

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>ENV 2009-2579 CE</u>	Existing Zone <u>C4-ID</u>	District Map <u>150B197</u>
APC <u>CENTRAL</u>	Community Plan <u>HOLLYWOOD</u>	Council District <u>4</u>
Census Tract <u>1891.00</u>	APN <u>5590015024</u>	Staff Approval* <u></u>
		Date <u>8/11/09</u>

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

CASE NO. ZA 2009-2578 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 4656 W. Franklin Ave. Zip Code 90027

Legal Description: Lot FR 28, FR 27, 26, FR 46 (Arb 1, 2) Block None Tract Croake and MC Cann's Gem of Hollywood Tract

Lot Dimensions irregular Lot Area (sq. ft.) 26,101 (sq. ft.) Total Project Size (sq. ft.) 4,124 (sq. ft.)

2. PROJECT DESCRIPTION

Describe what is to be done: To continued the sales of full line of alcohol beverages for on-site consumption in conjunction with existing restaurant. Seating 91 patrons and with hours of operation from 11:00 am to 2:00 am daily.

Present Use: _____ Proposed Use: _____

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

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> LEED Silver
Additions to the building:	<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height
			<input type="checkbox"/> Side Yard

No. of residential units: Existing 0 To be demolished 0 Adding 0 Total 0

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 continued the sales of full line of alcohol beverages for on-site consumption in conjunction with existing restaurant. Seating 91 patrons

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.24 W17
To allow hours of operation from 11:00 am to 2:00 am daily.

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

List related or pending case numbers relating to this site:
ZA-2001-5525-CUB, ZA-2001-5525-CUB-PA1, ZA-2001-5525-CUB-PA2, ZA-2001-5525-CUB-PA3

4. OWNER/APPLICANT INFORMATION

Applicant's name Jasbir Singh Company Electric Lotus

Address: 4656 Franklin Ave. Telephone: (323) 997-1668 Fax: ()

Hollywood, CA - LOS ANGELES, CA Zip: 90028 90027 E-mail:

Property owner's name (if different from applicant) Sung J. Shin

Address: 1081 Lynwood Dr 2780 Hollyview Court Telephone: (323) 883-0783 Fax: ()

Brea, CA 92821 Los Angeles, CA Zip: 90027 90068 E-mail:

Contact person for project information Patrick E. Panzarelli Company Patrick E. Panzarelli Consulting Services

Address: 9111 Morning Glow Way Telephone: (818) 351-0059 Fax: (818) 351-0060

Sun Valley, CA Zip: 91352 E-mail: Patpanz@ca.rr.com

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: Jasbir Singh

Print: JASBIR SINGH

ALL-PURPOSE ACKNOWLEDGMENT

State of California L.A.
County of L.A.

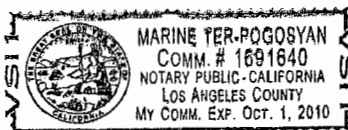
On JULY 09, 2009 before me, MARINE TER-POGOSYAN, NOTARY PUBLIC,
(Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.

Marine Ter-Pogossyan (Seal)
Signature



6. 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 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.

Planning Staff Use Only

Base Fee <u>6,553</u>	Reviewed and Accepted by <u>[Signature]</u>	Date <u>8/11/09</u>
Receipt No. <u>278702</u>	Deemed Complete by <u>[Signature]</u>	Date

4. OWNER/APPLICANT INFORMATION

Applicant's name Jasbir Singh Company Electric Lotus
 Address: 4656 Franklin Ave. Telephone: (323) 997-1668 Fax: () _____
Hollywood, CA Zip: 90028 E-mail: _____

Property owner's name (if different from applicant) Farmard Property LLC
 Address: 1864 N Vermont Ave Telephone: () _____ Fax: () _____
Los Angeles, CA Zip: 90027 E-mail: _____

Contact person for project information Patrick E. Panzarelli Company Patrick E. Panzarelli Consulting Services
 Address: 9111 Morning Glow Way Telephone: (818) 351-0059 Fax: (818) 351-0060
Sun Valley, CA Zip: 91352 E-mail: Patpanz@ca.rr.com

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Signature: Jasbir Singh Print: JASBIR SINGH
 ALL-PURPOSE ACKNOWLEDGMENT

State of California L.A.
 County of _____

On JULY 09, 2009 before me, MARINE TER-POGOSYAN - NOTARY PUBLIC
 (Insert Name of Notary Public and Title)

personally appeared JASBIR SINGH, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.

