



Address Any Communication To:
CENTRAL AREA PLANNING COMMISSION
200 North Spring Street, Room 532
Los Angeles, CA 90012
(213) 978-1300

NOTICE OF PUBLIC HEARING

- √ INTERESTED PARTIES
- √ ABUTTING PROJECT SITES
- √ OWNERS AND OCCUPANTS
- √ 500-FOOT RADIUS

**Concerning property at
7111 West Melrose Avenue**

Case No.: ZA-2014-0955-CUB-1A
CEQA No.: ENV-2014-0956-CE
Community Plan: Hollywood
Council District No.: 5 - Koretz

Hearing Date: Tuesday, December 8, 2015
Hearing Time: after 4:30 P.M.
Hearing Place: City Hall, 10th Floor
200 North Spring Street
Los Angeles, CA 90012

The Central Area Planning Commission invites you to attend a hearing regarding the property highlighted above. *The law requires that owners and renters near this site be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

The hearing involves an appeal of Condition No. 7 of the Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code Section 12.24-W, 1, a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption in an existing restaurant in the C4-1XL Zone; and to adopt the Lead Agency's action in issuing Categorical Exemption ENV-2014-0956-CE as the environmental clearance for this action.

APPLICANT: Tatsu Ramen, LLC
Representative: Danny Aleshire, Liner LLP

APPELLANT: Same
Representative: Jerry Neuman, Noel Fleming, Liner LLP

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.planning.lacity.org>.

TESTIMONY: Written testimony may be submitted prior to the hearing (see instructions below); however, oral testimony **can only be given at the hearing** and may be limited due to time constraints. Sign language interpreters and assistive listening devices may be provided if you contact our office at least three (3) business days before the hearing.

FOR ADDITIONAL INFORMATION AND INSTRUCTIONS ON SUBMITTING TESTIMONY SEE BELOW

DECISION: The Commission's decision will be based on the merits of the case and the applicable law. ***The Commission can consider the entire action even if only a portion has been appealed.*** A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

FILE REVIEW: The complete file, including the determination is available for public inspection in the Commission office, Suite 532, 200 N. Spring Street, Los Angeles, between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1300 several days in advance to ensure file availability.

CORRESPONDENCE AND EXHIBITS

The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Any written testimony which you wish them to see **may only** be submitted to our office using the following guidelines:

1. If you wish to submit materials to the Commission for their consideration, they should be received in the Commission office ***ten days*** prior to the date of the hearing. If Monday is a holiday, they should be received by ***noon of the preceding Friday***.
2. Please provide an **original and fourteen (14) copies (15 sets)** of all correspondence or exhibits (for the file, (5) Commission members, Director of Planning, Chief Zoning Administrator, Associate Zoning Administrator, City Planner, Commission Executive Assistant and City Attorney). All **fifteen copies/sets** may be mailed in the same envelope.
3. Correspondence must be on letter size or legal size paper (8 1/2 " x 11" or 8 1/2 " x 14").
4. All oversized exhibits (photos, plans, artists' renderings) must be able to fit in a legal size folder. Therefore, they should be mounted on foldable paper or a file size copy must be provided. Photo exhibits **must** be mounted on light cardboard or foldable paper.
5. Write the ZA case number on all communications and exhibits (for Parcel Map, Private Street and Certificate of Compliance appeals use the original case number, for Coastal Development Permit appeals, write the CDP number).
6. **ALL** materials submitted to the Commission become City property and cannot be returned. This includes any correspondence or exhibit used as part of your testimony to the Commission.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the staff person referenced in this notice.

**MASTER APPEAL FORM &
ATTACHMENTS**



APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

- Area Planning Commission
- City Planning Commission
- City Council
- Director of Planning

Regarding Case Number: ZA-2014-0955-CUB

Project Address: 7111 West Melrose Avenue

Final Date to Appeal: 10/09/2015

- Type of Appeal:
- Appeal by Applicant
 - Appeal by a person, other than the applicant, claiming to be aggrieved
 - Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): Tatsu Ramen, LLC

Company: _____

Mailing Address: 2123 Sawtelle Boulevard

City: Los Angeles State: CA Zip: 90025

Telephone: (310) 408-7183 E-mail: william@tatsuramen.com

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

Self Other: _____

- Is the appeal being filed to support the original applicant's position? Yes No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Jerry Neuman / Noel Fleming

Company: Liner LLP

Mailing Address: 633 W Fifth Street, 32nd Floor

City: Los Angeles State: CA Zip: 90071

Telephone: (213) 694-3133 E-mail: n Fleming@linerlaw.com

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? Entire Part

Are specific conditions of approval being appealed? Yes No


If Yes, list the condition number(s) here: 7

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- Specifically the points at issue
- How you are aggrieved by the decision
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: 

Date: Sep 30 2015

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- Original Applicants must pay mailing fees to BTC and submit a copy of receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered original applicants and must provide noticing per LAMC 12.26 K.7.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. (CA Public Resources Code § 21151 (c)). CEQA Section 21151 (c) appeals must be filed within the next 5 meeting days of the City Council.

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

s.s.

On 9-30-2015 before me, JESUS LOPEZ Notary Public

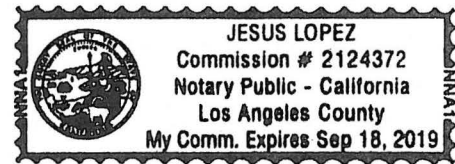
personally appeared WILLIAM KUSUMO KHOR

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 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.





OPTIONAL INFORMATION

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of ATTORNEY

containing 2 pages, and dated 9-30-2015

The signer(s) capacity or authority is/are as:

- Individual(s)
 Attorney-in-fact
 Corporate Officer(s)

- Guardian/Conservator
 Partner - Limited/General
 Trustee(s)
 Other:

representing: _____

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer Signer(s) Thumbprints(s)

October 9, 2015

Central Area Planning Commission
Department of City Planning
Los Angeles City Hall
200 North Spring Street
Los Angeles, CA 90012

RE: Case No. ZA-2014-0955-CUB; 7111 West Melrose Avenue
Appeal of Determination

Dear Commissioners:

This firm represents Tatsu Ramen, LLC (the "Applicant"), the owner-operator of a restaurant located at 7111 West Melrose Avenue, Los Angeles, California 90038 (the "Property"), and this letter is being delivered to formally appeal the entirety of the Determination of the Office of Zoning Administration for Case No. ZA-2014-0955-CUB (the "Case") issued on September 24, 2015 (the "Determination"). The Property is home to the popular restaurant known as the Tatsu Ramen.

Condition 7 of the Determination restricts operating hours of the business. However, as acknowledged by the Zoning Administration in the discussion and findings portion of the determination and confirmed by the Department of Building and Safety, the business is not considered a commercial corner development and, therefore, has no corresponding zoning-based restriction upon its hours of operation. The business has been operating successfully for slightly over a year with a 3 A.M. closing time – both being able to maintain and meet customer demand until closing.

While the Zoning Administrator, in granting the approval for the sale and service of alcoholic beverages, has the authority to restrict hours of operation, we believe strongly that the business provides much needed convenience, leisure activities, and interest to the area. By allowing patrons to dine late into the evening and early morning hours, it adds vibrancy to an otherwise inactive commercial area by providing eyes on the street and increasing safety in the area. The Zoning Administrator raised concerns about how the hours of operation may impact the neighboring residential community but we are confident that operational changes required by other conditions of approval will alleviate any impact on the residential area. For example, Condition 14 requires the establishment of a hotline for neighborhood complaints and Condition 20 addresses potential noise impacts. Since the Applicant is an experienced business owner and restaurant operator, impacts to the residential neighborhood can be addressed while simultaneously allowing longer hours of operation.

We respectfully request that the Area Planning Commission modify the conditions of approval to permit extended hours of operation.

name
October 9, 2015
Page 2

Respectfully,

LINER LLP

A handwritten signature in black ink, appearing to be 'J. Neuman', with a long horizontal line extending to the right.

Jerold B. Neuman

ORIGINAL DETERMINATION

LINN K. WYATT
CHIEF ZONING ADMINISTRATOR

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
CITY PLANNING
MICHAEL J. LOGRANDE
DIRECTOR

OFFICE OF
ZONING ADMINISTRATION
200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX: (213) 978-1334
www.planning.lacity.org

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
LOURDES GREEN
THEODORE L. IRVING
CHARLES J. RAUSCH, JR.
JIM TOKUNAGA
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

September 24, 2015

Tatsu Ramen, LLC (A)
2123 Sawtelle Boulevard
Los Angeles, CA 90025

7111 Melrose Partners, LLC (O)
P.O. Box 16494
Beverly Hills, CA 90209

Danny Aleshire (R)
Liner LLP
633 West 5th Street
Los Angeles, CA 90071

CASE NO. ZA 2014-0955(CUB)
CONDITIONAL USE
7111 West Melrose Avenue
Hollywood Planning Area
Zone : C4-1XL
D. M. : 141B181
C. D. : 5
CEQA : ENV 2014-956-CE
Legal Description: Lots 23-25, Tract 6005

Pursuant to Los Angeles Municipal Code Section 12.24-W,1, I hereby APPROVE:

a conditional use to allow the sale and dispensing of beer and wine for on-site consumption in an existing restaurant in the C4-1XL Zone,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. 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.

5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center or the Condition Compliance Unit for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center or Condition Compliance Unit for inclusion in the case file.
7. Approved herein is the sale and dispensing of a beer and wine for on-site consumption in an existing 2,012-square-foot restaurant with hours of operation from 11 a.m. to midnight daily. The applicant shall submit a revised floor plan to the Development Services Center showing the existing configuration of tables and seats (48 interior and 12 exterior patio seats). The maximum number of permitted seats and occupants is to the satisfaction of the Department of Building and Safety and the Fire Department.
8. The authorization granted herein for the sale and dispensing of beer and wine for consumption on the subject premises is for a period of **five years** from the effective date of this grant. Thereafter, a new authorization shall be required to continue the sale and dispensing of beer and wine.
9. The applicant shall file a Plan Approval application no sooner than 12 months but within 15 months from the operational date of this determination. The operational date of this determination shall be identified and confirmed by the Planning Department's Condition Compliance Unit. The Plan Approval application shall be subject to filing fees established by LAMC Section 19.01-E. A public hearing shall be conducted subject to notification requirements established by LAMC Section 12.24-D. The purpose of the Plan Approval is to review the effectiveness of, and compliance with the express terms of the Conditions of this grant. Upon review of the effectiveness of and compliance with the conditions, the Zoning Administrator may modify such conditions, delete, or add new ones as appropriate and require a subsequent plan approval, as necessary, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
10. Prior to the beginning of operations, the applicant shall notify the Condition Compliance Unit via email or U.S. Mail when operations are scheduled to begin and shall submit a copy of the Certificate of Occupancy for the Case File. The notification shall be submitted to planning.ccu@lacity.org, with the subject of the email to include the case number: **ZA 2014-0955(CUB)/Operation Notification**. The applicant shall also submit (attached or mailed) evidence of compliance with any conditions which require compliance "prior to the beginning of operations" as stated by these conditions.

11. Prior to the beginning of operations, the manager of the facility shall be made aware of the conditions and shall inform his/her employees of the same. A statement with the signature, printed name, position and date signed by the manager and his/her employees shall be provided to the Condition Compliance Unit within 30 days of the beginning day of operation of the establishment. The statement shall read as follows,

“We, the undersigned, have read and understand the conditions of approval to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction the restaurant, known as Tatsu Ramen, and agree to abide and comply with said conditions.”
12. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination has been provided to the prospective owner/operator, including the conditions required herewith, shall be submitted to the Condition Compliance Unit in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Condition Compliance Unit within 30 days of the beginning day of his/her new operation of the establishment along with the dimensioned floor plan, seating arrangement and number of seats of the new operation.
13. No dancing, karaoke, live entertainment, pool tables, coin-operated games, or video machines are permitted.
14. Petitioner shall maintain a hotline number for the purpose of complaints. Petitioner shall respond to citizen complaints within 24-hours. The hotline phone number shall be posted on the exterior front and rear walls of the establishment. A log containing the time, date, and nature of the complaint, and the resolution of the matter shall be maintained on the premises. A copy of the complaint log must be maintained on-site and submitted with the required plan approval application.
15. Any person conducting business of valet parking for this establishment shall be permitted by Commission Investigation Division.
16. Valet parking shall not block any lanes of traffic on Melrose Avenue at any time. No cones shall be placed on the public street by the Petitioner or person acting on the behalf of the Petitioner.
17. The exterior windows and glass doors of the restaurant shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height so as to permit surveillance into the restaurant by Police and private security.
18. The operator shall maintain video surveillance of all interior public areas, including entrances and exits, and maintain a minimum of a 3-month DVR library. All persons

acting in the capacity of manager shall be familiar with the surveillance system and have the ability to make a copy of the content and provide it to law enforcement officers upon request.

