

SUBJECT: Chi Dynasty
1813 Hillhurst Ave
Los Angeles, CA 90027

- a. Describe briefly how the proposed project will be proper in relation to adjacent uses or the development of the community.
- a. The proposed restaurant is located on Hillhurst Ave which is a major commercial street with retail and commercial businesses and activities in the area. The previous use at this tenant leasehold space was also a restaurant. Currently, we are located approximately ½ to the north on the same street. We propose to relocate because our lease is expiring. The proposed request of retail on-site sales and consumption of full-line liquor for the proposed restaurant will allow us to be able to serve our customers our authentic Chinese cuisine complimented by alcoholic beverages.
- b. Why doe applicant believe the location of the project will be desirable to the public convenience and welfare.
- b. Hillhurst Ave is a major arterial in the area. The proposed restaurant is situated on a .846 acre commercial site. The use is consistent with the adjacent uses in the area.
- c. Describe how the proposed project will not be detrimental to the character of development in the immediate neighborhood and will be harmony with the various elements and objectives of the General Plan.
- c. The General Plan designates this area as commercial. Our proposed use of on-sale full-line liquor for the proposed restaurant is consistent with the intent and purpose of the general plan. The conditional use permit will allow us to serve alcoholic beverages in conjunction with the fine food we serve. Therefore, it will not be a detriment to the surrounding area.
- d. Will the approval of the Conditional Use at this location adversely affect the economic welfare of the community? Why?
- d. The approval of the conditional use permit will not adversely affect the economic welfare of the community because the site is located in an area that is surrounded by similar uses.
- e. Will the approval of the Conditional Use result in or contribute to an undue concentration of such establishments? Why?
- e. The approval will not contribute to an undue concentration of such establishments. We are relocating from our existing location, which is approximately ½ miles to the north. This proposal, therefore, will not result in

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- a proliferation of similar uses that already exist in area.
- f. Will the approval of the conditional Use detrimentally affect nearby residentially zoned properties?
 - f. The approval will not affect the nearby residentially zoned properties as the subject is a commercial center.
 - 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?
 - g. The restaurant is open 7 days per week from 11:00 AM to 12:00 AM from Sundays to Thursdays and 11:00 AM to 1:00 AM on Fridays and Saturdays. The sales of alcohol will be limited to the hours of operation.
 - h. What is the occupancy load as determined by the Fire Department (number of patrons)? What is the proposed seating in all areas?
 - h. 54, Proposed seating: 48
 - i. Is parking available on the site? If so, how many spaces? If spaces are not available on the site, have arrangements been made for off-site parking by lease or Covenant? Where? How many off-site spaces?
 - i. There are 61 parking spaces on site, (please refer to site plan for parking summary)
 - j. Is there to be entertainment such as piano bar, juke box, dancing, live entertainment, movies, etc? (Specify?) (On-site only)
 - j. There are no entertainments associated with this use.
 - k. Is a full line of alcohol beverage to be served of just beer and wine?
 - k. Full line
 - 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)
 - l. Not applicable
 - 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)
 - m. Not applicable

- 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?
 - n. 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?
 - o. No
- p. Will you have signs visible on the outside which advertise the availability of alcohol?
 - p. No
- q. Will alcohol be sold without a food order? Will there be a kitchen on the site as defined in Section 12.03 of the Los Angeles Municipal Code?
 - q. No. There is a kitchen inside the restaurant
- r. Will beer or wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)?
 - r. Single cans
- s. Will "fortified" wine (greater than 16% alcohol) be sold?
 - s. Yes
- t. Will off-site sales of alcohol as a secondary use to on-site sales occur (i.e., take out)?
 - t. No
- u. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?
 - u. No
- v. Will security guards be provided and if so, when and how many?
 - v. No
- w. Will alcohol be allowed to be consumed on any adjacent property under the

control of the applicant?

w. No

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

x. No

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

y. Attached

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

z. 7-8

aa. What security measures will be taken including:

(1) Posting of Rules and Regulations on the 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.

aa. Video Surveillance cameras

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

bb. No

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

cc. 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)?

dd. Not applicable

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

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: 2007 2870 Case No.: 17A 2007 2871 CPC Case No.: _____
 Council District No.: 4 Community Plan Area: Hollywood
 PROJECT ADDRESS: 1813 Hillhurst Ave, Los Angeles, CA 90027

Major Cross Streets: Russell Ave and Melbourne Ave
 Name of Applicant: JC Dynasty
 Address: 2112 Hillhurst Ave, Los Angeles, CA 90027
 Telephone No.: (323) 667-3388 Fax No.: (323) 667-3393 E-mail: chi328@hotmail.com

| | |
|---|-------------------------------------|
| OWNER <i>Manager</i> | APPLICANT'S REPRESENTATIVE |
| (Other than Owner) | |
| Name: <u>Los Feliz Plaza LLC</u> | Name: <u>Stanley Szeto</u> |
| | (Contact Person) |
| Address: <u>3171 W Olympic Blvd #210, Los Angeles, CA 90006</u> | Address: <u>879 W Ashiya Rd</u> |
| Telephone No: <u>(323) 731-3131</u> | Telephone No: <u>(626) 512-5050</u> |
| Signature: <i>[Signature]</i> | Signature: <i>[Signature]</i> |
| <i>Manager</i> | (Applicant's Representative) |