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WITNESS my hand and official seal.

Marine Ter-Pogosyan (Seal)
 Signature



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Compliance for CASE NO. ZA-2001-5525(CUB) (PA3) Conditional Use Permit

1, AS STATED.

Condition # 2, AS STATED.

Condition # 3, AS STATED.

Condition # 4, AS STATED, All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

Condition # 5, HAS BEEN DELETED.

Condition # 6, HAS BEEN DELETED.

Condition # 7, AS STATED,

Condition # 8, AS STATED,

Condition A. AS STATED, sale and dispensing of fall line alcohol is for on-site consumption only.

Condition B. AS STATED, seating shall not exceed seating for 91 patrons.

Condition C. AS STATED, Hours are from 11 am to 2 am daily.

Condition D. AS STATED,

Condition # 9, AS STATED,

Condition A. AS STATED

Condition B. AS STATED

Condition C. AS STATED

Condition D. AS STATED

Condition E. AS STATED

Condition F. AS STATED

Condition G. AS STATED

Condition H. AS STATED

Condition I. AS STATED

Condition J. AS STATED

Condition K. AS STATED

Condition L. AS STATED

Condition M. AS STATED

Condition N. AS STATED

Condition O. AS STATED

Condition # 10, HAS BEEN MODIFIED, AS STATED.

Condition # 11, HAS BEEN ADDED, AS STATED.

ZA 2009 2578

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

(4650 W Franklin 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 and operating restaurant with full line alcohol operating along Vermont Ave and Franklin Ave. We have been operating our restaurant for several years and we serve quality Indian food for lunch and dinner clientele.

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

Our location already exists and operating, allowing the continuous sale of our on-site full line of alcohol will be an important amenity.

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 an existing facility and an important part of the culture and character of restaurants located along Vermont Ave. Our existing Restaurant and are previous use of on-site alcohol sales are both within the elements and objectives of the general plan.

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

No, by strengthening our restaurant and customer base; we are increasing our viability in these slow economic times and also encourage the economic welfare of the immediate community.

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

No. We are an existing restaurant establishment mixtures of different restaurant and outlets are important to support the large work force and residents populating this community.

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

No. Our venue is located along a strong commercial corridor that supports these types of uses. Our parking is on the property located in the rear of the property.

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?

11:00 AM to 2:00 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?

91 Patrons.

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?

46 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)

No Live entertainment.

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

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)

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 is 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.

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

No. Takeout.

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.

Will 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.
- Managers and assistant manager will attend both an LAPD star program and an ABC LEAD program for alcohol safety.

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

No. 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

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 and operating restaurant with full line alcohol operating along Vermont Ave and Franklin Ave. We have been operating our restaurant for several years and we serve quality Indian food for lunch and dinner clientele. With hours of operation from 11:00 am to 2:00 AM Daily.

- 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 location is in the same neighborhood as his previous location and the location has supported similar uses in the past.

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.

Our location already exists and operating, allowing the continuous sale of our on-site full line of alcohol will be an important amenity.

d. Are you going to develop any or all of the following: / No

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? / Yes

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? 46 Standard? 27 Compact? 0

f. What is the Height 15' and number of stories 1 of the Project?

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

Our location already exists and operating, allowing the continuous sale of our on-site full line of alcohol will be an important amenity.

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?

This location has existed for many years. Our existing Restaurant and are previous use of on-site alcohol sales are both within the elements and objectives of the general plan.

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

We are occupying and maintaining a commercial restaurant establishment located on a commercial property. The general plan is consistent with our operation in maintaining and encouraging commercial enterprises.

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. Agreed.

Use	Hours of Operation	Square Ft.	Percentage
7 Eleven	24 hours	2500 sq. ft.	
Patar	9:00AM to 10:00PM	1900 sq. Ft.	
Cinguar	10:00am to 7:00 pm	2000 sq. ft.	
Video Store.	9:00am to 10:00 pm	3000 sq. ft.	

