

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

Pursuant to Section 23956 and 23858.4
California Business and Professions Code

CD 14

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

COUNCIL FILE NO. 13-0979

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 Honeycut

Address 819 South Flower Street Basement, 90017

Type of Business bar

Applicant Spirited Group III, LLC

Name 515 West 7th Street, 3rd Floor, 90014

Address _____

Phone Number/Fax Number _____

Property Owner 819 Flower, LP

Name 100 Wilshire Blvd Suite 2050 Santa Monica, CA 90401

Address _____

Phone Number/Fax Number _____

Representative Eddie Navarrette

Name 327 E. 2nd St # 222 Los Angeles 90012

Address (213) 687-6963 / (213) 687-6926

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 No If Yes, what is the City case number(s) ZA 2011-3072 (CU) (Cux)
- 2. Have you recently filed for a new conditional use permit? Yes No If Yes, provide the City case number(s) _____

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 full alcohol

5. Size of Business

3,935 s.f.

6. % of floor space devoted to alcoholic beverages

100%

7. Hours of Operation:

a. What are the proposed hours of operation and which days of the week will the establishment be open? 11 a.m. - 2 a.m. daily

b. What are the proposed hours of alcohol sales? 11 a.m. - 2 a.m. daily

8. Parking:

a. Is parking available on the site? (If so, how many spaces?) No

b. If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? No

c. Where? N/A

d. How many off-site spaces? N/A

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? _____

13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? Yes

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.

b. Will security guards be provided and if so, when and how many?

At least one security guard will be present during all operating hours. During busy hours, there will be 3.

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

Yes, 21+, enforced by security guard

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.

Yes, 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)

Third Church of Christ Science, 730 S Hope St, LA, 90017

Grand Hope Park, 919 S Grand Ave, LA, 90015

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

Yes, premises will be locked when not in use

19. Will the exterior of the site be illuminated with security lighting bright enough to see patrons from the street? Yes, street lights will illuminate sidewalks and streets

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)? 197 patrons

2. What is the proposed seating in all areas? 197 seats

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

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.

5. Food Service

- a. Will alcohol be sold without a food order? Yes
- b. Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?
No
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.

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:

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.

Date 8/2/13

MICHAEL RAHIMI MANAGING MEMBER OF
 Applicant signature GENERAL PARTNER

 Signature of property owner if tenant or lessee is filling application

State of _____

County of _____

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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California)SS
COUNTY OF Los Angeles)

On August 2, 2013 before me, Robert J. Rodriguez, Notary Public, personally appeared

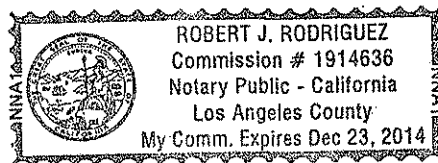
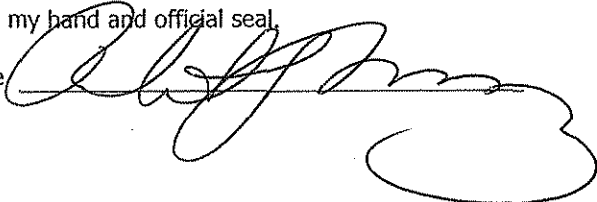
Michael Rahimi

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



This area for official notarial seal.

**OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

Managing Member
Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: APPLICATION FOR DETERMINATION OF "PUBLIC CONVENIENCE OR NECESSITY"

NUMBER OF PAGES 6 DATE OF DOCUMENT 8/2/13 ALCOHOL SALES

SIGNER(S) OTHER THAN NAMED ABOVE NONE LISTED

Application for Determination of “Public Convenience or Necessity”

