

APPLICATION FOR DETERMINATION OF "PUBLIC CONVENIENCE OR NECESSITY" ALCOHOL SALES

Pursuant to Section 23958 and 23858.4 California Business and Professions Code

CD 10

TO BE SUBMITTED TO CITY CLERK'S OFFICE ROOM 395, CITY HALL

COUNCIL FILE NO. 13-0012

BACKGROUND INFORMATION

TIME LIMIT FILE: _____

As part of the application, the applicant must submit the names and addresses of property owners of all property adjacent (including across the street/alley) to the subject property on gummed labels. Applicant must also submit the following information: 1) notarized signature, 2) a site plan prepared by a map maker (see Planning Department for map maker's list), 3) one 4- by 6-inch picture of the property from each side of the site, and 4) a copy of all previous building permits for the site (Room 400, 201 North Figueroa Street). When you meet with ABC to get the crime and license concentration information for your site, you must bring back the ABC information (on the ABC form) to the City Clerk.

Project Name YD Music Studio

Address 3607 W. 6th Street, Los Angeles, CA 90020

Type of Business Karaoke Music Studio

Applicant Hyung IL & Judy Cho
Name
3607 W. 6th Street, Los Angeles, CA 90020
Address
213 820-7096
Phone Number/Fax Number

Property Owner JAEHWA YOO KING
Name
610 S SHATTO PL
Address LA CA 90005-1301 Tel: 213-380-4511 FAX 213-380-9098
Phone Number/Fax Number

Representative Dante Charleston
Name
440 S. Vermont Ave., Suite 201 Los Angeles, CA 90020
Address
213 375-4797
Phone Number/Fax Number

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

- 1. Has the City previously approved a conditional use permit for alcoholic beverage sales at this site? Yes [X] No [X] If Yes, what is the City case number(s)
2. Have you recently filed for a new conditional use permit? Yes [X] No [] If Yes, provide the City case number(s) ZA 2012-1730-CLR-CL Approved 12/18/2012

3. Has a previous ABC license been issued? Yes No If Yes, when and what type of license

4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.):
on-site TYPE 40 (BEER ONLY)
5. Size of Business _____
6. % of floor space devoted to alcoholic beverages 6%
7. Hours of Operation:
- a. What are the proposed hours of operation and which days of the week will the establishment be open? 5PM-2AM MON-SUN
- b. What are the proposed hours of alcohol sales? 9 hours
8. Parking:
- a. Is parking available on the site? (If so, how many spaces?) Yes, 24
- b. If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? N/A
- c. Where? 3569 W. 6th St
- d. How many off-site spaces? 64 off-site (Not required by ordinance or code)
9. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons? Provide ABC case number and a copy of final ABC action.
NO
10. Will video game machines or pool or billiard tables be available for use on the subject property and if so, how many? NO
11. Will you have signs visible on the outside which advertise the availability of alcohol?
NO
12. How many employees will you have on the site at any given time? 1-4
13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? OWNER/OPERATOR HAVE ATTENDED STAR TRAINING
14. What security measures will be taken including:
- a. Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy. See OPS Plan
- b. Will security guards be provided and if so, when and how many?
NO

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

N/A

16. Are there any other alcoholic beverage outlets within a 600-foot radius of the site? Provide names and address of such business and type of business.

See Attached

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

See Attached

18. Will the exterior of the site be fenced and locked when not in use?

NO, See site Plan

19. Will the exterior of the site be illuminated with security lighting bright enough to see patrons from the street? yes

B. THE FOLLOWING QUESTIONS ARE TO BE ANSWERED WHERE ONLY THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES IS SOUGHT:

N/A

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

2. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises?

3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)?

4. Will "fortified" wine (greater than 16% alcohol) be sold?

C. THE FOLLOWING QUESTIONS ARE TO BE ANSWERED WHERE ONLY THE ON-SITE SALE OF ALCOHOLIC BEVERAGES IS SOUGHT:

1. What is the occupancy load as determined by the Fire Department (number of patrons)?

2. What is the proposed seating in all areas? 61

3. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) Yes, KARAOKE

4. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining and lounge facilities.

- None -

5. Food Service

- a. Will alcohol be sold without a food order? _____
- b. Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?
Adjacent Restaurant will provide food orders.

6. Will discount alcoholic drinks or a "Happy Hour" be offered at any time? No

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

D. PUBLIC CONVENIENCE AND NECESSITY EVALUATION

The City of Los Angeles is very concerned if a new request to sell alcohol is subject to one of the conditions below. There is a strong likelihood that the City will deny your "public convenience or necessity" application if one of the above listed conditions apply to your site. (It is strongly suggested that you contact your Council Office and discuss your project. If the Council Office does not oppose your project, you should then check with your local area police vice unit as well as the Planning Department Public Counter at (213) 977-6083 for the determination of whether the proposed site is within a Specific Plan area, and the Community Redevelopment Agency (CRA) project staff at (213) 977-1682 or 977-1665, to determine if your site is in a CRA Project Area. If any of the five conditions listed below apply to your site, you should carefully consider if you want to file for a Public Convenience or Necessity finding.

See Attached

- 1. The proposed site is in an area with a long-term level of undue concentration of alcoholic beverage outlets.
- 2. The geographic area is the target of special law enforcement activity, i.e., police task force is working on reducing vice in the area, or eliminating juvenile crime (such as cruising or graffiti) or gang activity.
- 3. The proposed site is in close proximity to sensitive uses, including schools, parks, churches, youth activities, homeless shelters, mental health or alcohol or drug treatment centers.
- 4. The geographic area has elevated levels of alcohol-related crimes, including but not limited to: public intoxication, driving under the influence, assault, vandalism, prostitution, drug violations, loitering.
- 5. The proposed site is located in a Specific Plan or Community Redevelopment Agency Project area which specifically includes a policy to control future alcoholic beverage sales.