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.

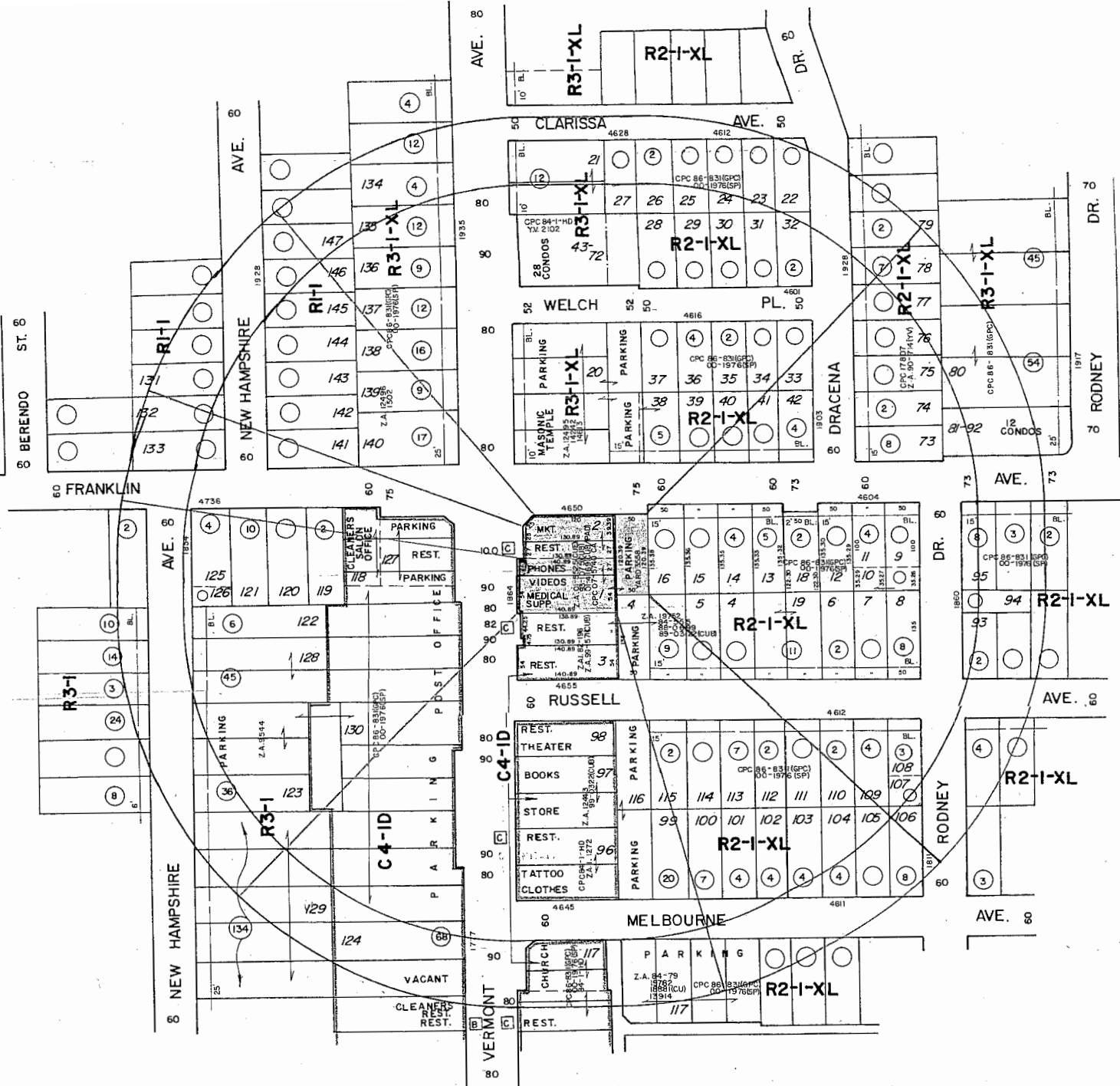
m. For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes. N/A

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

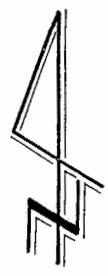
- 1) Exterior walls. Concert
- 2) Lighting plans. Street lights and lights on building
- 3) Landscaped and irrigated areas in the parking area. On the side of the building.
- 4) Location of trash storage area(s). In parking lot
- 5) Location of other storage area(s). None
- 6) Parking layout indicating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

Hours for a mini shopping center are 7:00 am to 11:00 Daily. We are requesting hours of operation from 11:00 am to 2:00 am daily for are existing restaurant.