Alcohol Sales

819 S Flower – “Honeycut”

A. Project Details

**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.**

Name	Address	Type of Business	License Type
O Hotel	819 S Flower	Hotel	47 and 66
Milner Hotel	813 S Flower	Hotel	47
Towne Restaurant	705 W 9 th	Restaurant	47
Ralph’s	645 W 9 th	Grocery Store	21 and 41
Panini Café	600 W 9 th	Restaurant	41
Riordan’s	875 S Figueroa	Restaurant	47
Smart & Final	845 S Figueroa	Grocery Store	21
Soletto	801 S Figueroa	Restaurant	47, 58, and 77
Colori Figueroa	800 S Figueroa	Restaurant	41

nightclub, which received entitlements for full alcohol, patron dancing and live entertainment in 2012, will contribute to these existing alcohol uses by offering another venue for hotel patrons, as well as other downtown visitors and residents. The hotel is near the growing entertainment venue at LA Live and therefore complements existing downtown users while promoting greater activity and vitality in an area without these amenities.

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**
- b. Police resources being already strained.**
- c. High rates of alcoholism, homelessness, etc...**
- d. Large "youth" (under 21) population**

The existing hotel in which this project is located has alcohol permits for its restaurant and banquet center and there have been no complaints against the operation as a result of these uses. In addition, the owners of this nightclub run ten other downtown venues and have not had any problems with LAPD.

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

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

"Honeycut" is the latest nightclub venture for 213 Nightlife, owner of ten downtown LA bars. The company is dedicated to the operation of high-quality nightclubs and restaurants which maintain a positive relationship with government authorities and the police. Although the nightclub will involve late hours, with alcohol service to 2 a.m, the property will not be a nuisance to neighbors. The O Hotel has had alcohol sales in the hotel restaurant, banquet center and in-room mini-bars for four years with no complaints from hotel guests, guests at nearby hotels or from residents in the nearby residential structures. The nightclub will operate in the basement, which means noise will be blocked from neighbors. In addition, the Conditional Use Permit includes conditions to mitigate noise and other impacts by requiring, for example, that deliveries and pick-ups only occur between certain hours and that the door to the nightclub be kept closed when patrons are not entering or exiting the premises.

The Conditional Use Permit for the property also requires that all employees serving alcohol be STAR trained and that all employees involved in the sale or service of alcohol will be over the age of 21.

Business Entities (BE)

Online Services

- **E-File Statements of Information for Corporations**
- **Business Search**
- **Processing Times**
- **Disclosure Search**

Main Page

Service Options

Name Availability

Forms, Samples & Fees

Statements of Information
(annual/biennial reports)

Filing Tips

Information Requests
(certificates, copies & status reports)

Service of Process

FAQs

Contact Information

Resources

- **Business Resources**
- **Tax Information**
- **Starting A Business**

Customer Alerts

- **Business Identity Theft**
- **Misleading Business Solicitations**

Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Friday, August 2, 2013. Please refer to **Processing Times** for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	819 S. FLOWER, L.P.
Entity Number:	200228000007
Date Filed:	10/04/2002
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	100 WILSHIRE BLVD STE 2050
Entity City, State, Zip:	SANTA MONICA CA 90401
Agent for Service of Process:	MICHAEL RAHIMI
Agent Address:	100 WILSHIRE BLVD STE 2050
Agent City, State, Zip:	SANTA MONICA CA 90401

* Indicates the information is not contained in the California Secretary of State's database.

* **Note:** If the agent for service of process is a corporation, the address of the agent may be requested by ordering a status report.

- For information on checking or reserving a name, refer to **Name Availability**.
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to **Information Requests**.
- For help with searching an entity name, refer to **Search Tips**.
- For descriptions of the various fields and status types, refer to **Field Descriptions and Status Definitions**.