E. If the project site is not subject to one of the above criteria, your project will be evaluated by the City Council with consideration given to the following possible benefits and detriments to the community:

See Attached

1. Possible Benefits

Would the business:

- a. Employ local residents (how many)
- b. Generate taxes (provide estimate)
- c. Provide unique goods and services (which ones)
- d. Result in an aesthetic upgrade to the neighborhood (in what exact way)
- e. Contribute to the long term economic development (how)
- f. Provide a beneficial cultural/entertainment outlet (specify)

F. 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).
- b. The information presented is true and correct to the best of my knowledge.

[Handwritten Signature]
 Applicant signature

11-19-12
 Date

[Handwritten Signature]
 Signature of property owner if tenant or lessee is filling application

State of _____
 County of

See Attached

On _____ before me, _____
Date Name of Notary Public

personally appeared _____
Name(s) of Signer(s)

personally known to me (or 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.

WITNESS my hand and official seal.

 Signature of Notary Public

* The Planning Department has a list of private map makers who will prepare the names and addresses for you. This list is available at the public counter, Room 300, Counter N, 201 North Figueroa Street or 6251 Van Nuys Boulevard, Van Nuys. Alternatively, you may obtain a list of such adjoining owners from the City Clerk's Office (Room 730, 201 North Figueroa Street) or from a title company and prepare the labels yourself.

** You may add additional pages to your response if needed. Please utilize numbering system of this form to assist in the review of the responses.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNT OF LOS ANGELES)

On 19th Nov. 2012 before me, KAY KASIL LIM, Notary Public,
(insert name of the officer)

personally appeared Hyung IL Cho and Jaehwa Yoo King,
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 *Kay Kasil Lim* (Seal)



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"PUBLIC CONVENIENCE OR NECESSITY"
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COUNCIL FILE NO.

TIME LIMIT FILE:

16. Are there any other alcoholic beverage outlets within a 600-foot radius of the site? Provide names and addresses of such business and type of business.

- | | | |
|--------------------|-------------------------|---------|
| a. Colonnade Café | 3731 Wilshire Bl., #106 | Type 41 |
| b. Star BBQ | 601 S. Ardmore Av | Type 47 |
| c. Café Beauillair | 1712 Colorado Bl | Type 47 |
| d. BCD Tofu House | 3574 Wilshire Bl | Type 41 |

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

- | | |
|----------------------------------|--------------------------------------|
| a. National Bartenders School | 3460 Wilshire Bl., #1010 |
| b. Angeles College of Nursing | 3340 Wilshire Bl., #310 |
| c. Wilshire Christian Church | 634 S. Normandie Avenue |
| d. Basil Parish Korean Catholic | 3535 W. 6 th Street |
| e. Doulos Mission Church | 548 S. Kingsley Drive |
| f. Abraham Lincoln School of Law | 3530 Wilshire Bl., #1420 |
| g. Everest College | 3460 Wilshire Bl., #500 |
| h. Pathways | 3550 W. 6 th Street, #500 |
| i. St. Basil Church | 3611 Wilshire Bl. |
| j. Archdiocesan Catholic Center | 3424 Wilshire Bl. |
| k. La Woori Community Church | 3540 Wilshire Bl., #205 |

D. PUBLIC CONVENIENCE AND NECESSITY EVALUATION

The City of Los Angeles is very concerned if a new request to sell alcohol is subject to one of the conditions below. There is a strong likelihood that the City will deny your “public convenience or necessity” application if one of the above listed conditions apply to your site. (It is strongly suggested that you contact your Council Office and discuss your project). If the Council Office does not oppose your project, you should then check with your local area police vice unit as well as the Planning Department Public Counter at (213) 977-6083 for the determination of whether the proposed site is within a Specific Plan area and the Community Redevelopment Agency (CRA) project staff at (213) 977-1682 or (213) 977-1665, to determine if your site is in a CRA Project Area. If any of the five conditions listed below apply to your site, you should carefully consider if you want to file for a Public Convenience or Necessity finding.

- 1. The proposed site is in an area with a long-term level of undue concentration of alcoholic beverage outlets.**

Although approval of the application will add an additional license in the area, it will not cause an “undue over-concentration” of alcoholic beverage licenses. The subject property is located within a commercial area, and the proposed use (onsite consumption of beer) is in an established commercial building (and an existing music studio) buffered by a parking lot and a solid brick wall at the rear of the property (see attached site plan). Additionally, the number of allocated licenses is calculated based upon the residential population, and the fact that the employment/shopping population far exceeds the resident population within the census tract is not taken into account relative to ABC’s antiquated system. Moreover, per approval of ZA 2012-1730-CUB-CU, the Zoning Administrator noted that over-concentration of ABC licenses does not necessarily constitute “undue concentration,” if said use will not negatively impact the surrounding neighborhood, but rather provide a public benefit and convenience. Clearly, that is the case with this application, particularly when taken into account the long term track record of responsible ownership, the implementation of an Operations Plan, and the completion of LAPD’s STAR (Standardized Training for Alcohol Retailers) training (or ABC’s LEAD [Licensee Education on Alcohol and Drugs]) program. Also, similar situations exist in other prominent tourist destination areas such as Downtown, Hollywood, Century City, and the commercial corridors along La Cienega and Beverly Boulevards; 3rd Street and Melrose Avenue. Land use in the immediate area is characterized by a wide variety of commercial uses, which provide a diverse food service and service of alcoholic beverages. Hence, approval of the requested license will not represent an “undue concentration” of ABC licenses.