19. Amplified interior ambience music, including vinyl records or CDs played by restaurant employees to compliment the dining experience, shall be limited to background music at a low volume such that it is not audible beyond the premises. Independent, professional or amateur disc jockeys are not allowed.
20. Any sound, noise, or music emitted that is under the control of the Petitioner(s), shall not exceed decibel levels that are stated in the Los Angeles Municipal Code. At any time during the term of the grant a City inspector may visit the site during operating hours to measure the noise levels using a calibrated decibel/sound level meter. If, upon inspection, it is found that the noise level exceeds those allowed by the Citywide Noise Ordinance, the owner will be notified and will be required to modify or, if feasible, eliminate the source of the noise.
21. Exterior lighting on the building shall be maintained and provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible. The lighting shall be shielded so as to not illuminate adjacent residences.
22. A copy of the occupant sign issued by the Fire Department shall be prominently displayed inside the restaurant.
23. No after-hours use of the establishment is permitted, including but not limited to private events or promotional events.
24. The premises shall be maintained as a bona fide restaurant with an operating kitchen and shall provide a menu containing an assortment of foods normally offered in restaurants. Food service shall be available at all times during normal operating hours.
25. Within 90 days of the effective date of this action, all employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Zoning Administrator as evidence of compliance. Employees shall attend the training on an annual basis.
26. An electronic age verification device shall be retained on premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
27. Loitering is prohibited on or around these premises or the area under control of the applicant.
28. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.

29. Trash pickup for the restaurant shall only occur between the hours of 8 a.m. and 3 p.m., Monday through Saturday. Trash pick-up is prohibited on Sunday.
30. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department or City Planning.
31. **MViP – Monitoring, Verification and Inspection Program.** At any time, before, during, or after operating hours, a City inspector may conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and used to rate the operator according to the level of compliance. If a violation exists, the owner/operator will be notified of the deficiency or violation and will be required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed therein, may result in denial of future requests to renew or extend this grant.
32. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement. (b)

- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

“A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after OCTOBER 9, 2015, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.** Public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the Development Services Center. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on December 18, 2014, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The subject property is a level, rectangular 14,670-square-foot assemblage of three contiguous lots tied by ownership and use. The property is located within the Hollywood Community Plan, near the intersection of La Brea Avenue and Melrose Avenue, and is bounded by Melrose Avenue to the south, Detroit Street to the west, and public alleys to the north and east. The property is zoned C4-1XL and developed with a one-story 7,629 square-foot commercial building. Tenants include four restaurants and a beauty shop. Seven diagonal parking spaces are located in front of the property, with vehicular access from two driveways on Melrose Avenue. There are 26 parking spaces located at the rear of the property including 20 tandem spaces.

The applicant is requesting a conditional use to authorize the sale and dispensing of beer and wine for on-site consumption in an existing 2,012-square-foot restaurant (Tatsu Ramen) which opened in July 2014. Plans submitted with the application indicate a total of 32 interior and five exterior seats, however, staff observed 48 interior seats and 12 outdoor patio seats. The restaurant's current hours of operation are 11 a.m. to 2 a.m., Sunday through Wednesday, and 11 a.m. to 3 a.m., Thursday through Saturday.

Properties to the north, across a public alley, are zoned R2-1XL and developed with single-family homes and duplexes. Properties to the south, across Melrose Avenue, are zoned C2-1XL and developed with an animal hospital and retail storefronts. Properties to the east, across the public alley, are zoned C4-1VL and developed with restaurants (Chipotle and Pink's Hot Dogs) and associated parking. The property to the west, across Detroit Street, is zoned [Q]PF-1XL and is developed with the Melrose Avenue Elementary School.

Melrose Avenue is a Modified Avenue II improved to a width of 80 feet.

Detroit Street is a Local Street improved to a width of 60 feet.

The alley to the north is dedicated to a width of 20 feet.

The alley to the east is dedicated to a width of 15 feet.

Previous related actions on the site/in the area include:

Subject Property

Permit No. 13016-20000-18323 – On October 21, 2013, the Department of Building and Safety (“LADBS”) issued a Certificate of Occupancy for tenant improvements of a 2,012-square-foot restaurant (no change in floor area, use, or parking).

Permit No. 09016-10000-00675 – On March 16, 2009, LADBS issued a Certificate of Occupancy for tenant improvements of an existing restaurant.

Case No. ZA 2001-2508(CUB) – On January 17, 2002, the Zoning Administrator approved the sale of a full line of alcoholic beverages for on-site consumption in an existing restaurant with hours from 11 a.m. to 2 a.m. daily (7119 Melrose Avenue).

Permit No. LA 94880/79 – On August 19, 1981, LADBS issued a Certificate of Occupancy for a one-story building converted to a restaurant with a maximum occupancy of 69 persons and no change in parking.

Permit No. LA 73119/73 – On August 19, 1974, LADBS issued a Certificate of Occupancy for a one-story addition to an existing restaurant.

Permit No. LA 55779/72 – On February 15, 1973, LADBS issued a Certificate of Occupancy for a change of use from a Laundromat to a take-out restaurant.

Permit No. LA 30450 – On February 16, 1950, LADBS issued a Certificate of Occupancy for a 6’ by 19’ roofed over area over opening of a grocery store.

Permit No. 1235 – On January 31, 1930, LADBS issued a building permit to allow the addition of a metal sign on the roof of a building containing a market.

Surrounding Properties

Case No. ZA 2013-3006(CUB) – On July 24, 2014, the Zoning Administrator approved the sale of beer and wine for on-site consumption at an existing restaurant operating from 10 a.m. to midnight daily at 6917-6919 Melrose Avenue.

Case No. ZA 2010-0831(CUB) – On July 27, 2010, the Zoning Administrator approved the on-site tasting of alcoholic beverages in conjunction with the continued operation of a wine store at 6801 Melrose Avenue.

Case No. ZA 2010-0826(CUB)(CU) – On April 4, 2011, the Zoning Administrator approved the sale and dispensing of beer and wine for on-site consumption and hours from 8 a.m. to midnight daily at 7200 Melrose Avenue.

Case No. ZA 2006-10499(CUB)(CU) – On July 24, 2008, the Zoning Administrator approved the sale of beer and wine at an existing restaurant and a variance for off-site parking by lease at 613 La Brea Avenue.

Case No. ZA 2006-6383(CUB) – On November 29, 2006, the Zoning Administrator approved the sale and dispensing of a full line of alcoholic beverages for on-site consumption at 609-611 La Brea Avenue.

Case No. ZA 2006-0121(CUB)(ZV) – On August 16, 2006, the Zoning Administrator approved the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a restaurant, and a variance to allow 48 off-site parking spaces by lease in lieu of a covenant at 7000 Melrose Avenue.

Case No. ZA 2005-9503(CUB) – On June 30, 2006, the Zoning Administrator approved the sale and dispensing of beer and wine only for on-site consumption in an existing restaurant at 7015 Melrose Avenue.

Public Hearing

The public hearing was conducted on December 18, 2014 in City Hall. The following is a summary of the testimony.

Danny Aleshire and Jerry Neuman, applicant's representatives:

- Tatsu Ramen has requested to serve beer and wine from 11 a.m. to 2 a.m. daily
- This is the second Tatsu Ramen; the other is on Sawtelle Boulevard and it closes at 3 a.m.
- Beer and wine is vital to the restaurant which caters to the young, hip, urban crowd who appreciate the later hours
- LADBS staff told us we are allowed to be open until 2 a.m. by-right, the C of O does not limit the use to commercial corner hours (7 a.m. to 11 p.m.)
- We met with the Council Office and the Neighborhood Council
- We took over as the representatives after complaints from neighbors
- There are 33 shared on-site parking spaces
- Only the valets use the spaces located in the rear of the building
- In the evenings patrons can park across the street at the Melrose School for \$5, that lot has helped reduce on-street parking issues
- We are submitting 2,050 signatures in support of the restaurant
- There are 48 seats, and we would like to have more
- The December Land Use meeting where we were on the agenda was cancelled
- We have tried to address the neighbor's complaints
- Our valets are trying to get customers to use the school
- Customers can't park in the rear lot only the valet uses it

Testimony in support:

- Our ramen broth is made from scratch and cooked for 14 hours
- Ramen goes well with beer and wine
- iPads are used to order food, and it is ready in a few minutes

- The owners are great and take all complaints seriously
- We have 40 employees over the three shifts
- We have an open, interactive kitchen
- It is a great late night food alternative to Pink's
- The Melrose Business Improvement District (BID) supports the restaurant
- The BID has established a neighborhood valet service to reduce the parking issues/complaints (similar to the one used on 3rd Street)
- I run a nearby club and my staff loves to eat there after work
- It is a safe place to eat late at night
- The beer and wine will not attract the homeless or drunks
- The founders are committed to sustainability and innovation
- Technology is an efficient way to resolve complaints from neighbors
- I go there all the time and have not seen any issues with the restaurant
- I eat there frequently because I can pick my ingredients

Testimony in opposition:

- The Mid City West Community Council did not act on the case in June
- The Council Office wants rules to prevent the restaurant's impacts from spilling over into our neighborhood
- Councilmember Koretz wants the restaurant to close at 11 p.m., daily
- Their supporters don't live close by and are not affected by the restaurant
- I live at ground zero (next door) and I have a right to a decent night sleep
- This is an around the clock business, their employees are cooking and cleaning until 4 a.m. and arrive the next day at 6 a.m.
- They have mountains of trash in the rear, their dumpster is unlocked
- There are 16 employees at all times, they smoke and talk loudly in the rear
- The parking is inadequate and unsafe
- Not everyone uses the school parking lot
- Detroit Street residents are greatly affected by the restaurant
- The customers have no place to wait for tables, so they stand on the sidewalk
- We already have four ABC licenses, we don't need another one
- They spoke at the NC Board meeting during public comment, it wasn't a hearing
- Neighbors are very concerned about noise, parking, trash, the restaurant's hours

Rebuttal:

- There are 36 interior and 12 exterior seats
- We were on the December MCWCC LUC agenda but the meeting was cancelled
- We spoke to the Board during public comment to let them know about the project
- We have tried to address the adjacent neighbor's complaints
- There are noise issues in the alley
- We don't let employees take breaks in the alley
- The restaurant is parked per Code
- We have valet parking and we are trying to get patrons to use the school lot
- Pinks is open 24 hours a day

- This is a healthy option for late night dining
- We would prefer to not serve beer and wine if we have to close that early
- We feel we can remedy concerns without precluding alcohol sales

The case was taken under advisement to allow the applicant to meet with the MCWCC and to respond to the comments submitted in opposition to the project.

Correspondence

The following is a summary of the letters, emails, and petitions in opposition to and in support of the proposed project.

Letters from City Staff:

A letter dated April 7, 2014 was submitted by Captain Davis of the Wilshire Community Police Station stating that Vice Unit has met with the Senior Lead Officer who was unaware of any complaints regarding this location. The letter contained 25 recommended conditions to include if the project was approved.

On December 19, 2014, John Darnell, District Director for Councilmember Koretz emailed the following regarding the project:

We are requesting hours of operation be from 7 a.m. - 11 p.m. According to the Department of Building and Safety, this property is not mandated to comply with the Commercial Corner ordinance. As you know, the CUP runs with the land, so although this business has a wonderful concept, and is well received by some, it is not appropriate in our view to have late hours. Also, information has been sent from people who live in the neighborhood that show pictures of different uses at this location in the past. There are old yelp reviews, YouTube videos, and other evidence we have seen. We believe, but cannot prove, that the use of this property has been changed. If the use had been changed, then the applicant would have to ask for an exception to the Commercial Corner ordinance in addition to their CUP request. This business operates well past 11 p.m. now, and the residents have complained about noise. If alcohol is served in addition to late hours, then that could be of more concern to the neighborhood.

Also, the applicant did not go to the neighborhood council. They were invited to Mid City West Community Council's Planning and Land Use Committee in June of this year and were placed on the agenda. They did not attend. They were asked by the neighborhood council to come back, but they did not. They were many opportunities in the following months to do this. The neighborhood council did not have a Planning and Land Use Committee this month. We feel that outreach to the neighborhood council is key to addressing concerns of all stakeholders.

On August 12, 2015, LADBS Chief Inspector Frank Lara emailed the Zoning Administrator regarding noise complaints associated with the subject restaurant.

On August 20, 2015, Frank Lara emailed copies of the building permits and Certificate of Occupancy for the subject tenant space.