[Modify Search](#) [New Search](#) [Printer Friendly](#) [Back to Search Results](#)

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

Milner Hotels, Inc.
c/o E.R. Milner
1526 Centre Street
Detroit, MI 48226

800 Figueroa Corp
26427 Torrey pines Drive
Santa Clarita, CA 91321

American Heart Association
1710 Gilbreth Road
Burlingame, CA 94010

888 Tower, LP
888 S Figueroa Street Suite 1900
Los Angeles, CA 90017

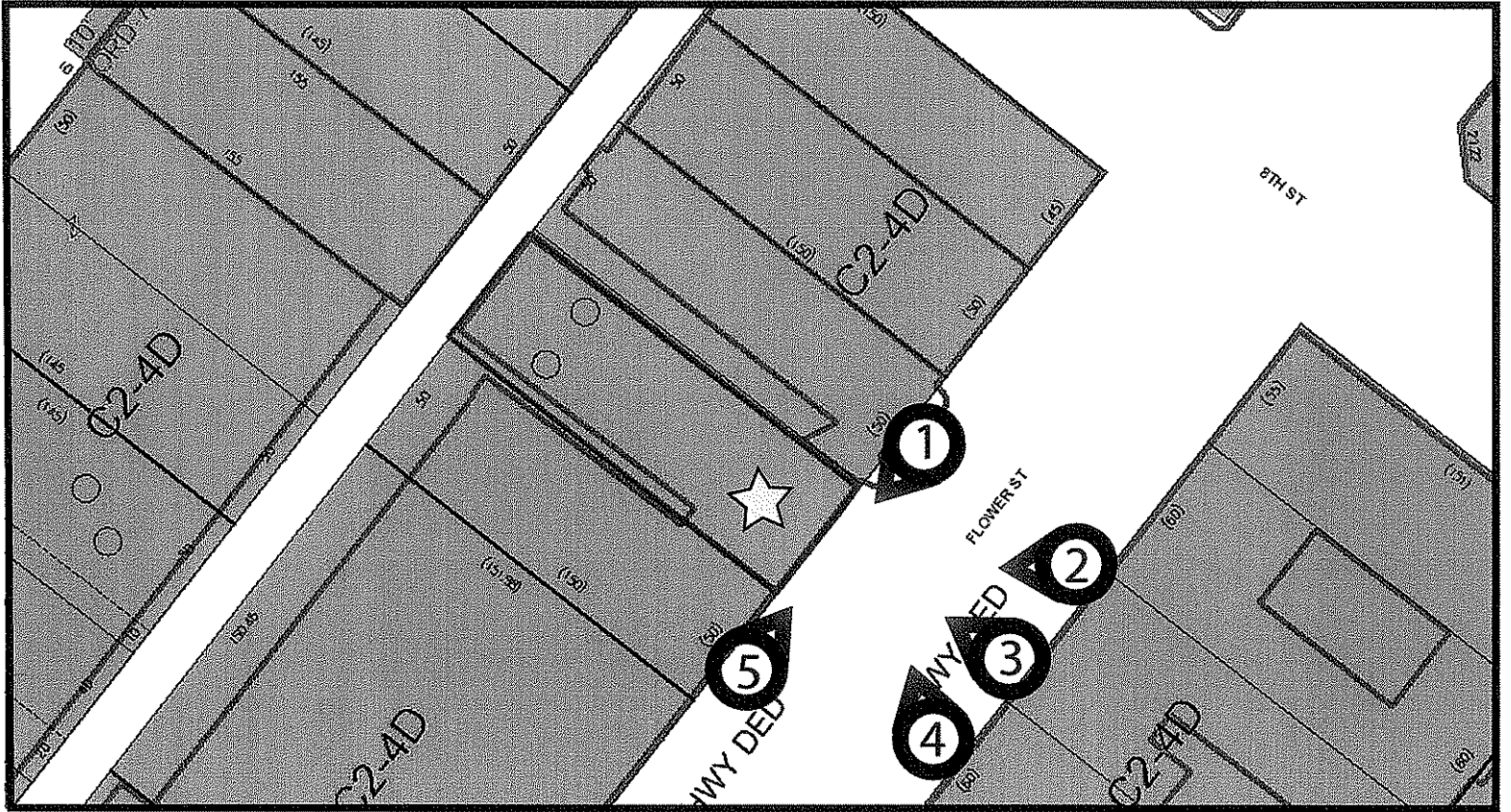
CIM 810 S Flower LP
6922 Hollywood Blvd #900
Los Angeles, CA 90028