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** a UNDATED check in the amount of \$50 made out to the County of Los Angeles for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

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| | |
|---|----------------------------|
| ENVIRONMENTAL ASSESSMENT APPROVED BY: <u>ROBERT S. HEREDIA</u> | DATE: <u>JUNE 13, 2007</u> |
| APPLICATION ACCEPTED BY: <u>Roberts Heredia</u> | DATE: <u>JUNE 13, 2007</u> |
| RECEIPT NO.: <u>266294</u> | |

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

conditional use permit for retail on-site and consumption of full line liquor for a proposed 1,982 square foot 48 seat bona-fide restaurant on a 36,867 square foot existing multi-tenant commercial site

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

California State Department of Alcoholic Beverage Control (ABC) for Type 47 License (On-Sale Full Line Liquor for Eating Place)

II. Existing Conditions:

A. Project Site Area 36,867 sqft Net and .846 Gross Acres .846

B. Existing Zoning C4-1D, P-1

C. Existing Use of Land Multi-Tenant commercial site Existing General Plan Designation Neighborhood Office Commercial

D. Requested General Plan Designation Same as exiting

E. Number N/A type N/A and age ± N/A of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: N/A and average rent: N/A

Is there any similar housing at this price range available in the area? If yes, where? N/A

F. Number N/A Trunk Diameter N/A and type N/A of existing trees.

G. Number N/A Trunk Diameter N/A and type N/A of trees being removed (identify on plot plan.)

H. Slope: State percent of property which is: x Less than 10% slope 10-15% slope over 15% slope If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.

I. Check the applicable boxes and indicate the condition on the Plot Plan. There are [] natural or man-made drainage channels, [] rights of way and/or [] hazardous pipelines crossing or immediately adjacent to the property, or [x] none of the above.

J. Grading: (specify the total amount of dirt being moved) x 0-500 cubic yards. if over 500 cubic yards. indicate amount of cubic yards.

K. Import/Export: Indicate the amount of dirt being imported or exported N/A

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-
Single Family _____ Apartment _____ or Condominium _____
- B. Number of Dwelling Units with:
One bedroom _____ Two bedrooms _____
Three bedrooms _____ Four or more bedrooms _____
- C. Total number of parking spaces provided _____
No. of space at grade _____ no. of Semi-Subterranean _____ no. of Subterranean _____
- D. List recreational facilities of project _____
- E. Approximate price range of units \$ _____ to \$ _____
- F. Number of stories _____, height _____ feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) _____
Gas heated swimming pool? _____
- H. Describe night lighting of the project _____
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building _____
Paving _____
Landscaping _____
- J. Total Number of square feet of floor area _____

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use Commercial
- B. Total number of square feet of floor area 1,982
- C. Number of units if hotel/motel N/A
- D. Number of stories 1 height 25 feet.
- E. Total number of parking spaces provided: 61
No. of space at grade 61 no. of Semi-Subterranean 0 no. of Subterranean 0
- F. Hours of operation 11:00 AM-1:00 AM Days of operation 7 days per week
- G. If fixed seats or beds involved, number N/A
- H. Describe night lighting of the project Existing parking and exterior building lighting
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift 7-8, 2 shifts
- J. Number of students/patients/patrons N/A
- K. Describe security provisions for project Alarm and video Surveillance camera
- L. Percent of total project proposed for: Building Existing
Paving Existing
Landscaping Existing

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- • National Register of Historic Places N/A
- • California Register of Historic Resources N/A
- • City of Los Angeles Cultural Historic Monument. N/A
- • Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) N/A

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. N/A

- A. Regulatory Identification Number (if known) N/A
- B. Licensing Agency N/A
- C. Quantity of daily discharge N/A

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
Hillhurst Ave adjacent to property
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. _____

N/A

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, Los Feliz Plaza LLC Manager: Sandy Kim
Owner (Owner in escrow)
(Please Print)

I, Stanley Szeto
Consultant*
(Please Print)

Signed: [Signature]
~~Owner~~ Manager

Signed: [Signature]
Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

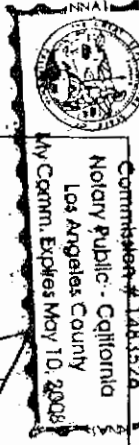
State of California, County and City of Los Angeles

Signed: _____
Notary

Subscribed and sworn to before me this _____ day of _____, 20____
(NOTARY OR CORPORATE SEAL)

Signed: [Signature]
Notary

Subscribed and sworn to before me this 31 day of May, 2010
(NOTARY)



* If acting for a corporation, include capacity and company name.