In Opposition:

Numerous emails, letters and a petition with approximately 120 signatures were submitted by area residents, business owners, and community stakeholders including; the adjacent property owner and her attorney, and the La Brea-Willoughby Coalition. The following is a summary of their points in opposition to the project:

- The project should be consistent with current LAMC standards, compatible with the residential area and Melrose Elementary School, and should preserve the existing quality of life and quiet use of the nearby properties
- The restaurant has created objectionable noise, odor, safety, crime, parking, and traffic issues
- Many of the neighbors have complained about the restaurant
- There has been a lack of community outreach
- The hours of operation should be limited to minimize disruption to neighbors
- The commercial uses on Melrose have limited parking resulting in customers searching the residential streets for parking spaces
- The applicant misrepresented the project's plans, operation, and occupancy
- The restaurant trash is overflowing into the parking lot and alley (see photos)
- The restaurant's 3 a.m. closing time is in violation of the LAMC
- After-hours restaurant activities (cleaning, preparation, etc.) affects the neighbor's ability to sleep
- Music played in the restaurant can be heard at neighboring properties
- Alcohol sales and late hours are not appropriate for the neighborhood
- The parking areas are poorly designed and are dangerous for cars and pedestrians
- Patron's cars have damaged the adjacent fences
- The applicant opened the restaurant illegally
- A previous restaurant was discontinued in 2011 and replaced by a clothing store
- There was a two-year lapse between the restaurant uses
- The applicant needs a "change of use" permit from retail to a restaurant rather than claiming "no change" in the use or in parking
- The use is incompatible with the residential area and its impacts can't be mitigated
- The project is not exempt from CEQA due to increased noise and traffic

In Support:

Letters and petitions with 2,050 signatures in support of the project were submitted by residents, restaurant patrons, and nearby business owners. The applicant and his attorney also submitted letters addressing what they have done to resolve complaints raised by neighbors. The following points were made in support of the application:

- The applicant wants to offer high quality meals in a safe environment will work directly with his neighbors to resolve any issues
- The restaurant is not subject to "commercial corner development" standards since it is located on a non-corner lot, has a separate address, and separate C of O

- According to LADBS, the applicant could retract the conditional use application and maintain the existing hours of operation (11 a.m. to 3 a.m.)
- The ability to maintain late-night food service is the primary goal of the restaurant
- Impacts on neighbors resulting from alcohol would be minor, only one resident directly borders the restaurant (60 feet away) and only five residential buildings are located within 250 feet
- The restaurant is buffered by the parking lot and alley
- The property is located in a vibrant and active commercial corridor
- Complaints can be attributed to the commercial area rather than this restaurant
- Recently opened lots and new valet service has alleviated parking issues
- The applicant has reached out to nearby parking lot owners (Chipotle and Melrose School) to discuss renting spaces for patrons after 10 p.m.
- The applicant proposes to close off its rear parking lot after 10 p.m. and only allow valet service to the rented parking lots, as well as to post appropriate signage.
- The applicant rents parking for employees on a nearby site.
- The applicant has negotiated with the property owner to acquire a third trash receptacle and to increase trash pick-up to five days a week and after 7 a.m.
- Employees can't take breaks after 10 p.m. behind the restaurant, and the rear door is kept closed at all times
- The applicant agrees to the LAPD conditions except the 11 p.m. closing time
- The applicant agrees to additional conditions regarding trash pickup hours, valet service, closing the rear lot at 10 p.m., leasing 30 off-site parking spaces, alcohol beverages sold incidental to food, no bar, and alcohol sales not to exceed quarterly gross food sales
- We would like to revise the request from 32 indoor and five outdoor seats to 49 indoor and 12 outdoor seats to reflect the current build out of the restaurant
- The applicant has been coordinating with the Neighborhood Council, who did not vote at their June 2014 meeting, but the Chair said parking was the real concern
- The applicant was not aware of the prior retail use, however, it has no bearing on the commercial corner designation
- We support the hours and alcohol sales
- The restaurant staff and patrons are courteous and responsible
- The restaurant has helped revitalize the area
- It's a convenient food healthy food option for local residents.
- Alcohol sales provide the opportunity for pairing drinks with food and will have a positive fiscal impact
- The restaurant will not negatively impact the neighborhood.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- No “Happy Hour” type of reduced-price alcoholic beverage or “2 for 1” promotion shall be allowed at any time. Discounted food promotions are encouraged.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- The quarterly gross sales of alcohol shall not exceed the quarterly gross sales of food. The business operator shall maintain records which reflect these numbers and make them available to the Police Department upon request.
- The off-site sale of alcoholic beverages for off-site consumption is not permitted.
- All service of alcoholic beverages shall be conducted by a waitress or waiter.
- The alcoholic beverage license shall not be exchanged for a public premises type license nor operated as a public premises.
- No employee or agent shall be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premises, nor shall the licensee provide, permit, or make available, either gratuitous or for compensation, male or female patrons who act as escorts, companions or guests for the customers.
- The establishment shall not be operated where an admission is charged at the door nor have a requirement to purchase a minimum number of drinks or other manner similar to a nightclub or other after-hours establishment.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for the sale of beer and wine for on-site consumption use categories.

FINDINGS

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

- 1. 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 applicant is requesting a conditional use to allow the sale of beer and wine for on-site consumption in an existing 2,012 square-foot restaurant (Tatsu Ramen) located on Melrose Avenue in Hollywood. The subject property is developed with a one-story commercial building with four restaurants and a beauty salon and 33 surface parking spaces (seven spaces in the front and 26 spaces are in rear of the building). Tatsu Ramen opened in July 2014 with hours of operation of 11 a.m. to 2 a.m., Sunday through Wednesday, and 11 a.m. to 3 a.m., Thursday through Saturday. The restaurant is a popular fast-dining operation that caters to a late-night clientele. The applicant operates Tatsu Ramen in West Los Angeles that serves beer and wine for on-site consumption. According to the applicant's findings:

The request for on-site sales of beer and wine will complement the well-loved Tatsu Ramen meals and provides an added amenity for restaurant patrons. The location will serve as a community establishment where nearby neighbors and passerby can stop in for a bowl of "soulful" ramen, a viable option for nearby employs to dine during the day or after work, as well as a destination spot for a high quality dining experience that will attract residents from other neighborhoods in the City. By offering a broader selection of beverage, the proposed use will attract and retain a sophisticated dining patron which will lead to increased pedestrian activity and greater safety (especially during the evening hours), while enhancing the neighborhood's aesthetics, livability and vibrancy.

The project is supported by some area residents, restaurant patrons, the Melrose Business Improvement District, and some local business owners. The proposed sale of beer and wine for on-site consumption was reviewed by the LAPD Wilshire Community Police Station Captain, and he recommended conditions to maintain the quality of life in the neighborhood. Councilmember Koretz' District Director felt the applicant's public outreach with the Neighborhood Council and the immediate neighbors was inadequate, and he recommended that the restaurant's closing time be limited to 11 p.m. due to complaints from the adjacent residential neighbor about the restaurant. Points of opposition to the project included the following:

- The property is subject to commercial corner development standards and should therefore close at 11 p.m. daily
- Since the restaurant opened it has detrimentally affected the adjacent neighbor's quality of life due to noise from the patrons and restaurant employees in the parking lot
- The noise from the restaurant is constant (early-morning arrival of prep chefs, delivery trucks, after-hours cleaning and disposal of trash)

- The property has inadequate and unsafe parking
- LADBS should have required parking to the current LAMC standards
- The restaurant's dumpsters are overflowing with trash
- There is graffiti on the building
- The residential streets have limited on-street parking

The applicant's attorney, Jerold Neuman, submitted a letter responding to the oral and written arguments in opposition to the project. His letter stated:

- LADBS confirmed that the restaurant was not required to comply with the commercial corner development standards (hours) or to provide additional parking due to the prior retail use
- The rear lot will close at 10 p.m.
- The applicant will use off-site valet parking from 10 p.m. to closing (see valet agreement with Prestige Valley Parking to park 36 cars at Melrose School) and may secure parking at Chipotle if warranted
- Signs will direct patrons to use these lots
- The applicant rents parking for employees off-site
- Trash is now being collected five days a week after 7 a.m.
- Graffiti was removed from the building, and was replaced with a mural to discourage taggers
- Employees may not take breaks in the rear parking lot after 10 p.m.
- There is only one adjacent residential use and it's 60 feet from the restaurant with the parking lot and alley in between
- The applicant has enclosed the roof equipment and keep the rear door closed in response to the neighbor's noise complaints
- There are five residences within 250 feet of the restaurant, two of them support the project

The applicant has taken steps to address the complaints by neighboring property owners regarding the overflowing trash dumpsters, noise in the rear parking lot, graffiti, and additional parking for employees and patrons. There was testimony and photographs submitted that the tenant space was previously occupied by a retail use. It was incorrectly argued that LADBS should have required parking to the current LAMC standards for restaurants and the restaurant's hours of operation should have been limited to 7 a.m. to 11 p.m. The current legal use of the tenant space per the 1981 Certificate of Occupancy is restaurant with a maximum occupancy of 69 persons (No. LA 97880/79). There was no additional parking required for the restaurant use in 1981. Accordingly, since there was no proposed change in use or an increase in the floor area associated with the 2013 building permit application for the restaurant's tenant improvements, no additional parking was required by LADBS (Permit No. 13016-20000-18323).

The LAMC authorizes the Zoning Administrator to approve a conditional use for the sale of beer and wine if the required findings in Sections 12.24-E and 12.24-W, 1 can be made in the affirmative. Section 12.24-F authorizes the Zoning Administrator to impose conditions related to the interests addressed in the required findings. The proposed sale of beer and wine for on-site consumption at the

restaurant is requested as an amenity for the customers. There is no live entertainment, dancing, happy hour drink discounts, or a separate bar area requested. The Zoning Administrator has imposed operational conditions regarding: trash pick-up; the maintenance of the operation as a bona fide restaurant, security cameras, a complaint hotline, and STAR training to reduce the restaurant's land use impacts and to protect public welfare. The recommended conditions from LAPD that involve the sale and service of alcoholic beverages are outside of the purview of the Office of Zoning Administration, but are listed above for the consideration of the California ABC when reviewing the license application.

The LADBS Code Enforcement Bureau has received on-going complaints from residential neighbors about noise generated by the restaurant. In light of the noise complaints, the Council Office's concern about the late closing time, and the restaurant's close proximity to residential uses, the restaurant has been conditioned to close at midnight instead of 3 a.m. The imposition of a midnight closing is consistent with the restaurants located at 6917 and 7200 Melrose Avenue which were approved to sell beer and wine for on-site consumption. The subject grant for the sale of beer and wine is authorized for a term of five years with a plan approval to review compliance with the conditions to be filed by the applicant within 12 to 15 months. If at the time of the plan approval the Zoning Administrator finds the applicant to be in substantial compliance with their conditions, then an extension of the hours of operation may be considered. As conditioned, the sale of beer and wine for on-site consumption incidental to meal service at an existing restaurant will provide a beneficial service to the Hollywood community.

2. **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.**

Tatsu Ramen is an existing 2,012-square-foot restaurant with 48 interior seats and 12 patio seats. There are no changes to the restaurant's location, size, or height. The restaurant is located on a level 14,670-square-foot parcel zoned C4-1XL that is developed with a one-story 7,629 square-foot commercial building containing four restaurants and a beauty salon. The property is located on Melrose Avenue one block west of La Brea Avenue. There are seven diagonal parking spaces located in front of the building with access from Melrose Avenue and 26 parking spaces are located in the rear. According to the historical LADBS records, the commercial building was constructed in the 1920's. In 1981 the subject tenant space was converted from a take-out to a sit-down restaurant. The subject restaurant opened one year ago and is requesting to sell beer and wine for on-site consumption.

The properties located to the north, across the alley, are zoned R2-1XL and developed with single- and two-family dwellings. The properties to the south are zoned C2-1XL and developed with an animal hospital and stores. Properties to the east, across the alley, are zoned C4-1VL and developed with restaurants (Chipotle and Pink's Hot Dogs) and surface parking. The property to the west is zoned [Q]PF-1XL and is developed with the Melrose Avenue Elementary School.

As noted in Finding No. 1, the Zoning Administrator approved the sale of beer and wine for on-site consumption subject to the restaurant closing at midnight in lieu of the current 2 a.m. weekday closing and 3 a.m. weekend closing. The limitation on operating hours was imposed to ensure that the restaurant operates in a more compatible manner with the adjacent properties. As conditioned herein, the sale of beer and wine at the existing restaurant will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

The General Plan is the City's roadmap for future growth and development. The General Plan elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of LAMC requirements. The project does not propose to deviate from any LAMC requirements. The City's General Plan is comprised of the Framework Element, seven state-mandated elements and three additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan. Approval of the request is consistent with Policy 7.3.2 of the Framework Element which states "retain existing neighborhood commercial activities within walking distance of residential areas."

The Land Use Element of the City's General Plan divides the city into 35 Community Plan areas. The Hollywood Community Plan designates the property for Neighborhood Office Commercial land uses with corresponding zones of C1, C2, C4, P, RAS3, and RAS4 and Height District No. 1XL. The property is not located in a specific plan area. The purpose of the Community Plan is to promote an arrangement of land uses, streets and services which encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live and work in Hollywood. The Hollywood Community Plan is silent on the sale of alcoholic beverages in restaurants; however, the plan "encourages the retention of neighborhood convenient clusters offering retail and service establishments oriented towards pedestrians". As conditioned herein, the proposed sale of beer and wine for on-site consumption in an existing restaurant within walking distance of residents is in conformance with the purpose, intent and provisions of the General Plan and the Hollywood Community Plan.

4. The proposed use will not adversely affect the welfare of the pertinent community

The subject restaurant has operated at the subject commercially-zoned property for one year. There is no change in use proposed other than the request to sell beer and wine for on-site consumption. The applicant has been responsive to most of the complaints raised about the restaurant (trash, graffiti and parking); however, the noise from the restaurant in the evening continues to be a problem for the adjacent

residential neighbor. The conditions imposed herein are intended to protect the welfare of the community.