CAM Historic Gas Company Lofts LLC
c/o Related Management Company
423 W 55th Street
New York, NY 10019-4460

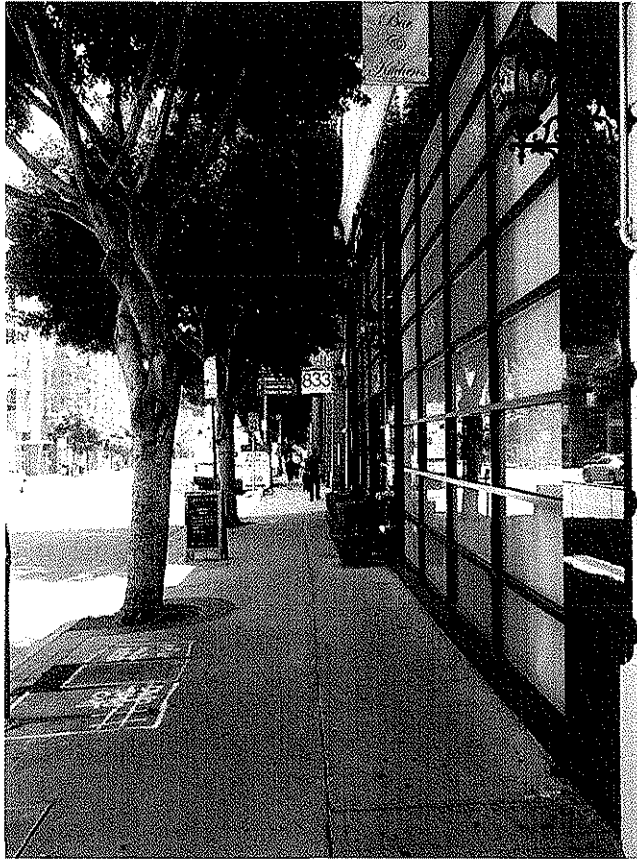
STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

