

SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT ESTABLISHMENTS (CUX) – LAMC 12.24 W.1 & 12.24 W.18

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS* (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

For a CUB or CUX request to be considered, the following additional information and findings must be provided.

1. **RADIUS MAP REQUIREMENTS.** In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):
 - Radius Maps for alcohol uses must show land use to a 600-foot radius.
 - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
 - A **LIST OF THE FOLLOWING USES** within 600 feet is also required:
 - (1) residential uses and type (single-family, apartment, hotel, etc.);
 - (2) churches;
 - (3) schools, including nursery schools and child-care facilities;
 - (4) hospitals;
 - (5) parks, public playgrounds and recreational areas; and
 - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.
2. **FINDINGS (on a separate sheet)**
 - a. **General Conditional Use**
 - 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.
 - 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.
 - 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.
 - b. **Additional Findings**
 - i. Explain how the proposed use 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.
 - iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

3. 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? 4,592
- b. What is the total square footage of the space the establishment will occupy? 4,592
- c. What is the total occupancy load of the space as determined by the Fire Department? _____
- d. What is the total number of seats that will be provided indoors? 132 Outdoors? 10
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? Yes
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? Private
 - 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? No If yes, how much is enclosed? N/A Outdoors? N/a

h. Parking

- i. How many parking spaces are available on the site? 21
- ii. Are they shared or designated for the subject use? Designated
- 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? No
 - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A

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.

- 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.
- 3. Will valet service be available? No Will the service be for a charge? N/A
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? _____
- 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

4. 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?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am
Proposed Hours of Alcohol Sale	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: No

Note: *An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.*

- c. Will there be minimum age requirements for entry? No If yes, what is the minimum age requirement and how will it be enforced? N/A

- d. Will there be any accessory retail uses on the site? No What will be sold? N/A

e. **Security**

- i. How many employees will you have on the site at any given time? ~10

- ii. Will security guards be provided on-site? Occasionally

1. If yes, how many and when? Fri-Sat; 1 security guard

- iii. Has LAPD issued any citations or violations? No If yes, please provide copies.

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? Yes

- 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, while waiting for a food order

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? No

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

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? No

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

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.

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

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? N/A
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 -- <http://www.abc.ca.gov/>.

5. **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
 1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
 - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - b. if issuance would result in, or add to an undue concentration of licenses.
 - b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

6. **ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs.** In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: 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.

CONDITIONAL USE - ATTACHMENT - 1
3179 Los Feliz Boulevard, Los Angeles, 90039

Representative: Elizabeth Peterson Elizabeth Peterson Group, Inc. 400 S. Main Street, Suite 808 Los Angeles, CA 90013 T: 213-620-1904 F: 213-620-1587 elizabeth@epgla.com	Applicant: Kagianaris Lew, LLP Charles Lew 6430 Sunset Blvd, Ste. 1220 Los Angeles, 90028 T: (323) 467-7227 F: (323) 332-6778 Charles@kaglew.com
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REQUEST(S):

Pursuant to the Los Angeles Municipal Code, section 12.24 W1, the applicant is requesting a conditional use to permit the continued on-site sales and dispensing of a full line of alcoholic beverages in conjunction with an existing 4,592 sq.ft. bona fide restaurant with 132 indoor seats and 10 outdoor patio seats and hours of operation and alcohol sales from 11am-2am daily.

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.

The proposed project will enhance the built environment in the surrounding neighborhood and will contribute a service that is unique and beneficial to the surrounding community. The application for continued on-site sales of a full line of alcohol is for an existing restaurant on a property that has existed as a restaurant since its construction in 1941. Maintaining its use and ensuring that the existing responsible establishment can remain a viable business within the community by continuing sales of a full-line of alcohol is beneficial to the area. Approval of this application will allow the restaurant to continue contributing to a dynamic and vibrant corridor with unique dining and hospitality amenities. The prominently commercial nature of the area has proven to be an appropriate area for the use, which will continue to benefit the area. The continued sales of alcohol at this bona fide restaurant will allow the existing well-liked and respected dining establishment to remain a part of the community and continue to serve the surrounding neighborhood as well as visitors to the vibrant Atwater Village commercial and pedestrian corridor. The restaurants proximity to Griffith Park and LA River Bike Path provides a viable dining locale for visitors

from around the region that come to the area, as well as provides a neighborhood staple for the adjacent residential properties.