State of California County of Los Angeles

Subscribed and sworn to (or affirmed)
Before me on this 5 day of May, 2010, by
Sandy H. K. Kim
personally known to me or proved to me on
the basis of satisfactory evidence to be the
person(s) who appeared before me.

Signature [Signature]
(Seal)



MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

| | | |
|------------------------------|---------------------------------|---------------------------|
| ENV No. <u>2007-2871-EAF</u> | Existing Zone <u>C4-1D, P-1</u> | District Map |
| APC Central | Community Plan <u>Hollywood</u> | Council District <u>4</u> |
| Census Tract <u>1891.00</u> | APN <u>5590-019-024</u> | Staff Approval * |
| | | Date |

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

CASE NO. 1 ZA-2007-2870-CUB

APPLICATION TYPE Conditional Use Permit
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 1813 Hillhurst Ave, Los Angeles Zip Code 90027

Legal Description: Lot 80,81, F-2, F-23, 84, 85 Block N/A Tract Croake and Mccann's Gcm of Hollywood

Lot Dimensions 137.89'W x 270.00'L Lot Area (sq. ft.) 36,867 sqft Total Project Size (sq. ft.) 1,982 sqft

2. PROJECT DESCRIPTION

Describe what is to be done: conditional use permit for retail on-site consumption of full line liquor for a proposed 1,982 square foot 48 seat bona-fide restaurant on a 36,867 square foot existing multi-tenant commercial site

Present Use: vacant commercial tenant leasehold space Proposed Use: Restaurant

Plan Check No. (if available) B07LA02652 Date Filed: March 16, 2007

- Check all that apply:
- New Construction
 - Change of Use
 - Alterations
 - Demolition
 - Commercial
 - Industrial
 - Residential
- Additions to the building:
- Rear
 - Front
 - Height
 - 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
authorizes the ZA to grant a conditional use permit for retail sale on-site consumption of full line liquor for a proposed 1,982 sqft 48 seat bona-fide restaurant (11:00 AM-12: AM, Sun-Thur, 11:00 AM-1:00 AM, Fri-Sat) on a commercial site

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

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

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

List related or pending case numbers relating to this site:

CPC-21114, CPC-2000-1976-SP, ORD-173964, ORD-173963, ORD-173749, ZA-2000-1664-CUB-ZV, ZA-1993-287-ZV

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)

| NAME (Print) | SIGNATURE | ADDRESS | KEY # ON MAP |
|--------------|-----------|---------|--------------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

4. OWNER/APPLICANT INFORMATION

Applicant's Name Jonathan Chi Company JC Dynasty
 Address: 2112 Hillhurst Ave Telephone: (323) 667-3388 Fax: (323) 667-3393
Los Angeles, CA Zip: 90027 E-mail: chi328@hotmail.com

Property Owner's Name (if different than applicant) Los Feliz Plaza LLC / SANDY KIM
 Address: 3171 W Olympic Blvd #210 Telephone: (323) 731-3131 Fax: ()
Los Angeles, CA Zip: 90006 E-mail: _____

Contact Person for project information Stanley Szeto
 Address: 879 W Ashiya Rd Telephone: (626) 512-5050 Fax: (323) 838-0515
Montebello, CA Zip: 90640 E-mail: stanleyszeto@sbcglobal.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: [Handwritten Signature]
 Print: Sandy Kim Manager
 Date: _____

Subscribed and sworn before me this (date): 5/5/2007
 by Sandy H.K. Kim
 In the County of Los Angeles State of California

Notary Public [Handwritten Signature]
 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>\$4,691.00</u> | Reviewed and Accepted by <u>ROBERT S. HEREDIA</u> | Date <u>JUNE 13, 2007</u> |
| Receipt No. <u>266294</u> | Deemed Complete by _____ | Date _____ |

California Business Portal

Secretary of State DEBRA BOWEN

SECRETARY OF STATE

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Limited Partnerships/Limited Liability Companies

LP/LLC

The information displayed here is current as of "May 25, 2007" and is updated weekly. This information is not a complete or certified record of the Limited Partnership or Limited Liability Company.

If you are unable to locate a record, you may request a more extensive search by ordering a status report. Fees and instructions for ordering a status report are included in the **Business Entities Records Order Form**. Certificates and/or certified copies can be requested using the order form.

Results of search for " los feliz plaza llc "

Click on the name of the Limited Partnership or Limited Liability Company for additional information.

| LP/LLC Number | Date Filed | Status | LP/LLC Name | Agent for Service of Process |
|---------------|------------|--------|---------------------|------------------------------|
| 200229010144 | 10/17/2002 | active | LOS FELIZ PLAZA LLC | SANDY KIM |

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