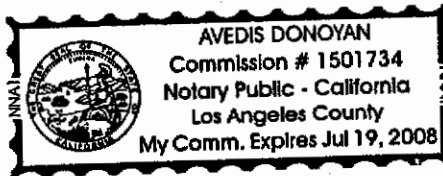
On 7/17/08 before me, Avedis Donoyan, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Rita L. Ashook, 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.

Avedis Donoyan (Seal)
 Signature



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

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

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Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

Special Instructions for:

Conditional Use Permit (CUZ)

Commercial Corner Developments and Mini Shopping Center

The Master Land Use Application Instruction Sheet-500' Radius should also be followed.

Zoning code sections: Development standards in 12.22.A 23 and Conditional use in 12. 24 W 27

1. The Master Land Use Application form CP-7771 must be filed out completely, typed or printed in black ink, with full answers to every statement and question. The application must be signed by the property owner or owners, lessee (only if the entire site is leased), authorized agent of the owner with power of the attorney, or officers of a corporation (submit proof). A single application can be used for most projects that have multiple requests.
2. Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the primary opportunity to clarify and define the project.
3. **Additional Information/Findings:** in order to grant your request the following findings/questions must be addressed by the zoning administrator. Please try to explain as best as possible how your request conforms to the following requirements:
 - a. Describe briefly the type of use and improvement proposed. State whether new buildings are to be constructed, existing buildings are to be used or additions made to existing buildings.

We are an existing restaurant serving Thai cuisine and we currently feature an on-site beer and wine license. We are requesting to up-grade our privileges to offer full alcohol sales to our patrons. The applicant has won a full type-47 alcohol license from the state A.B.C. through their lottery system and wished

- b. Why does applicant believe the location of the use in question on the particular property will be desirable to the public convenience and welfare, proper in relation to adjacent uses or the development of the community, in harmony with the various elements and objectives of the Master Plan and will not be detrimental to the character of development in the immediate neighborhood?

The applicant has owned and operated this restaurant for the past ten years.

c. Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property and the neighborhood.

We are located along a heavily developed commercial strip along Vermont Ave; just north of Hollywood blvd. this area is well known for its eclectic mix of fine food establishments.

d. Are you going to develop any or all of the following

- 1) A drive-thru fast food establishment? No.
- 2) A business open any time between 11 p.m. and 7 a.m.? Yes.
- 3) A multi-residential use?
- 4) An amusement enterprise as enumerated in Sec. 12.14 A of the Los Angeles Municipal Code? No.
- 5) An automobile laundry or wash rack? No.
- 6) A commercial swimming pool No.

e. How many parking spaces are being provided? 24 Standard? 24 Compact? 0

f. What is the Height 20' and number of stories 2 of the Project?

g. Why is the Project properly located in relation to adjacent uses and the development of the Community?

h. Why is the Project proper in relation to the various elements of the General Plan including any applicable specific plans? Does the Project conform to any applicable specific plans?

i. Why will the Project not be materially detrimental to the character of the development in the immediate neighborhood?

We are located along a heavily developed commercial strip along Vermont Ave; just north of Hollywood blvd. this area is well known for its eclectic mix of fine food establishments.

j. The Mini-Shopping Center of Commercial Corner Development is not located in an identified pedestrian oriented, commercial and art craft, community design overlay, historic preservation overlay, or transit oriented district or zone, or, if the lots are located in such district, area or zone, then the development would be consistent with such area or zone.

k. List all the uses to be included in the development and their square footage and the percentage of the total development to be occupied by each:

Use	Hours of Operation	Square Ft.	Percentage
-----	--------------------	------------	------------

l. Describe any security measures that will be taken to prevent loitering, theft, vandalism, etc.

a sign will put up with all regulations and rules.

m. For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes. N/A

n. For all applications the following items shall be delineated on plans in accordance with the applicable

Zoning Code Section:

- 1) Exterior walls. Concert
- 2) Lighting plans. Street lights and lights on building
- 3) Landscaped and irrigated areas in the parking area. On the side of the building.
- 4) Location of trash storage area(s). in parking lot
- 5) Location of other storage area(s). none
- 6) Parking layout indicating striping, landscaping, and driveways. None.

4. In addition, specify each and every requirement of Section 12.22 A 23 LAMC that you cannot or do not comply with, and explain (attach form CP-7755).

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

11 am to 2 am daily

H. What is the occupancy load as determined by the Fire Department (number of patrons)? What is the proposed seating in all areas?

With a total of 65 seats, 57 seats inside and 8 on patio.

I. Is parking available on site? (If so, how many spaces?) If spaces are not available on site, have arrangements been made for off-site parking by lease or covenant?

Yes, 24 parking spaces on-site

J. Is there to be entertainment such as a piano bar, jukebox, dancing, live entertainment, movies, etc? (Specify?) (On site only)

Yes there will be Karaoke and non-amplified music.

K. Is a full line of alcoholic beverages to be served or just beer and wine?

Yes. A full line of alcoholic beverages will be served.

L. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? (Off site only)

No.

M. 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. (On site only)

No cocktail lounge.