5. **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 one thousand 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.**

According to the State of California Department of Alcoholic Beverage Control licensing criteria, 2 on-sale and 1 off-sale licenses are allocated to Census Tract No. 1920.01. There are currently 12 on-site and zero off-site licenses in this census tract. The applicant has an active ABC Type 41 license for the Tatsu Ramen located at 2123 Sawtelle Boulevard in West Los Angeles (No. 539042). To date the ABC license is in good standing with no disciplinary history noted for the past three years. Within 1,000 square feet of the subject property, the following types of alcoholic beverage licenses are active or pending:

- (1) Type 21 – Off Sale – General – Package Store
- (9) Type 41 – On-Sale – Beer and Wine – Eating Place
- (4) Type 47 – On-Sale – General – Eating Place
- (1) Type 48 – On-Sale – General – Public Premises
- (2) Type 58 – Caterer Permit

According to statistics provided by the Los Angeles Police Department, within Crime Reporting District No. 705, which has jurisdiction over the subject property there were 92 Part I Crimes and Part II Arrests reported in 2014. In comparison the citywide average was 163 Part I Crimes and Part II Arrests and the high crime reporting district average was 196 Part I Crimes and Part II Arrests for the same year. In 2014, there were 17 Narcotics, 0 Liquor Law, 0 Public Drunkenness, 0 Disturbing the Peace, 1 Disorderly Conduct, and 3 DWI related arrests. These numbers do not reflect the total number of arrests in the reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years. Conditions relating to the sale of beer and wine at the restaurant have been recommended for the consideration of ABC to reduce the impacts of adding another license to the census tract. Given the conditions of approval, the area's low crime statistics, and the applicant's ABC record, the addition of one on-site ABC license should not result in an undue concentration in the census tract.

6. **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.

The following sensitive uses are located within 600 feet of the property:

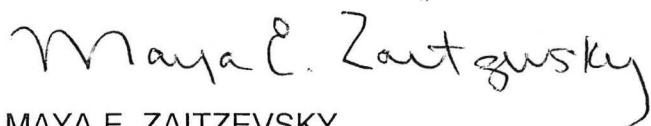
- Melrose Avenue School
- Eatz Culinary School
- Tru Warrior Fitness Mixed Martial Arts Training Center
- Ahavas Yisroll Synagogue
- Cheder of LA School
- AZUS Family Recourse Center
- JLS Make Up Academy
- Single- and multi-family dwellings

This grant has placed numerous conditions upon the request and has not authorized a use of the property, which might create potential nuisances for the surrounding area. Such imposition of conditions, including the requirement to file a plan approval, will make the restaurant a more compatible and accountable neighbor to the surrounding uses than would otherwise be the case.

ADDITIONAL MANDATORY FINDINGS

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
8. On May 28, 2014, the project was issued a Notice of Exemption, log reference ENV-2014-956-CE, for a Categorical Exemption, Class 5, Category 34, Article III, Section 1, City CEQA Guidelines. I hereby adopt that action.

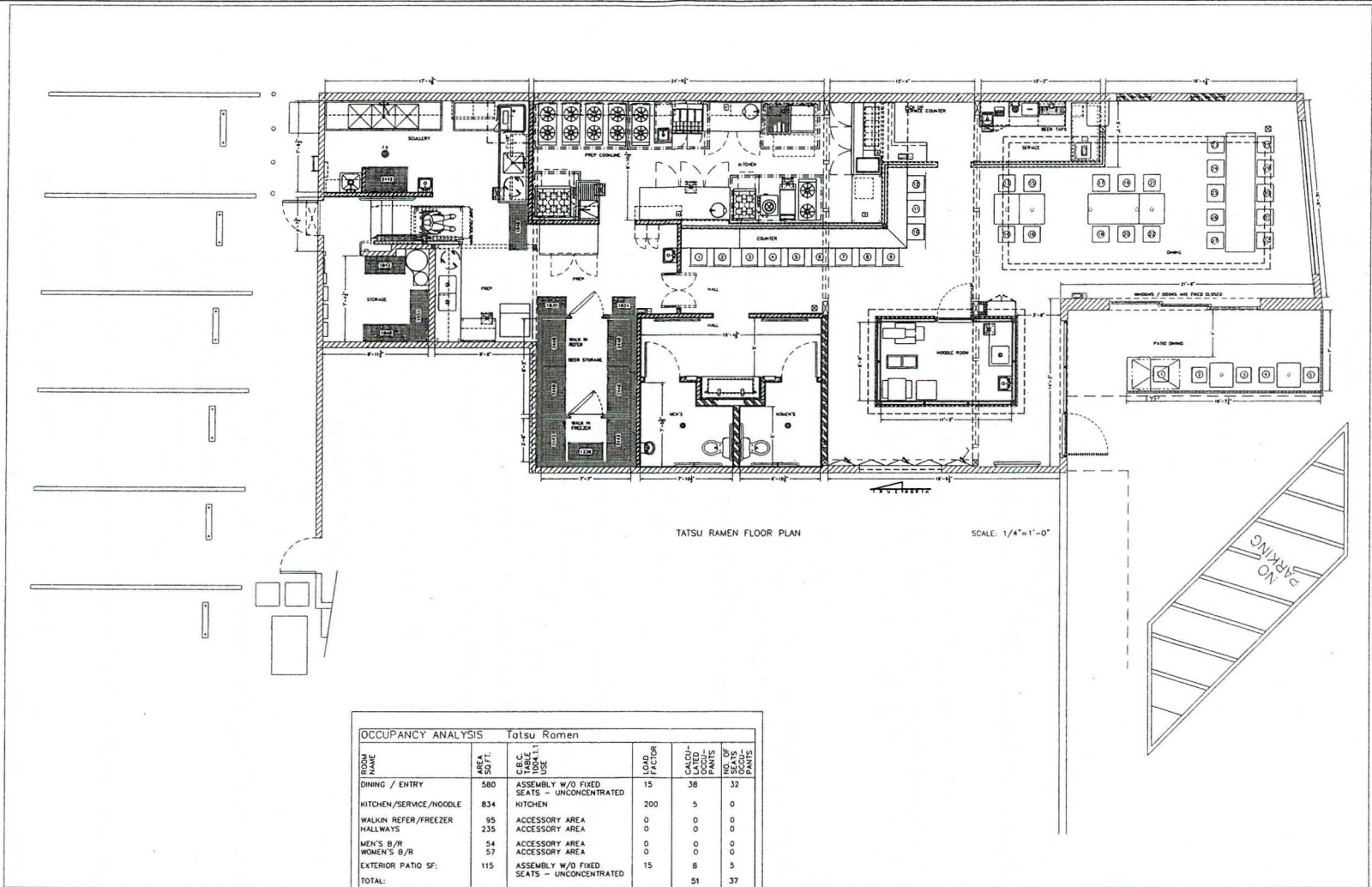
Inquiries regarding this matter shall be directed to Michael Sin, Planning Staff for the Office of Zoning Administration at (213) 978-1345.



MAYA E. ZAITZEVSKY
Associate Zoning Administrator

MEZ:MS:lmc

cc: Councilmember Paul Koretz
Fifth District
Adjoining Property Owners



TATSU RAMEN FLOOR PLAN

SCALE: 1/4" = 1'-0"

OCCUPANCY ANALYSIS Tatsu Ramen						
ROOM NAME	AREA SQ. FT.	C.B.C. / IBC USE	LOAD FACTOR	CALCULATED SEATING CAPACITY	NO. OF SEATING	NO. OF SEATING
DINING / ENTRY	580	ASSEMBLY W/O FIXED SEATS - UNCONCENTRATED	15	38	32	
KITCHEN/SERVICE/NOODLE	834	KITCHEN	200	5	0	
WALKIN REFER/FREEZER	95	ACCESSORY AREA	0	0	0	
HALLWAYS	235	ACCESSORY AREA	0	0	0	
MEN'S B/R	54	ACCESSORY AREA	0	0	0	
WOMEN'S B/R	57	ACCESSORY AREA	0	0	0	
EXTERIOR PATIO SF:	115	ASSEMBLY W/O FIXED SEATS - UNCONCENTRATED	15	8	5	
TOTAL:				51	37	
TOTAL GROSS SF:	2,012					
TOTAL ASSIGNED SF:	1,855					
TOTAL UNASSIGNED SF:	157					
PLUMBING FIXTURE ANALYSIS PER TABLE A-1 TABLE A - 2010 IPC				23 + 6 = 29		
TATSU RAMEN: 580 SF DINING (DIV. / 30) = 23				29 / 2 = 15 MEN /		
				15 WOMEN		
PLUMBING FIXTURE ANALYSIS:						
	WATER CLOSETS	URINALS	LAVATORIES			
	REQD	PROVD	REQD	PROVD	REQD	PROVD
TOTAL # OF MEN: 15	1: 1:50	1	1: 1:50	1	1: 1:50	1
TOTAL # OF WOMEN: 15	1: 1:50	1	1: 1:50	1	1: 1:50	1

CalAsia
 3000 Wilshire Blvd
 Los Angeles, CA 90010
 Tel: 310-556-2883
 Fax: 310-556-6437

PROJECT: A-1.0R
 SHEET: A-1.0R-08
 DATE: 1/30/14

Tatsu ramen with a soul
 TENANT IMPROVEMENT PLANNING
 7111 W. Wilshire Avenue, Los Angeles, CA 90048

NEW WORK
 (Tenant Improvement)
 FLOOR PLAN
 OCCUPANCY ANALYSIS
 PROJECT: JAN 30, 2014

SCALE: 1/4" = 1'-0"
 DATE: 1/30/14
 PLAN BY: HUSHMITH
 SHEET:
 A-1.0R
 SH. # 8

EXHIBIT "A"
 Page No. 2 of 2
 Case No. 2A-2014-955-CUR

PROJECT INFORMATION / BUILDING CODES

TENANT IMPROVEMENT PROJECT - INTERIOR TENANT SPACE
PROJECT ADDRESS: 7111 W. MELROSE AVE. LOS ANGELES, CA 90048
PHONE: 213-237-0022
ZONING: B RESTAURANT - NO CHANGE
OCCUPANCY: RESTAURANT
CONSTRUCTION TYPE: V-HOOD SYSTEM
NUMBER OF STORIES: 1 STORY BUILDING
LEGAL DESCRIPTION: MAP REF. W 514-26 BLDG. 1011 (LOT 23) ARR. NONE

PROJECT DESCRIPTION: B - GROUND FLOOR RESTAURANT
REMODEL: B OCCUPANCY 49 MAX OCCUPANTS
TENANT SPACE AREA FOOTAGE: 2,012 SF
APPLICABLE CODES: BUILDING CODES AND AMENDMENTS ENFORCED BY THE CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY, 201 N. FIGUEROA ST., 4TH FLOOR LOS ANGELES, CA 90001

- Department of Building and Safety Code
BULFING CODE - PUBLISHED BY THE INTERNATIONAL CODE COUNCIL (ICC)
INTERNATIONAL BUILDING CODE (IBC) - BASED ON THE 2009 INTERNATIONAL BUILDING CODE (IBC) & THE 2010 CALIFORNIA BLDG. CODE (CBC) WITH 2008 LOS ANGELES CITY AMENDMENTS.
MECHANICAL CODE - PUBLISHED BY INTERNATIONAL ASSOC. OF PLUMBING & MECH. OFFICIAL MECHANICAL CODE with 2008 LA City Amendments.
ELECTRICAL CODE - PUBLISHED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 2002 California Electrical Code (based on the 2003 National Electrical Code) with 2008 LA City Amendments.
PLUMBING CODE - PUBLISHED BY INTERNATIONAL ASSOC. OF PLUMBING & MECH. OFFICIAL PLUMBING CODE with 2008 LA City Amendments.
2007 California Energy Code (based on the 2005 International Energy Efficiency Standards Los Angeles Green Building Code Ordinance)

HEALTH DEPARTMENT NOTES: SEE ADDITIONAL HEALTH NOTES SHT. A-1.1
1. THE FLOOR SURFACES IN ALL AREAS WHERE FOOD IS PREPARED, PACKAGED, OR STORED, OR WHERE ANY UTENSIL IS WASHED, WHERE GARBAGE IS STORED AND WHERE JANITORIAL FACILITIES ARE LOCATED AND IN ALL TOILET FACILITIES SHALL BE SMOOTH AND OF SUCH SURFACE CLEANED. THESE FLOOR SURFACES SHALL BE COVES AT THE JUNCTURE OF THE FLOOR AND WALL WITH A 3/4" MIN. RADIUS CURVE, EXTENDING 18" UP THE WALL EXCEPT AT CURVED EQUIPMENT, EXTENDING 2' FROM THE FLOOR DRAINS SHALL BE INSTALLED IN FLOORS WATER FLOODED FOR CLEANING AND SHALL HAVE 1/8" PER FT. SLOPE TO THE DRAIN.