- 2. The geographic area is the target of special law enforcement activity, i.e., police task force is working on reducing vice in the area, or eliminating juvenile crime (such as cruising or graffiti) or gang activity.**

According to statistics provided by the Los Angeles Police Department's Olympic Division Vice Unit, within Crime Reporting District No. 2024, which has jurisdiction over the subject property, a total of 82 crimes were reported in 2011 (62 Part I and 20 Part II crimes), compared to the city-wide average of 105 offenses and the high crime reporting district of 126 crimes for the same reporting period. At this writing the applicant and representative are not aware of any police operations at this location. The business operator will continue to provide a safe environment for their patrons (the music studio is currently operating). Attached to this document is an Operations Plan, submitted to LADCP and CD 10, and at this writing, is fully implemented as appropriate. Additionally, the applicant and/or representative will initiate on-going contact with Olympic Division Vice and/or the Senior Lead officer (SLO) regarding the PCN application and on a regular basis per said Operations Plan. Note that the applicant's representative has attempted to contact Olympic Vice to discern if there are concerns, and to obtain recommendations relative to security and public safety. At this writing, Olympic Vice has not contacted either the applicant or representative.

- 3. The proposed site is in close proximity to sensitive uses, including schools, parks, churches, youth activities, homeless shelters, and mental health or alcohol or drug treatment centers.**

Per LADCP staff investigation, case ZA 2012-1730(CUB)(CU), there are five (5) sensitive uses within 600 feet of the proposed site. Note, this location is an existing mini shopping center and the proposed applicant has been operating the music studio for over ten (10) years. Additionally, the applicant has completed the STAR training program administered the Los Angeles Police Department (LAPD), to ensure knowledge of said retail sales, which will prevent any potential negative impacts, and protect the surrounding quality of life.

- 4. The geographic area has elevated levels of alcohol-related crimes, including but not limited to: public intoxication, driving under the influence, assault, vandalism, prostitution, drug violations, loitering.**

LADCP staff investigative report and ABC's 23958.4 B&P Application Worksheet indicate the following:

1. Average numbers of offenses per district are less than either the 120% average number of offenses; and total number of offenses in the district.
2. Alcohol related crimes (Part II) – Liquor Law (0), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (0).

d. Large "youth" (under 21) population - None

3. **With regard to the operation of the proposed business explain:**

a. **The method of business operation: (large volume of alcohol to food sales, "late" hours (after midnight), high % unskilled (no ABC training class) staff, high % of underage (under 21) staff, etc.)**

The Music Studio will operate per Conditional Use Permit (CUB) and ABC conditions seven days a week. All employees will be required to attend either LAPD's STAR or ABC's LEAD training program.

b. **Would the business duplicate a nearby business already in existence?** Yes, however, similar businesses have niche demographic, food items, and operating hours.

c. **Other non-alcohol sales business options available so alcohol does not have to be sold, e.g., more specialty products, broader range of items like fresh meats or fruits and vegetables, etc.**

The application is for onsite consumption of beer, in conjunction with an existing music studio. A full menu of food items and non-alcoholic beverages will be available during operating hours of the establishment. The availability of beer will add to the overall experience of the venue, while providing options to the patrons.

The City Council will evaluate these factors and make a decision on the overall merits of your request. Therefore, you should answer below as to why you believe any of these above listed beneficial or detrimental conditions apply to your project and provide any documented proof to support your belief.**

1. No adverse effect to the residents in the vicinity because this location is an existing mini shopping center. The Music Studio has been in operation for many years (since 1993) and will only augment their business with the on-site sale of beer with the offering of Korean style food.
2. There will not be a detrimental affect to the adjacent residentially zoned communities because the subject property situated within a structure such that it shares no common frontage with any residential use. The openings in the building are oriented toward the frontage of 6th Street and the on-site parking lot.

5. **The proposed site is located in a Specific Plan or Community Redevelopment Agency Project area, which specifically includes a policy to control future alcoholic beverages sales.**

The General Land Use designation is Neighborhood Office Commercial with No Specific Plan to control future alcoholic beverages sales. The proposed site is located within the former Wilshire Center/Koreatown Redevelopment project area.

- E. **If the project site is not subject to one of the above criteria, your project will be evaluated by the City Council with consideration given to the following possible benefits and detriments to the community:**

1. **Possible Benefits**

Would the business:

- a. **Employ local residents (how many) – 4 to 5**
- b. **Generate taxes (provide estimate) – Unknown at this time**
- c. **Provide unique goods and services (which ones)**

The requested use will continue to provide a cultural form of entertainment (Karaoke) enjoyed by many within the district and tourist in a safe environment, within an existing music studio with a track record of public necessity and convenience.

- d. **Result in an aesthetic upgrade to the neighborhood (in what exact way)**

Interior improvements have been ongoing to continue to provide an appealing aesthetic and the applicant will continue to ensure the exterior is maintained as related to any Conditional Use, ABC or Lease requirements.

- e. **Contribute to the long term economic development**

The applicant has been at this location for over 10 years. An increase in business taxes to the City of LA is a byproduct as this business grows. Additional jobs are created for community residents; and new spending will provide revenue opportunities for other businesses in the district.