N. 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?

No.

O. Will video game machines be available for use on the subject property and if so, how many such machines will be in use?

No.

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

No.

Q. Will alcohol be sold without a food order? Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?

No, and yes there a kitchen.

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

Yes.

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

No.

ADDITIONAL INFORMATION FOR ZA CASES: Please answer the following questions on the form or on additional sheets.

1727 N. Vermont Ave.

In order to grant your request the following findings/questions must be addressed by the Zoning Administrator. Please try to explain as best as possible how your request conforms to the following requirements.

A. Describe briefly how the proposed project will be proper in relation to adjacent uses or development of the community.

We are an existing restaurant serving Thai cuisine and we currently feature an on-site beer and wine license. We are requesting to up-grade our privileges to offer full alcohol sales to our patrons. The applicant has won a full type-47 alcohol license from the state A.B.C. through their lottery system and wished

B. Why does applicant believe the location of the project will be desirable to the public convenience and welfare?

The applicant has owned and operated this restaurant for the past ten years.

C. Describe how the proposed project will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the general plan.

We are located along a heavily developed commercial strip along Vermont Ave; just north of Hollywood blvd. this area is well known for its eclectic mix of fine food establishments.

D. Will the approval of the Conditional Use at this location adversely affect the economic welfare of the community? Why?

No. We are an existing business entry in this neighborhood; and approval of our request is adding to our economic influent to the community.

E. Will the approval of the Conditional Use result in or contribute to an undue concentration of such establishments? Why?

No. We already feature an on-site beer and wine license and will only be upgrading out privileges.

F. Will the approval of the Conditional Use detrimentally affect nearby residentially zoned properties? Why?

No. we are not adjacent to any residential properties.

T. Will off-site sales of alcohol as a secondary use to on-site occur (i.e., take out)?

No.

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

No.

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

no

W. Will alcohol be allowed to be consumed on any adjacent property under the control of the applicant?

no

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

no

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

Well be provided

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

aa. What security measures will be taken including:

(1) Posting of rules and regulations on premises.

(2) To prevent such problems as gambling, loitering, theft, vandalism and truancy.

(3) Will security guards be provided and if so, when and how many?

(4) Other measures.

- ALL RULES AND REGULATIONS WILL BE PROMINENTLY DISPLAY IN AN EMPLOYEE AREA.

- ALL CONDITION FROM CITY PLANNING AND THE STATE A.B.C WILL BE READILY AVAILABLE ON-SITE FOR OFFICIAL INSPECTION.

Bb. Will there be minimum age requirements for patrons? If so, how will this be enforced?
Patrons that order alcohol will be ask for ID.

cc. Are there any schools (public or private and including nursery schools) churches or Parks within 1,000 ft. of your proposed business? Where?

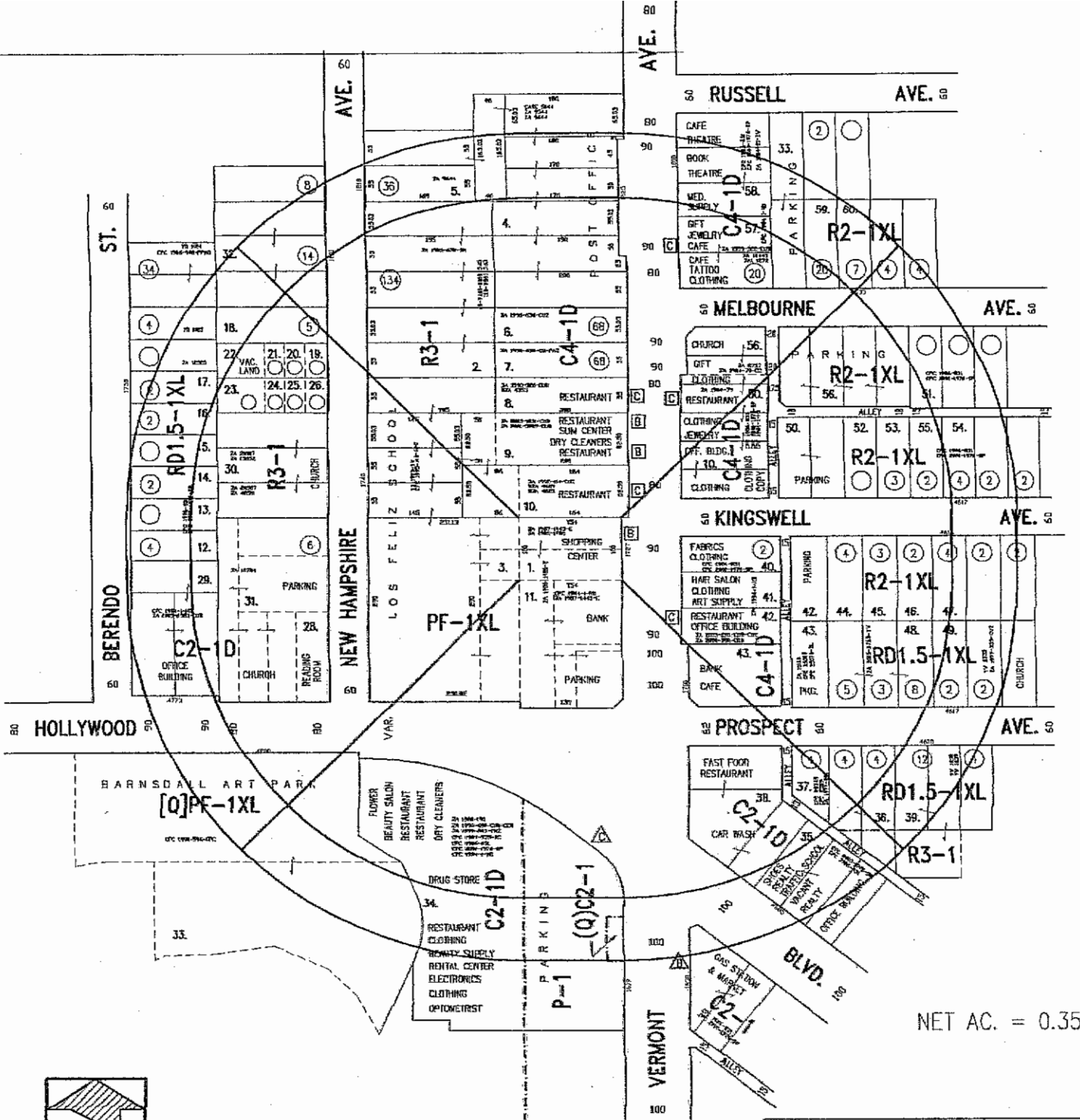
YES. PLEASE SEE ATTACHED LIST.