2. WALLS AND CEILING IN ALL ROOMS EXCEPT FOR BARS, ROOMS WHERE FOOD IS STORED IN UNWASHED CONTAINERS, DINING ROOMS SHALL BE LIGHT COLORED AND BE OF A DURABLE, SMOOTH, NON-POROUS, WASHABLE SURFACE.
3. LIGHTING SHALL BE OF 20 FOOTCANDLES AT 30" AFF IN ALL FOOD PREP. AND UTENSIL WASHING AREAS. LIGHT FIXTURES IN AREAS WHERE FOOD IS PREPARED, WHERE OPEN FOOD IS STORED OR WHERE UTENSILS ARE CLEANED SHALL BE OF SHATTERPROOF CONSTRUCTION.
4. VENTILATION SHALL BE PROVIDED IN ALL AREAS SUFFICIENT TO FACILITATE PROPER FOOD STORAGE AND PROVIDE A REASONABLE CONDITION OF COMFORT FOR ANY EMPLOYEE. MECHANICAL EXHAUST SYSTEMS AND DRESSING ROOMS SHALL BE VENTILATED VIA LIGHT SWITCH ACTIVATION CONCEPT WITH ALL LOCAL BUILDING CODES.
5. FLOOR, ENTRANCE DOOR SHALL BE SELF-CLOSING AND BE EQUIVALENT TO APPLICABLE NATIONAL SANITATION FOUNDATION STANDARDS.
6. ALL DELIVERIES SHALL BE BY INTERIOR CORRIDOR AT REAR OF BUILDING. ENTRANCE DOOR SHALL BE SELF-CLOSING AND OPENINGS AT THE BASE AND SIDE OF EXTERIOR DOORS SHALL NOT EXCEED 1/4" ALL EXIST. WALL PAPER OR OTHER FINISHES SHALL BE TIGHTLY SEALED.
7. HANDWRITING PREPARED AREA PROVIDED IN ALL TOILET ROOMS AND IN EACH FOOD PREPARATION AREA. PERMANENTLY MOUNTED SOAP & PAPER TOWEL DISPENSERS ARE PROVIDED AT EACH SINK.
8. ALL EQUIPMENT AND ITS INSTALLATION SHALL MEET OR BE EQUIVALENT TO APPLICABLE NATIONAL SANITATION FOUNDATION STANDARDS.
9. ALL LAVATORIES OR HAND SINKS MUST HAVE COMBINATION FAUCET OR PREMIXING FAUCET CAPABLE OF SUPPLYING WARM WATER FOR A MINIMUM OF 10 SECONDS WHILE THE HANDS ARE FREE FOR WASHING.
10. THE JANITORIAL SINK MUST BE PROTECTED WITH AN APPROVED BACKFLOW PREVENTION DEVICE.
11. A COMMERCIAL HOT WATER HEATER IS PROVIDED WHICH IS CAPABLE OF CONSTANTLY SUPPLYING HOT WATER WITH A TEMPERATURE OF AT LEAST 120 DEGREES F. TO ALL SINKS, HAND LAVATORIES AND OTHER CLEAN UP FACILITIES, IN SERVING THE WATER HEATER, THE PEAK HOURLY DEMANDS FOR ALL SINKS, ETC. ARE ADDED TOGETHER TO DETERMINE THE MINIMUM REQUIRED RECOVERY RATE.

SECURITY NOTES
1. ALL PAINT-TYPE FINISHES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA, WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HANGERS.
2. IN ADDITION, THE DOOR SHALL HAVE MINIMUM 1/4" DIA. STEEL JAMB SHOD WITH 1/4" MIN. PROTRUSION UNLESS THE FINISHES ARE SHAVED TO REVEAL FINISH OF THE DOOR OR THE HANGERS ARE REMOVED.
3. DEAD BOLT SHALL CONTAIN HARDENED METAL.
4. STRAIGHT DEAD BOLT SHALL HAVE A MIN. WIDTH OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8".
5. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROTRUDS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GROOMING TOOLS.

ENERGY NOTES

- R-19 BATT INSULATION AT ALL EXTERIOR WALLS AND R-30 BATT INSULATION AT ROOF SHALL BE PROVIDED OR MAINTAINED (IN CONDITIONED SPACES ONLY).
2. OPERABLE WINDOWS AND SLIDING DOORS SHALL LIMIT AIR LEAKAGE AND BE CERTIFIED AND LABELED TO COMPLY WITH ANSI STANDARD A133-1975. (NO GREENHOUSE WINDOWS IN THIS OCCUPANCY.)
3. FIXED WINDOWS SHALL BE SEALED TO LIMIT AIR INFILTRATION.
4. ALL EXTERIOR DOORS SHALL LIMIT AIR INFILTRATION AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION.
5. PROVIDE SEAL AT HEAD, SIDE AND JAMB OF WALL PENETRATIONS.
6. OPEN EXT. JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS AT PENETRATIONS OF UTILITIES THROUGH THE ENVELOPE SHALL BE SEALED CHALKED OR HEATER TREATED TO LIMIT AIR LEAKAGE.
7. PROVIDE A "CERTIFICATE OF COMPLIANCE" SIGNED BY THE OWNER, GEN. CONTRACTOR, ARCHITECT OR ENGINEER TO THE BUILDING DEPT. STATING THAT THE WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING MECHANICAL ENERGY DESIGN. CONTACT THE LA BUILDING DEPT. REGARDING EXACT REQUIREMENTS FOR SUBMITTAL.

FIRE DEPARTMENT AND EXITING NOTES

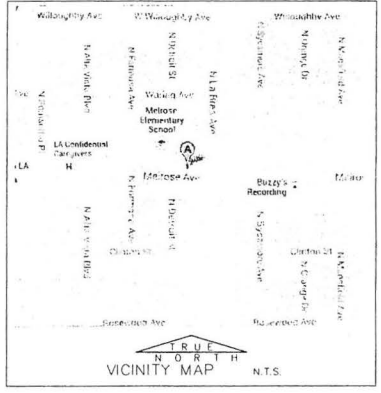
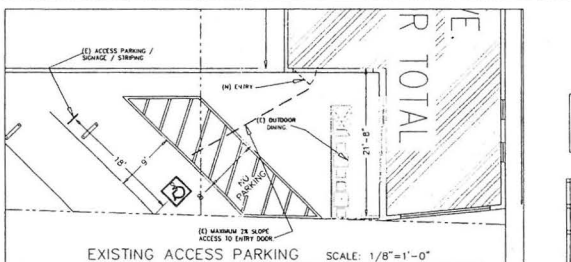
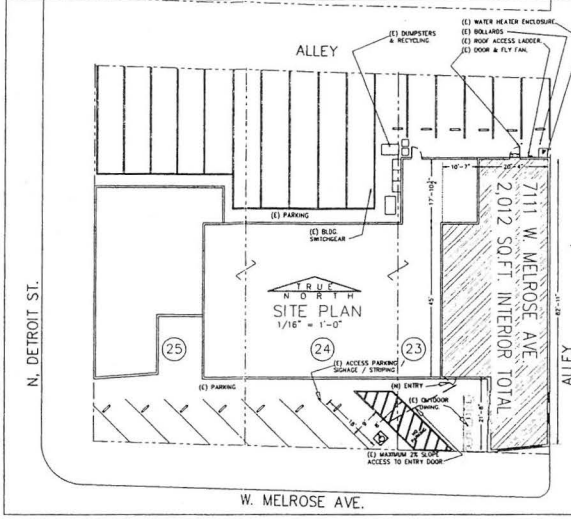
- 1. THIS BUILDING IS NON-SPRINKLED.
2. MEANS OF EGRESS SHALL BE ILLUMINATED AT A MIN INTENSITY OF 1 FOOT-CANDLE AT THE FLOOR LEVEL AND POWER FOR THIS ILLUMINATION SHALL BE PROVIDED FROM AN EMERGENCY POWER SYSTEM.
3. LEGAL EXIT DOORS SHALL BE A MIN. 36" IN WIDTH AND 5'-8" IN HEIGHT. IF A NET ENDSMITHED CLEAR OPENING OF 32" OPENING IN THE DIRECTION OF EGRESS, EXIT DOOR TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR ANY SPECIAL KNOWLEDGE OR EFFORT/SPECIAL LOCKING DEVICES SHALL BE AN APPROVED TYPE.
4. ALL LEGAL EXITS SHALL BE PROVIDED WITH EXIT SIGNS THAT ARE INTERNALLY OR EXTERNALLY ILLUMINATED ALONG THE PATH OF EXIT TRAVEL WITHIN THE MEANS OF EGRESS. EXISTING SIGNS SHALL MEET THE FOLLOWING MIN. REQUIREMENTS:
A. EXIT SIGNS SHALL BE READY FOR USE FROM ANY DIRECTION OF APPROACH. (5 FOOT CANDLES)
B. EXIT SIGNS SHALL BE LOCATED TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL AND SUCH THAT NO POINT SHALL BE MORE THAN 10 FT. FROM THE NEAREST EXIT SIGN.
C. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL POWER SUPPLY SYSTEM (EQUIPAC BATTERY, EQUIPAC OR ON-SITE GENERATOR SET) OR AN APPROVED SELF-ILLUMINUS SYSTEM THAT PROVIDES CONTINUED ILLUMINATION FOR 90 MIN. FROM AN EXTERNAL POWER SOURCE TO ENSURE THAT THE EXIT SIGNS ARE ILLUMINATED AT ALL TIMES.

- 5. LOCATIONS AND CLASSIFICATIONS OF PORTABLE FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE UNIFORM FIRE CODE, STANDARD 10-1 AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR PROVIDED 25 FEET TRAVEL IN RESTAURANT AND TYPE K IN KITCHEN. ELECTRICAL ROOM, MECH. RM AND PARKING GARAGE.
6. ANY TIME A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED. PROVIDE EXIT ILLUMINATION THAT HAS A MINIMUM INTENSITY OF NOT LESS THAN ONE FOOT CANDLE AT THE FLOOR LEVEL. (5 FC) 100-2.11 ILLUMINATION SHALL MEET THE FOLLOWING REQS.
A. POWER FOR THE MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY, WHEN THE OCCUPANT LOAD EXCEEDS 100. EMERGENCY POWER SHALL BE PROVIDED.
7. PROVIDE A SIGN OVER THE MAIN ENTRANCE / EXIT DOOR (ONE) THAT STATES "THIS DOOR TO REMAIN OPEN DURING BUSINESS HOURS". THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND.
8. POST ROOM CAPACITY SIGNS AS APPROVED BY THE FIRE DEPT. IN ROOMS OF 50 OR MORE CAPACITY.
9. ADDITIONAL EXIT SIGNS SHALL BE PROVIDED AS DIRECTED BY THE CITY INSPECTOR.
10. PROVIDE SEPARATE DIV. 5 PERMIT FOR FIRE SUPPRESSION SYSTEM FOR ALL TYPE I EXHAUST HOODS - SUBMIT TO IMPROVE TO (ENHANCED) BUREAU OF FIRE PREVENTION - SUITE 300 - 201 N FIGUEROA

- 11. BLDG. ADDRESS SHALL BE PROVIDED AT OR NEAR THE ENTRANCE OF THE BUILDING IN ACCORDANCE WITH LA MC 37.09.11. SEE SHT. 15-1.1.
12. INTERIOR WALL AND CEILING FINIS SHALL COMPLY WITH TABLE B03.5.
13. ANY DECORATIONS SHALL BE NON-COMBUSTIBLE OR FLAME-RETARDANT (LA MC 57.23) IN AN APPROVED MANNER (CURTAINS, DRAPES, ETC.)
14. WHENEVER THE BLDG. IS OCCUPIED, EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE. (LA MC 57.33)
15. THE FIRE DEPT. CONNECTION SHALL BE LOCATED ON ADDRESS SIDE OF BUILDING.
16. RUBBER ROOM SHALL BE OF ONE-HOUR FIRE RESISTIVE CONSTRUCTION & BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM. (LA MC 57.21)
17. ROOF CONST. SUCH AS TV ANTENNA, GUY WIRES, SOLAR PANELS & BAZON RISERS SHALL NOT PREVENT FIRE DEPT. ACCESS OR EGRESS IN LIGHT OF FIRE.
18. PARKING SPACES SHALL NOT OBSTRUCT RECO EXITS. (LA MC 57.33)
19. GAS SHUT OFF VALVE SHALL BE CONSPICUOUSLY MARKED. (COR. SHT. 19)

ADDITIONAL BLDG. NOTES

- 1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FT CLEAR AND UNOBSTRUCTED ACCESS TO ANY POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, WAPTS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR TO THE LOCATION OF THE MOUNTAIN. THE CONST. SHALL NOT BE WITHIN 10 FT OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE COSTLY DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE OR EXCESS FLOW SHUT OFF VALVE SHALL BE INSTALLED ON THE GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE TIGHTLY CONNECTED TO THE EXT. OF THE BLDG. OR PLUMBING CONTRACTOR SHALL INSTALL GAS PIPING (PER SHT. 15-2 & 19B.670) SEPARATE PERMIT IS REQUIRED.
3. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.



ZA 2014-0955

Table with columns: OWNER, PLANS, CONTRACTOR, M&P ENGINEER, ELEC ENGINEER. Includes contact information for project manager and contractor.

SHEET INDEX

Table listing sheet numbers and descriptions, including title sheet, accessibility standards, construction notes, and equipment floor plan.

MORE THAN 4 EMPLOYEES PER SHIFT APPROVED PER MODIFICATION 10/21/13
HRS OF OPERATION FROM 7AM TO 11PM
A SEPARATE PERMIT IS REQUIRED FOR SIGNAGE, ANSUL SYSTEM, MECHANICAL, ELECTRICAL AND PLUMBING.
NO SALE OF ALCOHOL.

APPROVALS:

CalAsia logo and contact information: 2010 BRUNNEN DRIVE, LOS ANGELES, CA 90057. Phone: 323-251-2848. Fax: 323-251-2847.

Tatsu ramen with a soul logo and address: 74311 W. Melrose Avenue, Los Angeles, CA 90004. Includes text: TENANT IMPROVEMENT PLANNING.

Project information: SITE PLAN, VICINITY MAP, INDEX, DIRECTORY, PROJECT SUMMARY, PROJECT NOTES. DATE: 10.2.13. PLAN BY: HSMITH. SHEET: A-0.0. SHT.# 1.