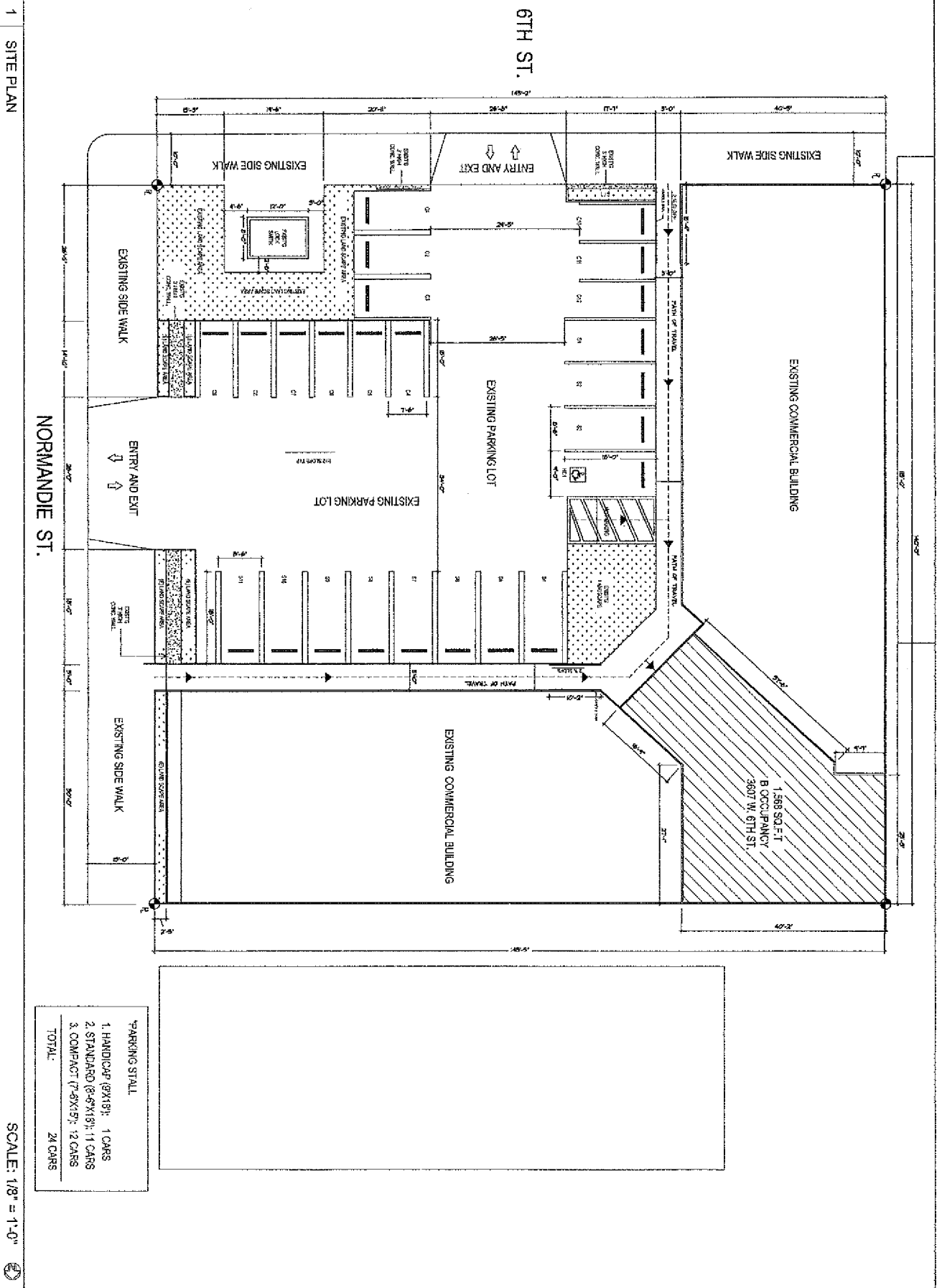
- f. **Provide a beneficial cultural/entertainment outlet**

Los Angeles in general and Koreatown specifically, will continue to be a tourist destination. Culture entertainment and food are natural drivers, to destination locations, and this applicant/business will continue to provide said value to the community.

2. **Possible Detrimental Impacts**

Is the Immediate area in which the license is sought subject to: (Check with your local Police Department area. "Senior Lead Officer")

- a. **Excessive calls to the Police Department - None identified at present**
- b. **Police resources being already strained - None identified at present**
- c. **High rates of alcoholism, homelessness, etc. - None**



1 SITE PLAN

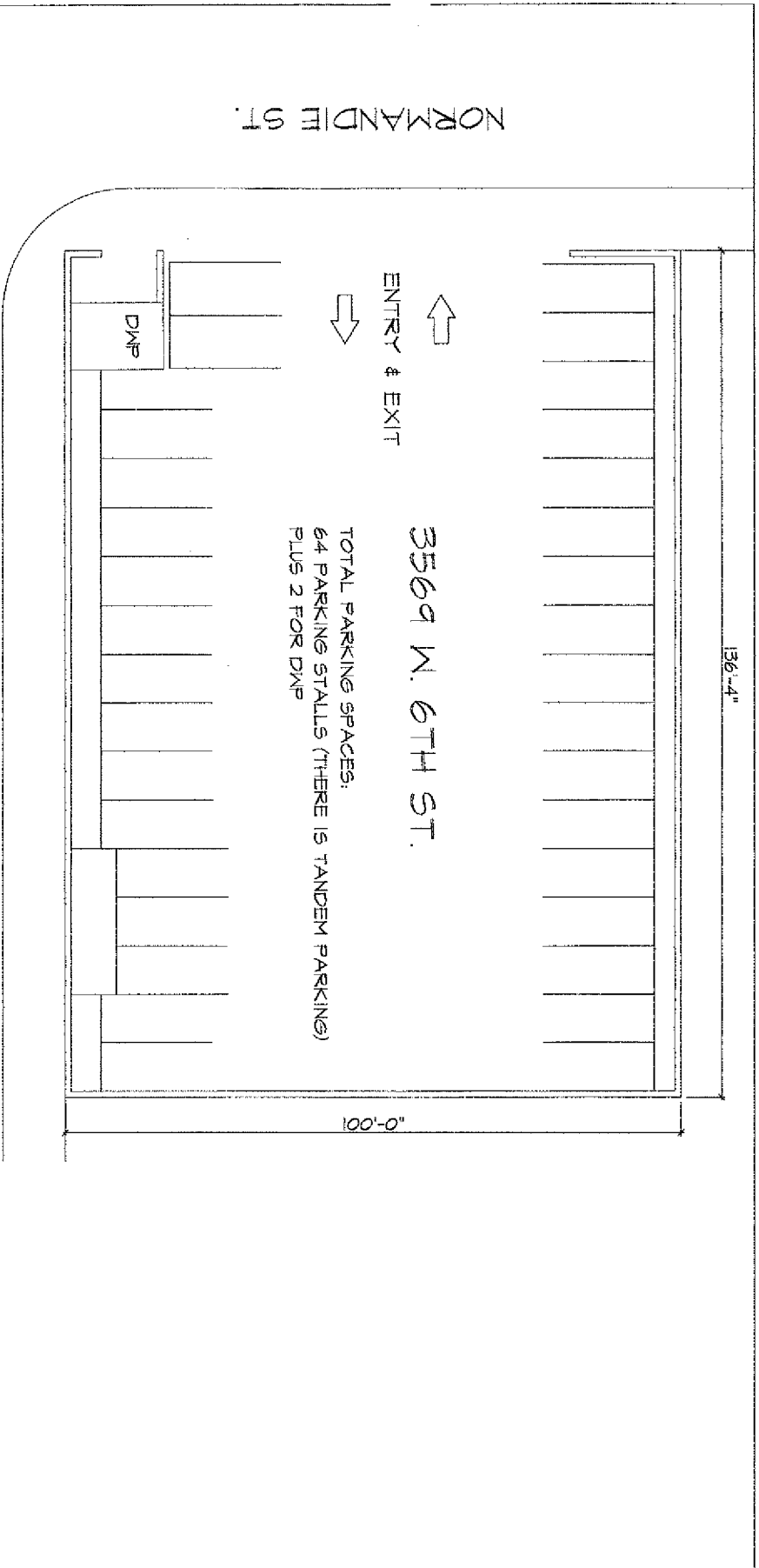
NORMANDIE ST.