LEGAL: CROAKE AND MCCANN'S
 GEM OF HOLLYWOOD TRACT,
 LOTS 26-28 & 46
 SEE APPLICATION



- C On-site consumption of full line alcoholic beverages
- B On-site consumption of beer and/or wine
- C Off-site consumption of full line alcoholic beverages
- B Off-site consumption of beer and/or wine

NET AC. = 0.61

THOMAS BROS.
 PAGE: 594 , GRID: 3/A
 C.D. 4 C.T. 1891 P.A. 070

CONDITIONAL USE- ALCOHOLIC BEVERAGES
 **CONTINENTAL MAPPING SERVICE**
 6325 Van Nuys Boulevard, Van Nuys, CA 91401
 (818) 787-1663

CASE NO.:
 DATE: 4-17-09
 SCALE: 1" = 100'
 USES: FIELD
 D.M.: 150B197

1,000 FOOT SURVEY

Date: April 16, 2009

Property address: 4656 Franklin Ave

List of Alcohol Establishments between 0 and 600 feet:

Electric Lotus, 4656 Franklin Ave	Type 47 License
Palermo, 1858 Vermont Ave	Type 47 License
Figaro Rest, 1802 Vermont Ave	Type 47 License
Dresden Rest, 1760 Vermont Ave	Type 47 License
Niko Niko Sushi, 1755 Vermont Ave	Type 41 License

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

Cuba Libre Rest, 1745 Vermont Ave	Type 47 License
1739 Public House, 1739 Vermont Ave	Type 47 License

Schools, Churches, Hospitals or Parks within 1,000 feet:

Los Feliz Elementray School, 1740 New Hampshire Ave
Mt Child Care, 4612 Melbourne Ave
Thirteen Church of Christ , 1776 Vermont Ave
Way of Life Church & Hollywood Lutheran Church, 1733 New Hampshire Ave
Centro Christaino Pentatcostal, 4759 Hollywood Bl

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(Article III, Section 3—City CEQA Guidelines)

Submission of this form is optional. 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 4
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PROJECT TITLE * ZA 2009-2578 COB-CU	LOG REFERENCE ENV ENV 2009-2579CE
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PROJECT LOCATION
* **4656 W. FRANKLIN AVE**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
* **CONTINUE THE SALE OF FULLLINE ALCOHOL FOR ONSITE CONSUMPTION - 91 SEAT**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
* **PATRICK PANZARELLO CONSULTING SERVICES**

CONTACT PERSON * PATRICK E. PANZARELLO	AREA CODE * 818	TELEPHONE NUMBER * 351-0059	EXT.
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EXEMPT STATUS: (Check One)

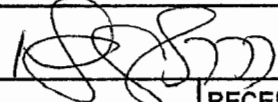
	CITY CEQA GUIDELINES	STATE EIR GUIDELINE
<input type="checkbox"/> MINISTERIAL	Art. III, Sec. 2b	Sec. 15268
<input type="checkbox"/> DECLARED EMERGENCY	Art. III, Sec. 2a (1)	Sec. 15269
<input type="checkbox"/> EMERGENCY PROJECT	Art. III, Sec. 2a (2) & (3)	Sec. 15269
<input type="checkbox"/> GENERAL EXEMPTION	Art. III, Sec. 1	Sec. 15061 (b) (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Art. III, Sec. 1	Sec. 15300 et esq.

Class 5 Category 34 (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and city guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Project involves the on-site consumption of alcoholic beverages where the premises does not exceed an occupant load of 200 persons and does not require an original dance hall, skating rink, or bowling alley permit from the Los Angeles Police Commission.


IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.