EXHIBIT "A"
Page No. 1 of 2
Case No. ZA-2014-955-00B

MASTER LAND USE APPLICATION

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.		Existing Zone	District Map
APC		Community Plan	Council District
Census Tract	APN	Case Filed With [DSC Staff]	Date

CASE NO. ZA-2014-0955-CUB

APPLICATION TYPE CUB

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

1. PROJECT LOCATION AND SIZE

Street Address of Project 7111 West Melrose Avenue Zip Code 90046
 Legal Description: Lot 23 Block None Tract TR 6005
 Lot Dimensions 43' x 155' Lot Area (sq. ft.) 4,670.8 Total Project Size (sq. ft.) 2,012

2. PROJECT DESCRIPTION

Describe what is to be done: Requesting a conditional use to permit on-site sale of beer and wine in conjunction with applicant's existing restaurant located at 7111 W. Melrose Ave. consisting of approximately 2,012 square feet with 32 interior seats and 5 exterior seats on a private patio.

Present Use: Restaurant Proposed Use: Restaurant

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

Check all that apply: New Construction Change of Use Alterations Demolition
 Commercial Industrial Residential Tier 1 LA Green Code

Additions to the building: Rear Front Height Side Yard

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

REVISED

3. ACTION(S) REQUESTED

Submitted on 10/23/14

Describe the requested entitlement which either authorizes actions OR grants a variance: Authorized by: M. SIN

Comment: NEW REP

Code Section from which relief is requested: N/A Code Section which authorizes relief: 12.24.W.1

*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:

4. OWNER/APPLICANT INFORMATION

Applicant's name Tatsu Ramen, LLC Company _____
 Address: 2123 Sawtelle Boulevard Telephone: (310) 408-7183 Fax: () _____
Los Angeles CA Zip: 90025 E-mail: william@taturamen.com

Property owner's name (if different from applicant) 7111 Melrose Partners, LLC
 Address: PO Box 16494 Telephone: (310) 247-0973 Fax: (310) 275-0853
Beverly Hills, CA Zip: 90209 E-mail: _____

Contact person for project information Danny Aleshire Company Liner LLP
 Address: 633 W. 5th St. Telephone: (213) 694-3151 Fax: (213) 694-3101
Los Angeles CA Zip: 90071 E-mail: daleshire@linerlaw.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: _____ Print: _____

ALL-PURPOSE ACKNOWLEDGMENT

State of California

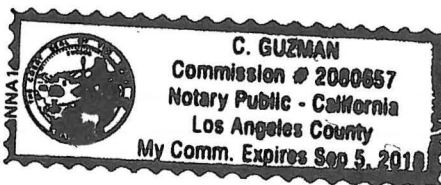
County of Los Angeles

On 10/10/2014 before me, C. GUZMAN, NOTARY PUBLIC
(Insert Name of Notary Public and Title)

personally appeared ALBERT MIZRANI, 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.
 _____ (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	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

SIGNATURE SHEET

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 additional sheet, if necessary)

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

ACKNOWLEDGMENT

State of California
County of LOS ANGELES

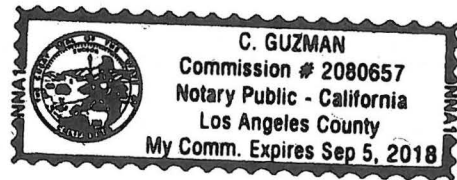
On October 10, 2014 before me, C. GUZMAN, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ALBERT MIZRAHI,
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 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.

Signature _____ (Seal)



CONDITIONAL USE APPLICATION – ATTACHMENT NO. 1

**(7111 W. Melrose Ave., Los Angeles, CA 90046)
“Tatsu Ramen”**

REQUEST:

Pursuant to the Los Angeles Municipal Code (“LAMC”), Section 12.24.W.1 the applicant is requesting a Conditional Use to permit the on-site sale of beer and wine in its existing 2,012 sq. ft. restaurant, named “Tatsu Ramen”, which contains 32 interior seats and 5 exterior seats on a 115 sq. ft. private patio located at 7111 W. Melrose Avenue (the “Property”). Proposed hours of operation are from 11am-3am daily, with hours of alcohol sales from 11am-2am daily.

The applicant previously submitted a Conditional Use Application to the Department of City Planning (Case No. ZA-2014-0955-CUB) regarding the same general request as contained in this application, but this application should serve to amend the prior application that was filed.

BACKGROUND:

Tom Nadeau started Tatsu Ramen after noticing in Tokyo the popularity of the comfort food ramen and the efficiency of Japanese ordering vending machines which are non-existent in the US. Tatsu brought it to the next level with iPads and an ordering software system that is built in-house. The design of restaurant tailors to this futuristic, high-tech theme, by having an interior with bold colors throughout and geometric shapes that protrude from the ceiling. Tatsu's broth is fully homemade from scratch, not out of an instant mix nor concentrate like the norm, which Tatsu prides itself on as a "with a soul" product. The Tatsu Ramen customer wants to eat some of the best healthy authentic Tonkotsu ramen without the stuffiness of traditional Japanese restaurants. Tatsu's concept has helped revolutionize the traditional bland ramen noodle restaurant concept by developing a vibrant and hip ramen shop, and has become known as a popular late night destination for high quality food.

The first restaurant opened in 2012 on 2123 Sawtelle Blvd. in Los Angeles and has become known as one of the best ramen restaurants in Los Angeles as reviewed by LA Weekly, Travel + Leisure magazine, among others. The original restaurant garnered significant acclaim for its late night dining service, being open until 3am, which has helped it establish a niche within the restaurant industry in LA. The restaurant on Sawtelle Blvd. is open for dinner starting at 7pm with beer and wine service. The Tatsu Ramen restaurant on the subject Property opened in July 2014 and requires a CUP for on-site beer and wine consumption in order to match the particular formula and business model that has served it so well at its Sawtelle Blvd. location.

REVISED

submitted on 10/27/14

authorized by: M. S. [signature]

agent: INDY REP.

GENERAL CONDITIONAL USE FINDINGS:

1. 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 Property is located along the commercial corridor of Melrose Avenue. The request for on-site sales of beer and wine will complement the well-loved Tatsu Ramen meals and provide an added amenity for restaurant patrons. The location will serve as a community establishment where nearby neighbors and passersby can stop in for a bowl of "soulful" ramen, a viable option for nearby employees to dine during the day or after work, as well as a destination spot for a high quality dining experience that will attract residents from other neighborhoods in the City. By offering a broader selection of beverages, the proposed use will attract and retain a sophisticated dining patron which will lead to increased pedestrian activity and greater safety (especially during the evening hours), while enhancing the neighborhood's aesthetics, livability and vibrancy. Moreover, operations at Tatsu Ramen's other location at Sawtelle Boulevard, which has late night service of beer and wine, demonstrates the applicant's ability to manage an establishment serving beer and wine in a responsible manner and become a well-respected community institution. The location on Sawtelle Boulevard is in a similarly zoned property with abutting residential uses and the applicant has operated with no violations for 2 years. The applicant will bring this operational expertise to the new location on Melrose and continue to serve the community.

2. 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 proposed project is contained within a one-story approximately 2,012 square foot building located on a 4,670 square foot lot on Melrose Avenue near La Brea Avenue and will remain compatible with surrounding properties, which are all within the C4-I-XL, C2-I-XL, RZ-I-XL, and [Q]PF-I-XL Zones. The immediate surrounding area is characterized by intense commercial development, including numerous restaurants and other retail outlets which sell alcohol, and the buildings on the 2 lots contiguous to the Property both contain restaurant uses. Vehicular access is via driveways along the roadway frontages and two contiguous alleyways leading to 35 surface parking spaces.

The proposed use of the Property for restaurant purposes with incidental beer and wine service will not adversely affect or further degrade adjacent properties or the surrounding neighborhood as the restaurant is a community-serving use that benefits the area. This portion of Melrose currently has uses that are not being well-utilized during later evening hours and the restaurant use at this location during later hours will encourage positive pedestrian activity rather than a detrimental or more intense use at the location. The request for the added amenity of on-site sales of beer and wine will allow the restaurant to remain competitive on this commercial corridor and ensure that the responsible operations team of Tatsu Ramen can maintain the space rather than allow the space to become vacant and a blight to the community. The amenity of beer and wine sales will complement the innovative ramen dining experience and enhance the patron experience. Moreover, the City Planning Department has previously permitted various CUPs for the sale of alcoholic beverages for restaurants operating on surrounding properties and has not found such uses to constitute a nuisance to the surrounding neighborhood. There is shared parking located on the site (both in the front of the building and the rear of the building) and the operator will be providing valet parking in addition. There is not requested change of use at the site and therefore there is no foreseeable traffic impact.

The unique dining experience that Tatsu Ramen provides attracts customers who are looking for a high quality healthy meal, and therefore, there is little threat such customers could contribute to any nuisance as a result of the sale of beer and wine at the restaurant. Lastly, as no additional floor area is

being proposed with this application, the scale of the building has been and will continue to be in harmony with adjacent properties and the surrounding community.

3. 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, intent, and provisions of the General Plan and the Hollywood Community Plan. The property is not located within any Specific Plan. The subject site is zoned C4-1XL and has the designated General Plan Land Use of Neighborhood Commercial. The proposed project will be in harmony with the various elements and objectives of the General Plan because the restaurant is located in an area zoned and planned for this type of use. Further, the proposed project conforms with surrounding land uses and designations. The site is located along the commercially zoned Melrose Avenue which has a mix of commercial and medium-density residential uses in the surrounding area.

The proposed project contributes to the goals and policies of the Hollywood Community Plan by contributing to a more active streetscape along this portion of Melrose Avenue, encouraging pedestrian activity and bringing positive activity to the location through day and nighttime hours. The proposed project and application for on-site sales of beer and wine conforms with the goals established in the Hollywood Community Plan, specifically:

Policy LU.3.26: *Retain desirable, viable uses such as live theaters and restaurants which support pedestrian activity in residential or industrial districts with high pedestrian activity.*

This stretch of Melrose Avenue is composed of a mix of commercial uses, with medium-density residential uses surrounding. The proposed project will support pedestrian activity in the surrounding residential neighborhoods, as well as along Melrose and the nearby intersection of La Brea, increasing public safety by creating a more active streetscape and increasing pedestrian traffic. In addition, the applicant has a successful track record in creating a much desired unique restaurant experience serving beer and wine with meals.

Policy LU.3.27: *Encourage extended hour active commercial uses and discourage concentrations of commercial uses which have limited operating hours in areas with high pedestrian activity.*

The proposed beer and wine service along with late night hours of operation at Tatsu Ramen will directly contribute to this goal as it will increase a positive flow of pedestrian activity in the area during a variety of operating hours along Melrose Avenue, and enhance the public safety and welfare of the neighborhood by helping to place eyes on this commercial section of Melrose at extended hours.

ADDITIONAL FINDINGS REQUIRED PURSUANT TO SECTION 12.24.W.1.:

1. That 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. The applicant's commitment to responsible operation of the proposed use is demonstrated by their experience in successfully operating a similar establishment as well as their willingness to work with the community,

including the Los Angeles Police Department, to mitigate any adverse or potential impacts. Approval of the request for beer and wine sales onsite by a responsible restaurant operator will enhance the built environment by providing a much needed neighborhood amenity that will create a more active use along Melrose Avenue during extended hours, which will help ensure that patrons and staff are able to place eyes on the street, sidewalk, and surrounding properties along Melrose, contributing to the overall public safety and welfare of the neighborhood. In addition, providing a quality dining establishment with beer and wine service will provide a unique dining alternative to many existing fast-food restaurants in the area, including patrons that work later hours or that are looking for a meal after returning from a movie or show. Having a responsible restaurant such as Tatsu operating at this location with longer hours will benefit the community by ensuring that patrons and staff are able to place eyes on the street, sidewalk, and surrounding properties along Melrose, contributing to the overall public safety and welfare of the neighborhood. Approval of this request for beer and wine sales onsite will add variety to this stretch of Melrose and offer alternatives to other nearby dining venues. In addition, any foreseeable adverse impacts on the surrounding neighborhood will be mitigated by conditions imposed by the Zoning Administrator, Department of Alcoholic Beverage Control, and LAPD.

2. That 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 one thousand 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; and

According to the State of California Department of Alcoholic Beverage Control ("ABC") licensing criteria, 4 on-sale and 2 off-sale licenses are allocated to Census Tract No. 1920. Based on information available through ABC's on-line License Query System at the time of preparing this application, there are currently 23 on-site and 3 off-site licenses in this census tract, but only 13 on-site and 2 off-site licenses within a 1,000 foot radius of the Property and no licenses have been recently surrendered, suspended or revoked.

The proposed project will not create or add to a detrimental concentration of establishments that serve beer and wine in the area. The proposed project is for a unique restaurant model that will cater to a variety of customers seeking healthy dining alternatives and will bring a new and innovative business to the existing commercial corridor. The location of the project and proximity to other commercial businesses will increase economic activity in the area and provide a viable business to the community. No detrimental concentration of establishments serving alcoholic beverages will result from the approval of this application.