6TH ST.

PARKING STALL	
1. HANDICAP (8'x18')	1 CARS
2. STANDARD (8'6" x 18')	11 CARS
3. COMPACT (7'6" x 15')	12 CARS
TOTAL:	24 CARS

SCALE: 1/8" = 1'-0"





NORMANDIE ST.

136'-4"

↑
ENTRY & EXIT
↓

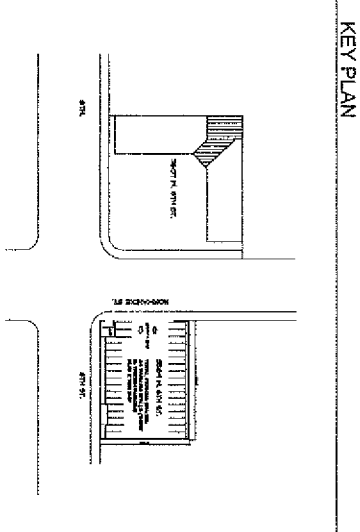
3569 W. 6TH ST.
TOTAL PARKING SPACES:
64 PARKING STALLS (THERE IS TANDEM PARKING)
PLUS 2 FOR DMP

100'-0"

6TH ST.

OFF-SITE PARKING:
3569 W. 6TH ST.
LOS ANGELES, CA 90020

1 SITE PLAN

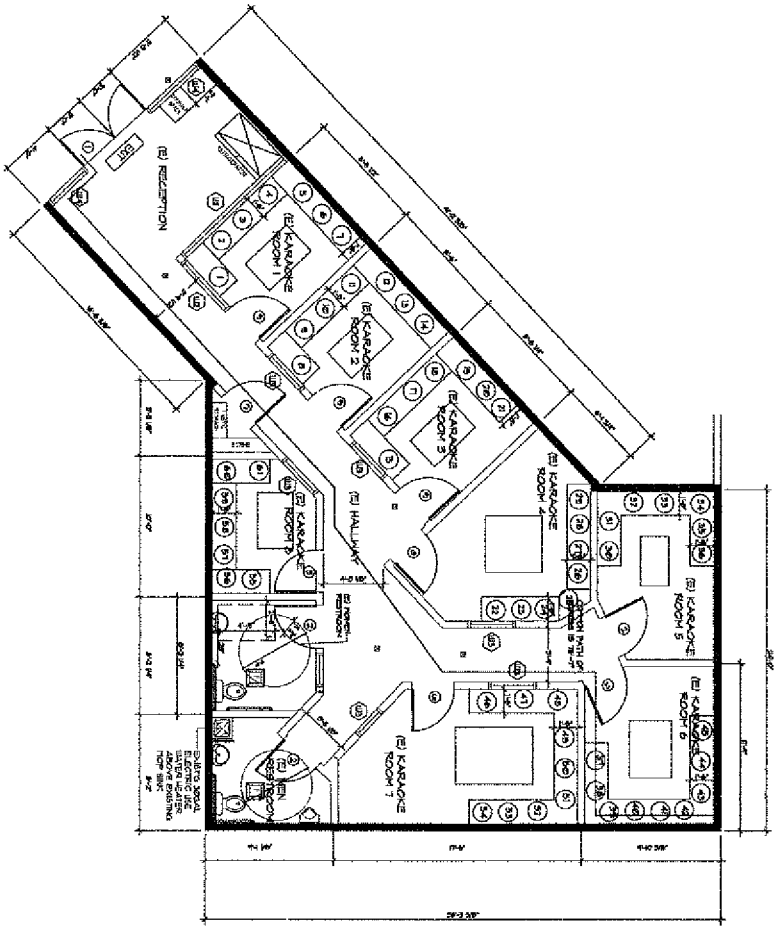


KEY PLAN

SCALE: 1/8" = 1'-0"



PROJECT NO. NAME	CONSULTANT CO. NAME
YOUNG DONG MUSIC ROOM	T. LEE CONSULTANT
3507 WEST 6TH ST LOS ANGELES, CA 90020	TEL: (213) 280-6402 / FAX: (213) 732-3711 EMAIL: tleeconsultant@gmail.com
SHEET NO.	
3569 W. 6TH ST.	
3569 W. 6TH ST.	
SITE PLAN	
DATE	
SCALE	
1/8" = 1'-0"	
A1.1	



LEGEND
 KARAOKE ROOM 1
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 KARAOKE ROOM 100

(E) FLOOR PLAN

ALL WORK EXISTING; NO NEW CONSTRUCTION PROPOSED

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

- LEGEND
- EXISTING WALLS
- (E) 1 HR. DIVISION WALL
- HAND HELED ILLUMINATED EXIT SIGN
- EXISTING EXHAUST FAN
- EXISTING EXHAUST FAN LIGHT SWITCH ACTIVATED
- SECURITY CAMERA