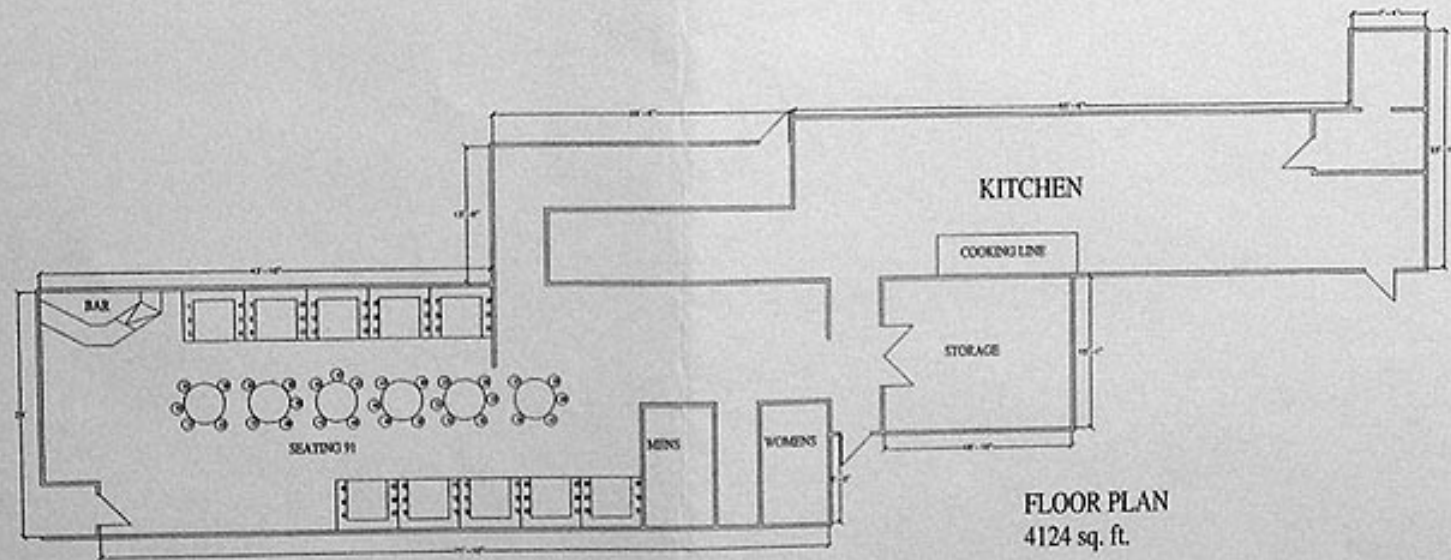
SIGNATURE 	TITLE PLANNING ASSISTANT	DATE 8/11/09
FEE: 79	RECEIPT NO. 278702	REC'D. BY BNS
		DATE 8/12/09

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Form Gen. 183 (Rev. 8-90) (Appendix A) (C.S. 4/98) (P.C. 5/02)

THE APPLICANT CERTIFIES THAT HE OR SHE UNDERSTANDS THE FOLLOWING:
Completion of this form by an employee of the City constitutes only a staff recommendation that an exemption from CEQA be granted. A Notice of Exemption is only effective if, after a public review and any required public hearings, it is adopted by the City agency having final jurisdiction (including any appeals) over the project application. If a CEQA exemption is found inappropriate, preparation of a Negative Declaration or Environmental Impact Report will be required. IF THE INFORMATION SUBMITTED BY THE APPLICANT IS INCORRECT OR INCOMPLETE SUCH ERROR OR OMISSION COULD INVALIDATE ANY CITY ACTIONS ON THE PROJECT, INCLUDING CEQA FINDINGS.

* James Koosema
NAME (PRINTED)

* 
SIGNATURE



FLOOR PLAN
4124 sq. ft.



PATRICK E. PANZARELLO
CONSULTING SERVICES

155 S. EL MOLINO, SUITE 100
PASADENA, CA. 91101

OFFICE (818)351-0059 FAX (818)351-0050

PROJECT INFORMATION:

ELECTRIC LOTUS
4656 FRANKLIN AVE.
HOLLYWOOD, CA 90027

DATE

01 / 28 / 09

SCALE

1/8" = 1'

SHEET TITLE

FLOOR PLAN

SHEET NO.

A - 2