



DEPARTMENT OF CITY PLANNING
CONDITION COMPLIANCE UNIT



Pre-Application Research – Ready to Submit Checklist

Application Contact: Peter Garrell

Project Location: 14626 Raymer

Zone: M2-1

Application Type: PA-CUB

CD: 6

DBA: N/A

NC: Van Nuys

Planner: Nina Idemudia

Planner Tel: (213) 202-5440

Planner Email: nina.idemudia@lacity.org

Proposed Use of the Establishment:

Proposed Use: Adult Cabaret/Restaurant

Floor Area: 8777

Outdoor Uses:

Parking: n/a

Indoor Seats: 160

Outdoor Seats:

Permitted Use of the Establishment:

Permitted Use: Adult Cabaret/Restaurant

Floor Area: 8777

Outdoor Uses:

Parking: 75

Occupancy: a2, b

Relevant Documents on the Property (Staff will include the following documents in your filing package, unless otherwise requested):

Building Permits:

Building Permit - 14016-10000-16328 – 03/04/15

- TENANT IMPROVEMENT. REMOVE EXISTING DEMISING WALL BETWEEN THE EXISTING ADULT CABARET & RESTAURANT & CONVERT PORTION OF RESTAURANT SPACE TO ADULT CABARET AND INCLUDE KITCHEN AND STORAGE.COMPLY WITH DEPARTMENT ORDER EFFECTIVE DATE 09/01/2014. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE" ADULT CABARET WITH THE SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION AS PERMITTED IN ZA-2013-819-CUB.

C of Os

Certificate of Occupancy - 14016-10000-16328 – 06/05/15

- CONVERT PORTION OF RESTAURANT SPACE TO ADULT CABARET AND INCLUDE KITCHEN AND STORAGE

ZA Cases:

ZA-2013-819-CUB

- **CONDITIONAL USE PURSUANT TO SECTION 12.24W1 TO ALLOW THE ON-SITE SALE OF A FULL LINE OF ALCOHOL IN CONJUNCTION WITH AN EXISTING ADULT CABARET HAVING 160 TOTAL SEATS, ALL INDOOR. PROPOSED HOURS OF ALCOHOL SALE ARE FROM 11 A.M. TO 2 A.M., DAILY, WHILE THE GENERAL HOURS OF BUSINESS ARE FROM 11 A.M. TO 4 A.M., DAILY. THE SUBJECT PROPERTY IS LOCATED IN THE M2-1 ZONE.**

ZA-1995-536-CUB

- **REQUEST ON-SITE CONSUMPTION OF ALCOHOL AND THE ESTABLISHMENT OF POOL TABLE ACTIVITY FOR A RESTAURANT/SPORTS CLUB IN THE M2-1 ZONE.**

Q Conditions / D Limitations:

None

Pending Requests/Orders/Permits

None

Minor Comments/Corrections

Please make the following minor corrections where requested, then prepare the filing package according to the checklist provided herein.

☒ MLU App: **Application Type:** Plan Approval

Project Description: Approval of Plans to review compliance with Conditions of Approval per condition No. 9 of Case No. ZA 2013-0819 (CUB) for the continued on-site sale of a full line of alcoholic beverages in conjunction with and existing 8,777 sq. ft. adult cabaret and restaurant with 160 indoor seats. Proposed hours of operations [insert hours/days]

Action Requested: 12.24M – Approval of Plans to assess the effectiveness of conditions of approval under per condition No. 9 of Case No. ZA 2013-0819 (CUB) and allow the continued sale of a full line of alcoholic beverages in conjunction with and existing adult cabaret in the M2-1 Zone.

☒ EAF /CE / Reconsideration Form: Fill out Categorical Exception form attached to email.

☒ **A Fee Estimate for the project is enclosed.** Please make check payable to City of Los Angeles. Please include a phone number and California Driver's license on the check.

PLEASE INCLUDE THE FOLLOWING CHECKED ITEMS WITH YOUR CASE FILING:

(Note: Please make sure you incorporate any minor corrections requested above, prior to submittal).