EXISTING WINDOW SCHEDULE	SIZE	FRAME	GLAZING	TYPE	REMARKS
1	6'-0" x 3'-0"	ALUMINUM	SINGLE PANE	A	(E) FIXED
2	6'-0" x 3'-0"	ALUMINUM	SINGLE PANE	A	(E) FIXED
3	3'-0" x 3'-0"	ALUMINUM	SINGLE PANE	A	(E) FIXED
4	4'-0" x 6'-0"	ALUMINUM	SINGLE PANE	B	(E) FIXED

EXISTING DOOR SCHEDULE	SIZE	FRAME	GLAZING	TYPE	REMARKS
1	6'-0" x 2'-0"	ALUMINUM	SINGLE PANE	A	(E) FIXED
2	3'-0" x 6'-0"	ALUMINUM	SINGLE PANE	B	NO LOCK FRONT
3	3'-0" x 6'-0"	ALUMINUM	SINGLE PANE	C	NO PROTECTIVE

2 WINDOW AND DOOR SCHEDULE

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLOCK	TRACT	CITY CLERK REF NO	DIST MAP
	1 & 2		WELLINGTON PL	MP9-80	35B193 CENSUS TRACT 2118
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			ZONE	
16) Retail/Rec.Studio	16' Same			C2-2	
3. JOB ADDRESS	SUITE/UNIT NO			FIRE DIST.	COUN. DIST
3607 6TH ST W.				I	205
4. BETWEEN CROSS STREETS	AND			LOT TYPE	
Ardmore	Normandie			COR	
5. OWNER'S NAME	TENANT	BUILDING	PHONE	LOT SIZE	
David Chung			213/731-1577		
6. OWNER'S ADDRESS	CITY			ZIP	
1517 S. Western Av	L.A., CA			90006	
7. ENGINEER	BUS LIC NO	ACTIVE STATE LIC NO	PHONE	IRR	
				ALLEY	
8. ARCHITECT OR DESIGNER	BUS LIC NO	ACTIVE STATE LIC NO	PHONE	BLDG. LINE	
M. Ro & Assoc		C22256	213/386-3693		
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY			ZIP	
3350 Wilshire Bl	L.A., CA			90010	
10. CONTRACTOR	BUS LIC NO	ACTIVE STATE LIC NO	PHONE	DOCUMENTS/EASEMENTS	
N/S					
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
WIDTH LENGTH	1	20	One) RETAIL		
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR		
block		wood	conc		
13. JOB ADDRESS	SUITE/UNIT NO				
3607 6TH ST W.					
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 201.00			DIST OFF	PC REQ'D
				LA	--
15. NEW WORK (Describe)	Revision to Permit 921019922 to show hour of operation from 7:00 AM to 9:00 PM			GRADING	SE/SMIC
				--	--
				HWY. DED	FLOOD
				yes	--
				FILE WITH	
				92H019922	
				ZONED BY	11-19
				SO/S.S.	
				TYPIST	gh
				INSPECTOR	
				CS	GEN
				MAJ. S.	EQ.
				2.55	SSYS
				B & S 08-B-3 (R 7/9X)	

PC	G.P.L. - NP	CONT INSP	2.55	SSYS
S.P.C.	PM			
B.P.	EI	.50		
IF	FH			
S.D.	C.S.S.	1.00		
SS.OFF.	S.O.S.S.			
VN				
P.C. NO.	G.P.O.	ENERGY		
CC		DAS		

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

NEW AFFIDAVITS

PLAN CHECK EXTENDED TO _____ PER _____

ADMINISTRATIVE APPROVAL DATED _____ BY _____

D.A.D. PLANS CHECKED _____

HOUSING MITIGATION FEE ORDINANCE

REQUIRED EXEMPT

ASBESTOS NOTIFICATION

Check Box Notification letter sent to AOMD or EPA

I declare that notification of asbestos re. eval is not applicable to addressed project.

Signature: *[Signature]* Date: 11-19-92

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. _____, B & P.C. for this reason _____

Date: 11-19-92 Owner's Signature: *[Signature]*

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3900, Lab. C.).

Policy No. _____ Insurance Company _____

Certified copy is hereby furnished.

Certified copy is filed with the Los Angeles City Dept. of Hdg. & Safety.

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date: 11-19-92 Applicant's Signature: *[Signature]*

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

Construction Lending Agency for the performance of the work for which this permit is issued

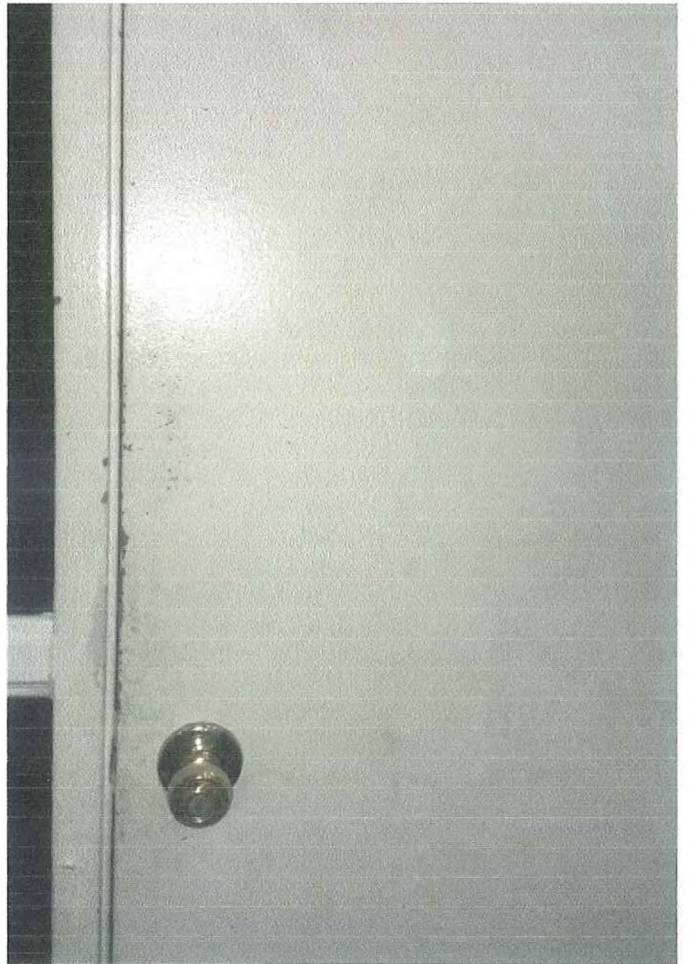
		HIGHWAY DEDICATION	REQUIRED COMPLETED
Public Works Improvement	Required YES <input type="checkbox"/> NO <input type="checkbox"/>	PERMIT	
SEWERS		SEWERS AVAILABLE	
HES NO		NOT AVAILABLE	
CERT NO		SFC PAID	
	SFC NOT APPLICABLE	SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
CEQA			
Fire	APPROVED (TITLE 19) (L.A.M.C-S700)		
	APPROVED - HYDRANT UNIT ROOM 320 CHE		
CRA	APPROVED PER REDEV PROJECT		
Transportation	APPROVED FOR DRIVEWAY LOCATION		
	APPROVED FOR ORD #		
Planning	WORK SHEET #		
	APPROVED UNDER CASE #		
	LANDSCAPE / XERISCAPE		
	SIGHT PLAN REVIEW		
Housing	HOUSING AUTHORITY AFFIDAVIT NO.		
Construction Tax	RECEIPT NO	DWELLING UNITS	
Cultural Affairs			
Rent Stabilization Division			