- 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 continue to be compatible with the surrounding area and adjacent properties and will not further degrade adjacent areas. The proposed conditional use is for an existing building and establishment with no changes to the operations, mode, or character. There will be no foreseeable adverse impacts to the surrounding area by approval of the continued on-site sales of a full line of liquor, and the operator will take measures to mitigate any possible foreseeable impacts that the continued dispensing of alcohol may have. The existing restaurant is located along a bustling commercial corridor and thus conforms with the surrounding properties and area and does not have adverse impacts on the surrounding neighborhood. The restaurant has an outdoor private patio with 10 seats, increasing public safety by putting more eyes on the street. The general welfare of the community is supported by this restaurant due to the mid-range, quality dining experience that one can have at this casual neighborhood locale.

- 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.**

The project substantially conforms with the purpose of the General Plan. The property is classified as neighborhood commercial in the General Plan and is zoned as [Q] C4-1XL which substantially conforms with the current and proposed continued use. The property is zoned with a maximum two-story height and conforms with the zone.

The project is within the East Los Angeles State Enterprise Zone as well as the Atwater Village Pedestrian Oriented District, which aims to create a pedestrian friendly zone along Los Feliz Blvd. The existing restaurant contributes to the goals of the Pedestrian Oriented District by maintaining a viable and respected dining establishment along the Pedestrian Oriented Street of Los Feliz Boulevard that is easily accessible by pedestrians from nearby bus stops, residences, other commercial establishments, and the LA River pedestrian and bike path, allowing viable alternative modes of transportation to access the restaurant and the pedestrian-oriented corridor. The proposed project directly follows the objectives of this plan by providing a respected, quality, and viable dining option for the Atwater Village, Glendale, and Los Feliz communities.

ADDITIONAL FINDINGS:

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

The proposed use will not adversely affect the welfare of the pertinent community. Because the application is for an existing restaurant and there will be no significant changes in operation or aesthetic, the impact and effects on the pertinent community will not change from what they currently are. The restaurant has proven to be a valuable asset to the livability and convenience of the neighborhood. Continued operations of a responsible and respected restaurant with service of a full line of liquor will continue to positively contribute to the surrounding neighborhood and provide a quality dining establishment with a robust menu of innovative burgers, with the added amenity of international beers, ample wines, and hand-crafted cocktails for neighborhood residents and visitors. The continued operation of this establishment is beneficial to the pertinent community because it will allow an operator respected by the community to continue operations and continue to allow for the business to remain viable and ensure continued occupancy of the building.

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

There is not currently an undue concentration of such establishments in the area and the continued operation and sales and dispensing of the existing restaurant will not further contribute to a concentration of such establishments. The existing restaurant is operating with a Type 47 Department of Alcoholic Beverage Control license number 526845 and the approval of this application for continued sales of a full line of liquor will not contribute to a concentration of such establishments. With its unique food menu of quality modern Scottish fare and wide selection of international draughts, the establishment is unmatched in quality and innovation in the adjacent areas and will continue to operate as such.

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

The approval of this application for a continued conditional use will not detrimentally affect nearby residential zones or uses. The subject site has been a restaurant for 70 years and has not adversely impacted the surrounding residential zones. The approval of a continued conditional use for on-site sales of a full line of liquor will not change the impacts on the surrounding residential areas and therefore will not detrimentally affect the nearby areas zoned as such. The Morrison provides a quality restaurant and staple of the Atwater Village/Los

Feliz community and will continue to do so, with approval of this application. Continued operation of the existing restaurant will continue to have positive impacts on the community, whereas a turnover in operation or use may leave room for a more detrimental use or operation. Approval of the conditional use will aid in the guarantee of continued operation for the Morrison and allow the restaurant to continue positive contributions to the community.

MASTER LAND USE PERMIT APPLICATION

LOS ANGELES CITY PLANNING DEPARTMENT

	<i>Planning Staff Use Only</i>	District Map
ENV No.	Existing Zone	
APC	Community Plan	Council District
Census Tract	APN	Case Filed With [DSC Staff]
		Date

CASE NO. _____

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

1. PROJECT LOCATION AND SIZE

Street Address of Project 3179 Los Feliz Blvd Zip Code 90039
 Legal Description: Lot PT Wm. C.B. Richardson 671.60 ACS Block None Tract Ranchos San Rafael and La Canada
 Lot Dimensions 73.9' x 184.7' Lot Area (sq. ft.) 11,217.4 Total Project Size (sq. ft.) 4,600

2. PROJECT DESCRIPTION

Describe what is to be done: The applicant is requesting a conditional use permit for continued on-site sales of a full-line of alcohol in conjunction with an existing 4,592 sq. ft. restaurant with 132 indoor seats and 10 outdoor patio seats and hours of operation of 11am-2am daily.