Instructions: Each Section must be tabbed or separated by color sheets labeled with the assigned number and in the order according to the checklist below. Submit **ONLY** the documents and number of copies requested in the main package. If you would like to submit additional information or copies, please submit and label separately.

1. Application

- ☒ Master Land Use Application. Notarized Signature of:
☒ Owner

1a. Proof of Ownership

- ☒ **Ownership Disclosure** – if the property is owned by LLC, Corporation, Partnership or Trust the ownership disclosure is required and must indicate an Agent for Service of Process or an officer of the ownership entity. The disclosure must list the names and addresses of the principal owners (25% interest or greater). Attach a copy of the current Articles of Incorporation, partnership agreement or trust document as applicable.

2. Findings/Justification/Project Description:

- ☒ Project Description

General Findings

- ☒ 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.
- ☒ 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.
- ☒ 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 proposed use will not adversely affect the welfare of the pertinent community.

Additional CUB Findings

- ☒ The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a 1,000-foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.
- ☒ The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.
- ☒ Additional findings to support:
-Provide a condition compliance report

3. Sensitive Uses

- ☒ Include list of sensitive uses within 1000 foot radius. Sensitive uses include residential buildings, churches, schools, hospitals, public playgrounds and other similar uses.

4. Photographs

- ☒ Color photographs of the site/project and neighboring properties keyed to numbers on the Index Map (see below).
- ☒ Index map with arrows and keyed numbers showing from which direction the photos were taken
- ☒ Aerial photograph (Zimas)

5. Vicinity Map

- ☒ Location map showing surrounding area (*should show nearest Collector Street*)

6. Public Noticing

- Labels must be typewritten and prepared according to the Mailing Procedures Handout
Posting to be done by? ☐ BTC ☒ Applicant**

**On-site posting of hearing notices by the Applicant must follow the instructions according to Form 7762. The Applicant is required to post the sign 10 days prior to the hearing. Failure to post could result in delaying the processing of your application

- ☐ BTC Receipt (If notices and posting is to be done by BTC)
- ☐ **Penalty of Perjury Statement** certifying the lists' accuracy, must be dated within 90 days of submittal.

6a. Abutting Property Owners

- ☒ Abutting Property Owners Map (For Plan Approval Applications) must include all contiguously owned properties. Names and addresses of owners shall be secured from the **City Clerk's Land Records Division, 201 N. Figueroa St., Suite 1150.**
- ☒ (1) Copy of the Abutting Property Owners' List.
- ☒ (1) Set of self-adhesive labels of the Abutting Property Owners' List.

7. Plans Required (each folded to 8 ½" x 11")

- ☒ Plot Plan - includes all contiguously owned parcels (*identify which parcels are not a part of project*) and Project description.
- ☒ Floor Plans - fully dimensioned floor plan, label all areas, include # of seats (indoor and outdoor), alcohol storage area and outdoor seating areas.
- ☒ Provide floor area in square feet of all dining areas including outdoor seating.
- ☒ One (1) full size set on 24" x 36" paper
- ☒ Four (4) reduced size set on 11" x 17" paper

- ☐ One (1) reduced size set on 8 1/2" x 11" paper (for Expedite Processing cases only)

8. CEQA Compliance

- ☒ Provide signed Categorical Exception document

9. Electronic Copy

- ☒ Copy of significant documents on flash drive or CD (PDF format only)

10. Fees

- ☒ Check in the amount of \$7,002, made out to the **City of Los Angeles**. For personal checks, please include a California Driver's License Number and phone number on the check. Company checks require a phone number on the check.

11. Duplicate Case Files Please include MLUA, Vicinity Map, Radius Map, Plans, Photos, Findings and CEQA

- ☒ Certified Neighborhood Council in an unsealed, postage affixed envelope with CCU return address
- ☒ (1) Copy for LAPD
- ☒ Council Office ☒ 1 copy

**Note: Please drop-off the checked items at our office located at:
200 N. Spring Street, #528
Los Angeles, CA 90012**

****An appointment is not necessary****