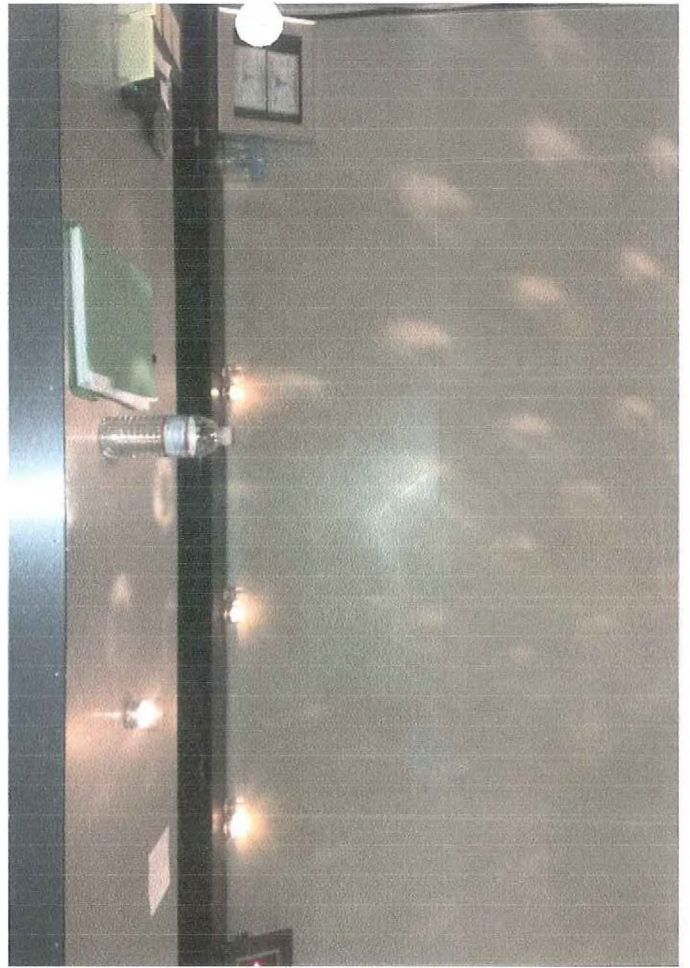
LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

↑ ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE







MUSIC STUDIO Operations PLAN

Y.D.Studio
3607 West 6th Street
Los Angeles, California 90020

Owned and Operated by:
Hyung IL Cho

Operations plan prepared by:
FMG
440 S. Vermont Blvd., Suite 201, Los Angeles, CA 90020
October 2012

Operations Plan

Y.D. Studio
3607 West 6th Street
Los Angeles, California 90017

Definition of security:

- Freedom from exposure to danger, safety or a place of safety
- Feelings of or the assurance of safety or certainty
- That which secures a means of protection and defense

Goals:

- To provide a safe and secure environment within **Y.D. STUDIO** for all patrons
- To provide a level of control and safety for all arriving and departing patrons of **Y.D. STUDIO**.
- To mitigate any noise or inappropriate conduct directed at the immediate neighbors and leaseholds by patrons upon entry or departure from **Y.D. STUDIO**.

Introduction:

Y.D. STUDIO is a music studio that has been operating in this same location since 1993. The existing mode and operation will be maintained as is, and the applicant/operator will continue to be pro-active in running a problem free operation and with high regards to the sensitive uses in the area.

Operational Structures:

Hours: 5 PM – 2:00 AM (Daily)

1. The licensee shall comply with the provisions of the Conditional Use Permit (CUB) granted by the Los Angeles Department of City Planning, Office of Zoning Administration
2. All approved permits, licenses and related Conditions of said use will be retained (and posted as require by law) on the premises at all times and immediately produced upon request by LAPD Olympic Vice, Los Angeles Department of City Planning and the California Department of Alcoholic Beverage Control (ABC)
3. Music Studio customers shall be required to enter and exit through the existing door at the corner of 6th Street and Normandie Avenue

Operational Restrictions

1. A Maximum of 61 seats are permitted per floor plan submitted with application
2. Music Studio will not be used for or sublet for nightclub activities, a dance hall, rented for private parties or subleased to promoters. Motion picture filming will be permitted in consultation with neighborhood stakeholders, office of Council District 10 and LAPD Olympic Community Police Station
3. Live entertainment (with the exception of Karaoke) will not be permitted at anytime

Community Involvement/Resolution

A twenty-four (24) hour hotline has been established for any inquires or complaints from the community regarding the operation of the venue. The phone number and name of the Community Liaison (Studio Manager) is posted in a conspicuous location at the entrance of the restaurant.