Present Use: Restaurant Proposed Use: Restaurant

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 checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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No. of residential units: Existing _____ To be demolished _____ Adding _____ Total _____

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 W1
*See Attachment 1

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:
ZA-2007-3208(CUB)

4. OWNER/APPLICANT INFORMATION

Applicant's name _____ Company 3179 Los Feliz Partners LLC
 Address: 3179 Los Feliz Blvd Telephone: (323) 467-7227 Fax: (323) 967-2242
Los Angeles, CA Zip: 90039 E-mail: marc@themorrisonia.com

Property owner's name (if different from applicant) Red Pomegranate LLC
 Address: 4294 Perilita Ave Telephone: (323) 804-7567 Fax: () _____
Los Angeles, CA Zip: 91711 E-mail: johnson@redpomegranateid.com

Contact person for project information Elizabeth Peterson Company Elizabeth Peterson Group
 Address: 400 S Main St #808 Telephone: (213) 620-1904 Fax: (213) 620-1587
Los Angeles, CA Zip: 90013 E-mail: elizabeth@epgla.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.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: Johnson Wei Johnson Wei, Manager Print: _____

ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of L.A.

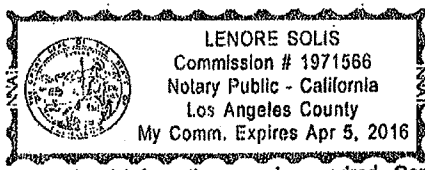
On 03-07-2014 before me, LENORE SOLIS NOTARY Public
 (Insert Name of Notary Public and Title)

personally appeared Johnson Wei 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/hers/their authorized capacity(ies), and that by his/hers/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 (Seal)



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 on an application.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

spacecraft

6408 Selma Ave, Los Angeles, CA, 90028
 P (323) 69.9029 F (323) 89.0770

NOTES

PROJECT NAME:
THE MORRISON
 3179 LOS FELIZ BLVD
 LOS ANGELES CA 90039

ISSUE AND DATE
 04.02.18 (P.L.) 200000

TITLE
SITE PLAN

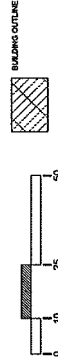
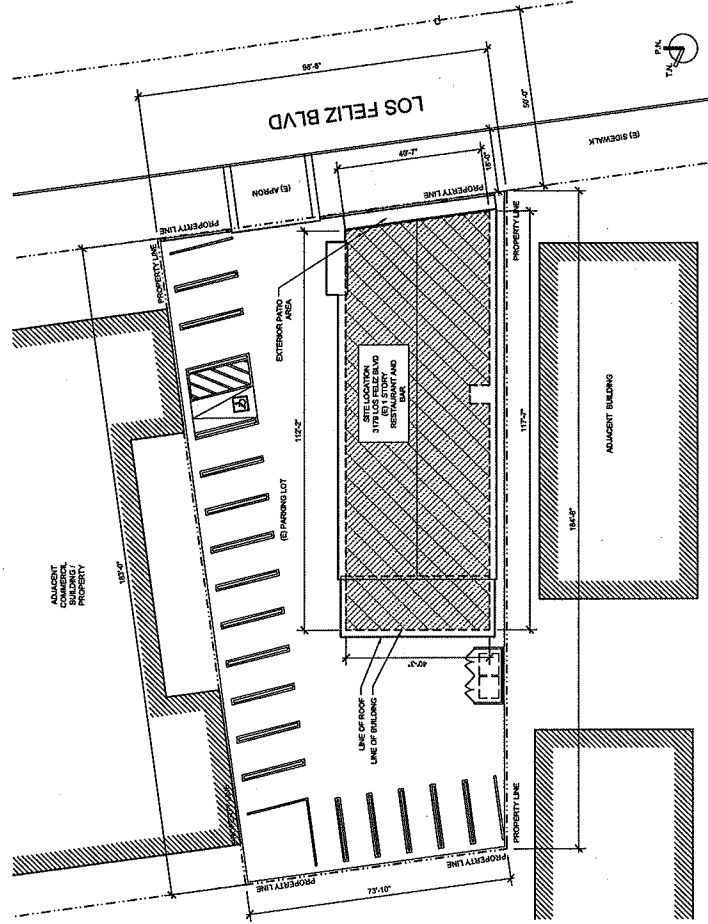
REVISION DATE BY

PROJECT #/ST
SHEET NUMBER

A0.0

SCALE
 AS NOTED
 PROFESSIONAL SEAL

PLOT PLAN / SCALE: 1/16" = 1'-0"



THE MORRISON
 3179 LOS FELIZ BLVD.
 LOS ANGELES, CA 90039