3. That 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.

There are residential uses and a school (Melrose Avenue School) located nearby the subject restaurant, however, the proposed use will not detrimentally affect the welfare of the nearby residential community. The residential units in the area are buffered from the subject use by public streets and a surface parking

area at the rear of the Property. Since the restaurant is oriented in a southerly direction, toward the commercial frontage along Melrose Avenue, one of the most heavily trafficked commercial corridors in the City, a diversity of uses in this neighborhood, with restaurant and alcoholic beverage sales nearby residential uses is not uncommon. Moreover, the operation is contained within the building with the exception of 5 seats on the private outdoor patio fronting Melrose Avenue; any sound impacts on the surrounding residential uses will not exceed the ambient noise of Melrose Avenue. The addition of beer and wine service will be a very small component of the restaurant's business and will be served only when accompanied by a meal. Patrons are attracted to Tatsu Ramen primarily for the quality of its unique and high quality ramen noodle menu, not as a late night drinking establishment.

The applicant is committed to providing a neighborhood amenity that takes into consideration the needs of the nearby residential community and will work with the Office of Zoning Administration and the Los Angeles Police Department to develop a security plan for the Property and identify appropriate conditions to mitigate foreseeable impacts of the proposed operation.

ADDITIONAL INFORMATION

List of alcohol establishments between 600 and 1,000 feet of the site:

	License Number	Status	License Type	Original Issue Date	Expiration Date	Primary Owner and Premises Addr.	Business Name
1)	<u>136939</u>	ACTIVE	48	7/6/1983	9/30/2014	MEL BREA INCORPORATED 739 N LA BREA AVE LOS ANGELES, CA 90038 Census Tract: 1920.01	PLAZA
2)	<u>311270</u>	ACTIVE	47	1/16/1996	12/31/2014	WUTTIDO INC 7228 MELROSE AVE LOS ANGELES, CA 90046 Census Tract: 1920.01	FRANKIES ON MELROSE
3)	<u>315107</u>	ACTIVE	41	5/1/1996	4/30/2015	FERRARI, HORACIO 7229 MELROSE AVE LOS ANGELES, CA 90046 Census Tract: 1920.01	LALAS
4)	<u>382888</u>	ACTIVE	41	12/17/2001	11/30/2014	AHMED, ZUNEAL 7212 MELROSE AVE LOS ANGELES, CA 90046-7620	STAR OF INDIA

						Census Tract: 1920.01	
5)	<u>386188</u>	ACTIVE	47	6/27/2002	1/31/2015	ESCHER, ANAT 7174 MELROSE AVE LOS ANGELES, CA 90046 Census Tract: 1920.01	BUNGALOW CLUB THE
6)	<u>450976</u>	ACTIVE	41	8/20/2008	7/31/2015	DIVINE PASTA COMPANY 615 N LA BREA AVE LOS ANGELES, CA 90036-1013 Census Tract: 1920.01	CUBE AT DIVINE PASTA
7)	<u>481645</u>	ACTIVE	41	4/26/2011 2:20:22 PM	3/31/2015	ABRAHAM, YARON 7200 MELROSE AVE LOS ANGELES, CA 90046-7656 Census Tract: 1920.01	FRATELLI CAFE
8)	<u>487843</u>	ACTIVE	47	8/17/2010 10:16:43 AM	7/31/2015	PARLOR HW LLC THE 7250 MELROSE AVE, # A LOS ANGELES, CA 90046-7668 Census Tract: 1920.01	PARLOR THE
9)	<u>522541</u>	ACTIVE	47	1/30/2013 2:53:14 PM	12/31/2014	J. HOWARD II LLC 609-611 N LA BREA AVE LOS ANGELES, CA 90036-2013 Census Tract: 1920.01	609 N La Brea 611 N. La Brea
10)	<u>538580</u>	ACTIVE	41	12/27/2013 1:22:30 PM	11/30/2014	SOS MELROSE LLC 7274-76 MELROSE AVE LOS ANGELES, CA 90046 Census Tract:	S.O.S. 7274 Melrose 7276 Melrose

						1920.01	
11)	<u>539552</u>	ACTIVE	41	2/14/2014 1:51:40 PM	1/31/2015	BON VIVANT RESTAURANT GROUP, LLC 7166 MELROSE AVE LOS ANGELES, CA 90046-7626 Census Tract: 1920.01	L ASSIETTE STEAK FRITES
12)	<u>540064</u>	ACTIVE	41	3/25/2014 3:09:18 PM	2/28/2015	MURAKAMI, TADASHI 7160 MELROSE AVE LOS ANGELES, CA 90046-7626 Census Tract: 1920.01	MURAKAMI

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name
13)	<u>182829</u>	ACTIVE	41	5/30/1986	9/30/2014	GAGHINJIAN, MIHRAN 7011 MELROSE AVE LOS ANGELES, CA 90038 Census Tract: 1919.02	HOT WINGS CAFE
14)	<u>446001</u>	ACTIVE	41	12/26/2006	11/30/2014	SHAYLAL CORP 7013 MELROSE AVE LOS ANGELES, CA 90038-3307 Census Tract: 1919.02	ANARKALI INDIAN RESTAURANT
15)	<u>398775</u>	ACTIVE	21	5/8/2003	4/30/2015	KIM, JIN WOOK 6901 MELROSE	QUAKER STATE LIQUOR

						AVE LOS ANGELES, CA 90038 Census Tract: 1919.02	
--	--	--	--	--	--	--	--

The following uses are located within 600 feet of the Property:

- Melrose Avenue School (731 Detroit St.)
- Eatz Culinary School (612 La Brea Ave.)
- Tru Warrior Fitness Mixed Martial Arts Training Center (633 La Brea Ave.)
- Ahavas Yisroll Synagogue (731 La Brea Ave.)
- Cheder of LA School (801 La Brea Ave.)
- AZUS Family Recourse Center (6926 Melrose Ave.)
- JLS Make Up Academy (7201 Melrose Ave., #204)

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.

REVISED

Submitted on10/23/14.....

Authorized by:M.S.W.....

Comment:NEW REP.....

- 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? _____

e. Security

- i. How many employees will you have on the site at any given time? ~16

- ii. Will security guards be provided on-site? No

1. If yes, how many and when? _____

- 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? Beer and wine only

- ii. Will "fortified" wine (greater than 16% alcohol) be sold? No

- 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, typically while waiting for food

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? No

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? Yes, 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.

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>2014-956-CE</u>	Existing Zone <u>CU-1XL</u>	District Map <u>141B181</u>
APC <u>Central</u>	Community Plan <u>Hollywood</u>	Council District <u>5</u>
Census Tract <u>1920.01</u>	APN <u>5525009022</u>	Case Filed With [DSC Staff] <u>R. Avila</u>
		Date <u>3-21-2014</u>

ZA 2014-0955 - CUB

CASE NO. _____

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 7111 Melrose Avenue Zip Code 90046

Legal Description: Lot 23-25 Block None Tract TR 6005

Lot Dimensions 43' x 155' Lot Area (sq. ft.) 4,670.8 Total Project Size (sq. ft.) 2,012

2. PROJECT DESCRIPTION

Describe what is to be done: Requesting a new conditional use to permit on-site sales of beer and wine in conjunction with a 2,012 square foot restaurant with 32 interior seats and 5 exterior seats on a private patio. Requesting a conditional use to permit hours of operation beyond 7am-11pm in a commercial corner development.

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
No. of residential units:	Existing <u>0</u>	To be demolished _____	Total _____

SUPERSEDED

3. ACTION(S) REQUESTED

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

By document dated: 10/23/14

Authorized by: M. S. N.

Comment: NEW REP

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: 12.24 W27

*See Attachment 1

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

List related or pending case numbers relating to this site:

For information regarding the Public Hearing date, or the name & phone no. of the Zoning Investigator assigned to this case call (213) 978-1318

4. OWNER/APPLICANT INFORMATION

Applicant's name _____ Company Tatsu Ramen LLC
 Address: 2123 Sawtelle Boulevard Telephone: (310) 408-7183 Fax: () _____
Los Angeles CA Zip: 90025 E-mail: william@tatsuramen.com

Property owner's name (if different from applicant) 7111 Melrose Partners, LLC
 Address: PO Box 16494 Telephone: (310) 247-0973 Fax: (310) 275-0853
Beverly Hills, CA Zip: 90209 E-mail: _____

Contact person for project information _____ Company Elizabeth Peterson Group
 Address: 400 S. Main Street #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: [Handwritten Signature]

Print: Albert Mizrahi

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

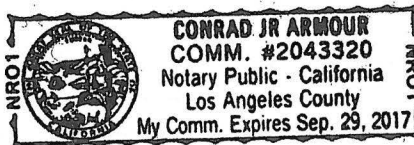
On MARCH 17, 2024 before me, CONRAD JR ARMOUR
(Insert Name of Notary Public and Title)

personally appeared ALBERT MIZRAHI, 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.

Conrad Armour (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>\$ 6540</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>10936</u>	Deemed Complete by [Project Planner]	Date

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.

SUPERSEDED

By document dated: 10/27/14

Authorized by: M. SIN

Comment: NEW REP

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? 4,670.8
- b. What is the total square footage of the space the establishment will occupy? 2,012
- 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? 32 Outdoors? 5
- 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? _____ Outdoors? _____

h. Parking

- i. How many parking spaces are available on the site? 33 (with tandem)
- ii. Are they shared or designated for the subject use? Shared
- 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? Yes; voluntary valet

- 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? Lease

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? Yes Will the service be for a charge? Yes

- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? Yes
- 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-3am	11am-3am	11am-3am	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? _____

e. **Security**

i. How many employees will you have on the site at any given time? ~16

ii. Will security guards be provided on-site? No

1. If yes, how many and when? _____

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? Beer and wine only

ii. Will "fortified" wine (greater than 16% alcohol) be sold? No

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, typically while waiting for food

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? No

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? Yes, 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

7111 Melrose Avenue
Los Angeles, CA 90046
"Tatsu Ramen"

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: Thomas Nadeau Tatsu Ramen LLC. 2123 Sawtelle Blvd., Los Angeles, CA 90025 T: <u>310-408-7183</u> <u>William@tatsuramen.com</u>
---	--

SUPERSEDED

By document dated: 10/23/14

Authorized by: M.S.J.

Comment: NEW REP

REQUEST(S):

Pursuant to the Los Angeles Municipal Code, section 12.24 W1 the applicant is requesting a Conditional Use to permit the on-site sales of beer and wine at a proposed 2,012 sq. ft. restaurant having 32 interior seats and 5 exterior seats on a 115 sq. ft. private patio located at 7111 Melrose Avenue. Proposed hours of operation are from 11am-2am Sunday-Wednesday and 11am-3am Thursday-Saturday, with hours of alcohol sales from 11am-2am daily.

Pursuant to Los Angeles Municipal Code section 12.24. W27 the applicant is requesting a Conditional Use to permit hours of operation beyond 7am-11pm in a Commercial Corner Development.

BACKGROUND:

In 2012, Tom Nadeau started Tatsu Ramen after noticing in Tokyo the popularity of the comfort food Ramen and the efficiency of Japanese ordering vending machines which are non-existent in the US. Tatsu brought it to the next level with iPads and an ordering software that is built in-house. Tatsu's broth is fully homemade from scratch, not out of an instant mix nor concentrate like the norm, which Tatsu prides itself on as a "with a soul" product.

The Tatsu Ramen customer wants to eat some of the best authentic Tonkotsu ramen without the stuffiness of traditional Japanese restaurants. Tatsu Ramen provides all the flavor, and the fun. Tatsu says "enough" to the bland and traditional and "hello" to the bold and hip Ramen shop.

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.

ZA 2014-0955

The proposed project is located along the commercial corridor of Melrose and is located within a mini-shopping center development. The request for on-site sales of beer and wine will complement the well-loved Tatsu Ramen meals and provide an added amenity for restaurant patrons. The location will serve as both a community establishment where nearby neighbors and passersby can stop in for a bowl of "soulful" ramen and a viable option for nearby employees to dine during the day or after work. The proposed project will contribute to the built environment by providing outdoor seating that will increase the eyes on the street and contribute to the public safety and welfare and the tenant improvements associated with the restaurant will upgrade the aesthetics of the building. Tatsu Ramen has proven to have responsible operations at their existing location and do not have any violations. The existing location on Sawtelle Boulevard is in a similarly zoned property with abutting residential uses and the operators have operated with no violations for 2 years. They will bring this operational expertise to the new location on Melrose and continue to serve the community.

- 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 proposed project is contained within an existing building and will remain compatible with surrounding properties. The use will not adversely affect or further degrade adjacent properties or the surrounding neighborhood as the restaurant is a community-serving use that will be beneficial to all community members. The request for the added amenity of on-site sales of beer and wine will allow the restaurant to remain competitive on this commercial corridor and ensure that the responsible operations team of Tatsu Ramen maintain the space rather than allow the space to become vacant and a blight to the community.

The proposed restaurant at this location will benefit the community by keeping positive activity at the property during nighttime hours, enhancing public safety and furthering the economic development of the area. This portion of Melrose currently has uses that are not being utilized during evening and nighttime hours and encouraging pedestrian activity and the restaurant use at this location during later hours will encourage positive activity rather than a detrimental or more intense use at the location. The amenity of beer and wine sales will complement the innovative ramen dining experience and enhance the patron experience.