- a) Posted at entrance of music studio
- b) Respond to calls within 24 hours
- c) Document all calls via a Phone Log and available for review by ABC/LAPD/LADCP
- d) Provide documentation of resolution to ABC/LAPD/LADCP upon request

The music studio operators will contact the local law enforcement agency (Vice/SLO) & CD 10 and the local community council on a quarterly basis, via e-mail, telephonically (including voicemail) and/or written correspondence to ensure compliance with the Music Studio Operations Plan noted herein, and to advise same relative to changing conditions of the neighborhood.

Parking Operations

1. Management will instruct customers, via posted signs, to drop off/pick up during valet hours at front of the restaurant to minimize the number of patrons accessing parking provided at the rear of the restaurant.
2. Y. D. Music Studio provides twenty-four (24) on-site, and sixty-four (64) off-site parking spaces for a total of eighty-eight (88) space during operating hours of the venue

Alcoholic Beverage Operations

1. Alcoholic Beverage License will not be exchanged for a public premises license (Type 48) without the approval of a Zoning Administrator, via the Plan Approval application/process.
2. Standardized Training for Alcohol Retailers (STAR) is required training within 6 months of restaurant employment for owner/operator and onsite management personnel.
3. No alcoholic beverage shall be consumed on any other property or adjacent property under the control of the grantee
4. A menu (see attached) with an assortment of hot and cold items will be provided to each customer in every room. All customers will be encouraged to select from the menu with any order of beer
5. The music studio's "Free Designated Drive Program (DDP)" will provide complementary soft drinks, juice and coffee to an individual (21 and up) identified as the designated driver of a group (must sign up and agree to the terms to be eligible). The DDP will be printed on each menu and placed on each table in the music rooms, and conspicuously posted at the venue's entrance reception area. Wait staff will be required to offer the DDP to all guest of the venue (one[1] per group of two [2] or more).

Valet Parking

1. Valet parking available during music studio operations
2. Valet service permitted (drop-off and pick-up) only 6th street frontage.
3. Valet service will not be permitted to park vehicles on the adjacent residential streets (Per signed valet service parking agreement).
4. Within 30 days of expiration and/or change of valet service all documentation must be submitted to Zoning Administrator.
5. Appropriate signs relative to parking and parking restrictions to be posted in conspicuous locations in the rear and interior of the restaurant.

튀김류



닭날개 9
오리지날 or 양념
(8pcs. Chicken Wing - Original or Spicy)

닭다리 10
오리지날 or 양념
(5pcs. Drum Stick - Original or Spicy)

닭반아리 9
4 pcs. Chicken w/ French Fries

Fish & Chip 9
(생선튀김과 감자튀김)

오징어 튀김 8
Squid Tempura

모듬 튀김 14
Mixed Tempura

새우 튀김 10
Shrimp Tempura

야채 튀김 8
Vegetable Tempura

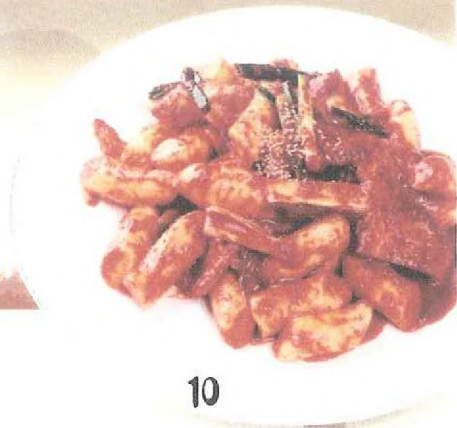
고구마채 튀김 7
Sliced Sweet Potato Tempura



(Tax 포함-Tax included)

감사합니다
Thank You~

분식류
& 면류



돈까스 10
Pork Cutlet

햄박스테크 11
Hamburger Steak

짜면 8
Noodle w/ Spicy Sauce

우동 8
Udon

잔치쌀국수 8
Rice Noodle w/ Vegetable

냉쌀국수 8
Cold Rice Noodle Soup

얼무국수 8
Cold Kimchi Noodle Soup

옛날토스트 3
Korean Style Toast

떡볶이 9
Rice Cake & Vegetables Simmered in Spicy Sauce
(김말이, 라면사리 추가 \$2.00)

김치라면 7
Kimchi Ramen

눈물이라면 7
Extra Spicy Ramen



(Tax 포함-Tax included)

감사합니다
Thank You~



Contact us:
1-800-395-1223

Visit our website:
www.3m.com/labels

ADJACENT OWNERS LIST
3607 W. 6TH ST.

2
YEH, CHARLES Y AND CHRISTINE
221 S LARCHMONT BLVD
LOS ANGELES, CA 90004

8
GOLA, JEFF
8665 WILSHIRE BLVD # 302
BEVERLY HILLS, CA 90211

9
L A CITY DWP
P O BOX 51111
LOS ANGELES, CA 90051

10
NORMANDIE TERRACE PARTNERS
5670 WILSHIRE BLVD NO 2490
LOS ANGELES, CA 90036

25
3550 WESIX LLC
P O BOX 847
CARLSBAD, CA 92018

34
NORMANDIE HOTEL LA LLC
26 E COLORADO BLVD STE 1
PASADENA, CA 91105

35
PUBLIC INTEREST CENTER
610 S ARDMORE AVE
LOS ANGELES, CA 90005

(APPLICANT)
JUDY KIM CHO
3607 W. 6TH ST.
LOS ANGELES, CA 90020

(REPRESENTATIVE)
HERIBERTO AVILA
4430 W. PICO BLVD.
LOS ANGELES, CA 90019

(OWNER)
KING, JOEL L AND JAEHWA
3055 WILSHIRE BLVD STE 810
LOS ANGELES, CA 90010

n

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