dd. For massage parlor or sexual encounter establishment applicants: are there any other adult entertainment businesses within 1,000 feet of your proposed establishment (i.e., adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater)?

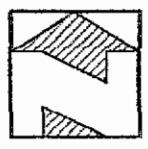
N/A

ee. For off-site sales, where will the alcohol be stored and displayed (indicate on floor plan)?

N/A



NET AC. = 0.35



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

LEGAL: POR. LOT 33, ARB 15 & 16, WEST PORTION OF THE LICK TRACT= LOS FELIZ RO TRACT, M.R. 7-92. SEE APPLICATION

THOMAS BROS.
 PAGE: 594
 GRID: A/4
 C.D. 4
 C.T. 1892.00
 P.A. 070
 CADFILE: VERMONT-HOLLY-RAD

CONDITIONAL USE ALCOHOLIC BEVERAGES

ONTINENTAL MAPPING SERVICE
 6325 Van Nuys Boulevard, Van Nuys, CA 91401
 Phone: (818) 787-1863 - Fax: (818) 787-1321

CASE NO.:
 DATE: ~~6-20-06~~ 10-8-07 4-18-08
 DRAWN BY: ANDRES RAAB
 D.M. NO.: 147 B 197, 150 B 197
 SCALE: 1" = 100'
 USES: FIELD
 CONTACT PERSON: PATRICK PANZARELLO
 818-351-0059

1,000 FOOT SURVEY

Date: October 8, 2007
Property Address: 1727 Vermont Ave

List of Alcohol Establishments between 0 and 600 feet

Bamboo House Thai Cuisine, 4852 Hollywood Bl	Type 41 License
Shell Food Mart, 1630 Vermont Ave	Type 20 License
Rite Aid, 1637 Vermont Ave	Type 21 License
Vermont Rest, 1712-1716 Vermont Ave	Type 47 License
Pattaya Rest, 1727 Vermont Ave #103	Type 41 License
Niko Niko Sushi, 1755 Vermont Ave	Type 41 License
IL Capriccio, 1757 Vermont Ave	Type 41 License
Dresden, 1760 Vermont Ave	Type 47 License
Figaro Café, 1802 Vermont Ave	Type 47 License
Tiger, 1745 Vermont Ave	Type 47 License
Montecristo, 1767 Vermont Ave	Type 47 License

List of Alcohol Establishments between 600 and 1,000 feet:

Cobras & Matadors, 4651 Hollywood Bl	Type 41 License
Chee Thas, 4600 Hollywood Bl	Type 47 License
Jons Market, 1601 Vermont Ave	Type 21 License
Fred 62, 1850 Vermont Ave	Type 41 License
Palermo Italian Rest, 1858 Vermont Ave	Type 47 License

Schools, churches, hospitals or parks within 1,000 feet:

101 Feliz School , 1740 New Hampshire Ave
Hollywood Lutheran church, 1733 New Hampshire Ave
Iglesia Centro Cristiano Pentecostal, 4759 Hollywood Bl
Barnsdall Art Park, 4800 Hollywood Bl
Mt. Hollywood Congregational Church, 4607 Prospect Ave
Thirteenth Church Of Christ Scientist, 1776 Vermont Ave
Full Gospel Church, 1750 Edgemont St
Elysian Masonic Temple, 1900 Vermont Ave
Kaiser Permanente L.A. Medical Center, 1526 Edgemont St