- 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, intent, and provisions of the General Plan and the Hollywood Community Plan. The property is not located within any Specific Plan. The subject site is zoned C4-1XL and has the designated General Plan Land Use of Neighborhood Commercial. The proposed restaurant at the site will serve the community and substantially conform to the land use designation and zoning. Further, the proposed project

conforms with surrounding land uses and designations. The site is along the commercially zoned Melrose Avenue and has a mix of commercial and medium-density residential uses in the surrounding area.

The proposed project contributes to the goals and policies of the Hollywood Community plan by contributing to a more active streetscape along this portion of Melrose Avenue, encouraging pedestrian activity and bringing positive activity to the location during longer hours. The proposed project and application for on-site sales of beer and wine conforms with the goals established in the Hollywood Community Plan, specifically:

Policy LU.3.26: *Retain desirable, viable uses such as live theaters and restaurants which support pedestrian activity in residential or industrial districts with high pedestrian activity.*

This stretch of Melrose Avenue is composed of a mix of commercial uses, with medium-density residential uses surrounding. The proposed project will support pedestrian activity in the surrounding residential neighborhoods, as well as along Melrose and the nearby intersection of La Brea, increasing public safety by creating a more active streetscape and increasing pedestrian traffic.

Policy LU.3.27: *Encourage extended hour active commercial uses and discourage concentrations of commercial uses which have limited operating hours in areas with high pedestrian activity.*

The proposed Tatsu Ramen operations will directly contribute to this goal as it will create extended hour commercial uses and contribute to a variety of operating hours along Melrose Avenue. Extended hours of operation will contribute to an increase in positive pedestrian activity in the community, contributing to the public safety and welfare of the neighborhood.

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 as the proposed project is located along a commercial corridor and the restaurant use will substantially comply with the zoning and land use standards. The proposed restaurant is an innovative business and has led responsible operations at the location on Sawtelle for the 2 years of operation. The new location on Melrose will lead the same operations and serve the community. The proposed restaurant will not adversely affect the welfare of the pertinent community and the approval of the request for on-site sales of beer and wine will be an added amenity for restaurant patrons and help the restaurant remain viable and competitive among

other hospitality establishments nearby.

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

The proposed Tatsu Ramen restaurant is a unique concept that will not contribute to an undue concentration of such establishments. Tatsu Ramen provides quick service to customers, but unlike “fast-food” establishments, the food is prepared in-house of quality ingredients and the restaurant provides a well-rounded dining experience, providing a unique service to the area. The restaurant prides itself on serving “ramen with a soul”, bringing customers quality food and ingredients while introducing a rapid, high-tech ordering system that reduces wait time. This restaurant will be convenient to nearby residents who want a quick bite to eat, nearby employees who need a local place to lunch, and community members who need somewhere for a quick but quality meal during later hours of the night.

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

The approval of this application will not detrimentally affect nearby residential zones or uses as it is located along the commercial corridor of Melrose Avenue. The restaurant use is permitted in the zone and at this location and the approval of the application for on-site sales of beer and wine will not detrimentally affect nearby residential zones as the added amenity of beer and wine for patrons will draw customers to the restaurant and help the restaurant remain viable, contributing to the overall economic vitality and growth of the neighborhood. The operation is contained within the building with the exception of 5 seats on the private outdoor patio fronting Melrose Avenue; any sound impacts on the surrounding residential uses will not exceed the ambient noise of Melrose Avenue. Any foreseeable adverse impacts will be mitigated by conditions imposed by the Zoning Administrator and LAPD and foreseeable detrimental impacts as a result of beer and wine service will be mitigated by conditions placed by ABC.

COMMERCIAL CORNER DEVELOPMENTS AND MINI SHOPPING CENTER FINDINGS

a. 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.

Approval of the request for hours of operation beyond 7am-11pm in a commercial corner development will enhance the built environment by providing an active use along Melrose Avenue during extended hours. Currently the other dining establishments in the shopping center

close before 11pm, therefore Tatsu Ramen will help keep this site active after 11pm which will enhance public safety and encourage positive pedestrian activity along this portion of Melrose. Having a responsible restaurant such as Tatsu operating at this location with longer hours will benefit the community by ensuring that patrons and staff are able to place eyes on the street, sidewalk, and surrounding properties along Melrose, contributing to the overall public safety and welfare of the neighborhood.

In addition, providing a quality dining establishment with hours beyond 11pm will provide a dining alternative to many existing fast-food restaurants in the area, for patrons that work later hours or that are looking for a meal after returning from a movie or show. Approval of this request for hours of operation beyond 7am-11pm in a mini-shopping center commercial corner development will add variety to this stretch of Melrose and offer alternatives to other late-night dining venues.

b. 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 proposed project will be compatible with and will not adversely affect or further degrade adjacent properties or the surrounding neighborhood. The project is contained within an existing building and will not change the aesthetics of the existing development. Approval of the request for hours of operation beyond 7am-11pm will enhance the streetscape and directly contribute to the public safety and welfare of the area by placing eyes on the street and activating the streetscape during longer hours. In addition, any foreseeable adverse impacts on the surrounding neighborhood will be mitigated by conditions imposed by the Zoning Administrator, Department of Alcoholic Beverage Control, and LAPD.

c. 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 restaurant conforms with the provisions of the General Plan, which designates the property as Neighborhood Commercial, corresponding to the C4-1XL zone. The proposed project is not located within any specific plan and is located within the Hollywood Community Plan. The proposed project remains compatible with surrounding properties and zones and is not a change of use.

d. That based on data provided by the City Department of Transportation or by a licensed traffic engineer, that ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.

The proposed project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets. There is shared parking located on the site and the operator will be providing valet parking in addition. There is not requested change of use at the site and therefore there is no foreseeable traffic impact.

e. That project approval will not create or add to a detrimental concentration of Mini-Shopping

Centers or Commercial Corner Developments in the vicinity of the proposed project.

The proposed project will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments. The subject site is at an already an existing commercial corner. The proposed project is for a unique restaurant model that will cater to a variety of customers and will bring a new and innovative business to the existing commercial corridor. The location of the project and proximity to other commercial businesses will increase economic activity in the area and provide a viable business to the community. No detrimental concentration of commercial corner developments will result from approval of this project.

f. Are you going to develop any of the following?

3) *A business open any time between 11 p.m. and 7 a.m. – Yes*

The increased hours of operation will allow for increased pedestrian traffic during a greater part of the daytime and evening hours. Increasing pedestrian traffic will ultimately increase public safety by putting more eyes on the street and energizing the area throughout a greater part of the day and later into the evening. Energizing the area with hours of operation beyond 11pm will be beneficial for the surrounding community as well as beneficial to the local economy providing more taxable revenue during extended hours of operation.

g. How many parking spaces are being provided

Zero parking spaces are required, there are 32 existing shared parking spaces on the site and there will be non-required valet parking spaces provided.

h. What is the Height and number of stories of the Project?

The project is one-story and varies from 10'-18'. The building is existing.

i. List All the uses to be included in the development, their hours of operation, square footage and the percentage of the total development to be occupied by each

The proposed project is a 2,012 square foot restaurant with a 115 square foot private patio. The only use in the proposed project is restaurant, which will be 100% of the space and have hours of operation from 11am-2am Sunday-Wednesday and 11am-3am Thursday-Saturday.

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

3. In addition, specify each and every requirement of Section 12.22 A 23 LAMC that you cannot or do not comply with, and explain.

“(i) a use not otherwise subject to conditional use approval which operates between the hours of 11p.m. and 7 a.m.”.

The applicant is requesting extended hours of operation until 2am on Sunday-Wednesday and 3am on Thursday-Saturday to provide this unique service to patrons during longer hours and to encourage positive pedestrian activity on Melrose Avenue during longer hours.

ENVIRONMENT CLEARANCE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 360
 LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, 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	ZA 2014-0955	COUNCIL DISTRICT 5
--	---------------------	------------------------------

PROJECT TITLE * Tatsu Ramen	LOG REFERENCE ENV 2014-906-CE
---------------------------------------	---

PROJECT LOCATION
* **7111 Melrose Avenue**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
* **CUP for on-site sale of beer/wine at new 2,012 sq. ft. restaurant**

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

CONTACT PERSON * Kiran Rishi	AREA CODE * 213	TELEPHONE NUMBER * 620-1904	EXT.
--	---------------------------	---------------------------------------	------

EXEMPT STATUS: (Check One)

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

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: Granting of a conditional use for the on-site consumption of alcoholic beverages pursuant to L.A.M.C. sections 12.24 W 1 and 12.24 X 2; beverages will be dispensed and consumed do not exceed an occupant load of 200 persons, and provided that the premises will not also require an original dancehall, skating rink or bowling alley permit from the Los Angeles Police Commission.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 	TITLE CITY PLANNER	DATE 5/22/14
FEE: \$ 316	RECEIPT NO. 15936	REC'D. BY R. Avila
		DATE 3-21-2014

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
 Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:
 * **Kiran Rishi**
 NAME (PRINTED)

*
 SIGNATURE

* **3/21/2014**
 DATE

RADIUS MAP

CORRESPONDENCE

Central Area Planning Commission
Paul Koretz, CD5 Council Member
Shawn Bayliss, CD5 Planning Director
John Darnell, CD5 District Director

30 November 2015

RE: ZA-2014-0955-CUB-1A 7111-1A W. Melrose Ave., Los Angeles, CA 90046 "Tatsu Ramen"

The La Brea Willoughby Coalition's appreciates and fully supports the DCP Determination of this noodle shop. As the Determination well considered business and neighbors' positions to promote the most positive outcomes to our overall community, the LWC strongly requests the Commission to deny this appeal. Thorough documentation of this noodle shop's ongoing false claims and mostly poor operation patterns that negatively impact our community definitely negate all appeal issues.

The noodle shop's appeal of the decision was not surprising, as throughout this process, Tatsu applicants, representatives, employees, and patrons have continually made misleading and clearly false statements to continue its demands in all and every way possible.

Since it opened, its operations and requests have shown its sheer, total disconnect and disregard for the many community concerns and city conditions presented to it. So the La Brea Willoughby Coalition will continue to appear and testify to oppose their intrusive and offensive patterns put upon our neighborhood.

These are presented in substantial, more specific detail by LWC board member and project liaison, Colleen Haber. They include in gross disregard for neighborhood outreach and problem solving of complaints already made including:

- °Stays open until 3 AM, with activities lasting until much later;
 - °Brings loud, late-night party crowds from outside the community;
 - °Produces noise and trash and traffic overflowing into the residential neighborhoods,
- and °Requests a beer and wine alcohol license.

To achieve mutually beneficial goals, the La Brea Willoughby Coalition strongly urges the commission to maintain conditions for Tatsu of 12 midnight closing time and to fully deny the appeal.

To sincerely serve, protect, and respect,

Lucille Saunders.

President, La Brea Willoughby Coalition

Keith Nakata
811 N. Croft Ave.
Los Angeles, CA 90069
323.653.0455
keithnakata@earthlink.net

November 30, 2015

Central Area Planning Commission
Department of City Planning
Los Angeles City Hall
200 N. Spring Street
Los Angeles, CA 900112

RE: Case No. ZA-2014-0955-CUB; 7111 West Melrose Ave.
Appeal of Determination

Dear Commissioners,

This letter is in regards to your hearing of the appeal of ZA-2014-0955-CUB; 7111 W. Melrose Ave. Tatsu Ramen. I request that you deny the appeal of this case by the owner/appellant, original applicant.

The owner of this property has shown a history of ignoring and abusing past decisions in other locations within the City of Los Angeles, such as the Larchmont Bungalow, a case that has been stalled by multiple appeals for lack of compliance by the same property owners and has been cited by the City of Los Angeles.

This is another case of pushing their request too far for alcohol service. When the original Zoning Administrator's decision dated September 24, 2014, a determination backed by fair findings, were not up to their expectations, they have chosen to appeal, with the hopes of additional hours of operation to the detriment of the adjacent residential neighborhood, especially during weekday evenings.

We are all aware of the facts surrounding the service of alcohol and the negative effects on adjacent neighborhoods specifically in late night situations. Noise and traffic impacts as well as pedestrian safety are clearly issues in making any finding of community benefit by allowing the alcohol service at this location.

There are other fast food operations in the neighboring areas as well, but they do not serve alcohol. This location is also within one block of an elementary school, which they are recommending for overflow parking, not a safe situation with alcohol service.

The Appellant's suggestion that condition 14, a "hotline" would alleviate any issues of late night impact to the residential neighborhood is without merit. I am not aware of this working successfully after the issuance of a CUB.

The use of shared tandem parking in the alley is also not optimum for the reduction of noise In the alley abutting residential neighbors. This requires the use of a valet and the starting and idling of cars to allow for the shifting to maximize the parking spaces, as well as people talking while waiting for their cars to be brought to them.

The shared parking area along the Melrose Ave. frontage is shown in the attached photos below. The shared substandard parking requires cars attempting to utilize those spaces to drive on the sidewalk to navigate into a space. This is highly unsafe for pedestrians walking along Melrose Ave. in front of the shopping center, especially at night when visibility is limited and could be impaired by alcohol consumption. This parking area should never have been approved for use because of safety,

This is an extremely congested shopping center with several restaurant uses already and this area in general is located at a heavily congested intersection with new development slated across the street on the south side of Melrose and La Brea.

Therefore, I recommend your denial of the appeal in this case and to sustain the original Zoning Administrator's decision on September 24, 2015.

Respectfully,

Keith Nakata