PHOTOS



819 S Flower Street
Los Angeles, CA 90017



Facing south along the sidewalk

1



Facing southwest towards the subject property

2



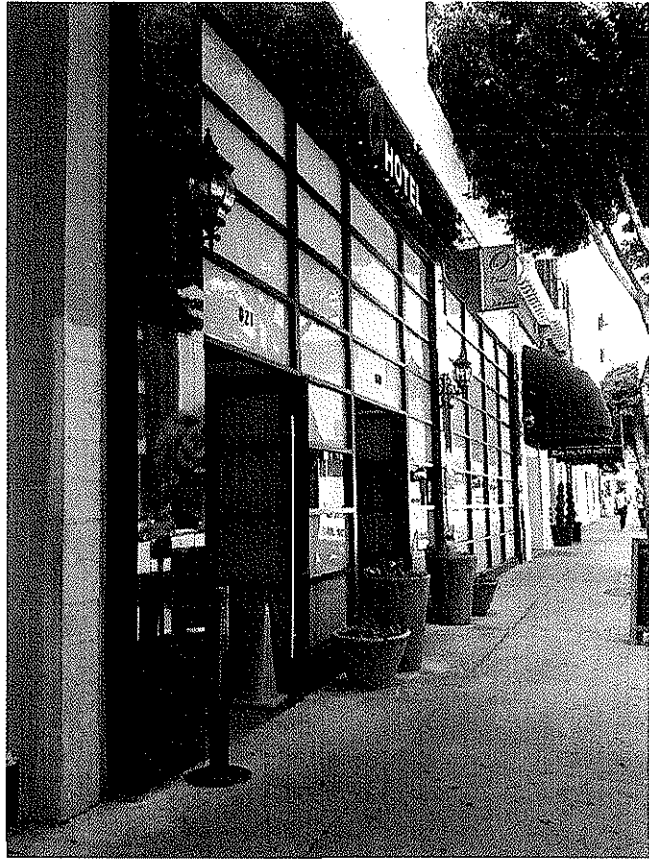
3

Facing west directly at the subject property



4

Facing northwest towards the subject property



Facing north along the sidewalk

5

819 S Flower St



LA Department of Building and Safety
LA 0006 102007433 4/15/2013 2:18:51 PM

Bldg-Alter/Repair GREEN - Commercial
Regular Plan Check
Plan Check

TRACT
H. F. SPENCER SUBDIVISION

PARCEL INFORMATION
Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 9
Certified Neighborhood Council
Community Plan Area - Central

ZONES(S): C2-4D

4. DOCUMENTS

ZI - ZI-1117 MTA Project
ZI - ZI-2374 LOS ANGE
ZI - ZI-2385 Greater Downtown
ZI - ZI-2416 Downtown

Sub Total: \$2,130.00

Permit #: 120161000024232
Receipt #: 0102143924
Building Card #: 2013LA15347

5. CHECKLIST ITEMS

Std. Work Descr - Interic
Std. Work Descr - Seism

6. PROPERTY OWNER, TENANT

Owner(s):
819 S FLOWERS LP
100 WILSHIRE BLVD
Tenant:

Applicant: (Relationship: Architect)

ANTHONY ECKELBERRY -
4535 GAINSBOROUGH AVE, LA, CA 90027 -- (323) 661-0895

7. EXISTING USE

(11) Hotel
(17) Restaurant

PROPOSED USE

(11) Hotel
(17) Bar
(17) Restaurant
(04) Dance Hall

8. DESCRIPTION OF WORK

NONSTRUCT INT T.I. - CHANGE OF USE OF PORTION OF EXISTING RESTAURANT
(06016-10001-11158) TO DANCE HALL & BAR. SEE COMMENTS.

9. # Bldgs on Site & Use HOTEL & RESTAURANT

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Hayato Tsuchiya DAS PC By: Eddie Garin
OK for Cashior: Alex Mendez Coord. OK:

Signature: _____ Date: 04/15/2013

11. PROJECT VALUATION

Final Fee Period
Permit Valuation: \$280,000 PC Valuation:

Sewer Cap ID: _____ Total Bond(s) Due: _____

12. ATTACHMENTS

Plot Plan

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call
(213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call
311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.



* P 1 2 0 1 6 1 0 0 0 0 2 4 2 3 2 F N *

mit #: 12016 - 10000 - 24232
n Check #: B12LA14218 Printed: 04/15/13 02:19 PM
ent Code:

ng and Safety Issued on: 04/15/2013
G PERMIT Last Status: Issued
UPANCY Status Date: 04/15/2013

COUNTY MAP REF# PARCEL ID # (PIN #) ASSESSOR PARCEL #
4 R 5-35 129A207 199 5144 - 021 - 032

Lot Size - 50'X150'
Lot Type - Interior
Near Source Zone Distance - .6
Parking Dist. - CCPD
Parking Dist. - DPD

54307-SA2000 CPC - CPC-2005-361-CA
86-606-GPC CPC - CPC-2008-4502-GPA
05-1122-CA CPC - CPC-2010-213-CA
05-1124-CA CPC - CPC-2010-583-CA

For Cashier's Use Only

W/O #: 21624232

LA 0006 102007433 4/15/2013 2:18:51 PM
BUILDING PERMIT COMM \$1,684.38
BUILDING PLAN CHECK \$0.00
BUILDING PLAN CHECK \$0.00
PLAN MAINTENANCE \$33.69
EI COMMERCIAL \$58.80
ONE STOP SURCH \$35.54
SYSTEMS DEVT FEE \$106.61
CITY PLANNING SURCH \$103.08
MISCELLANEOUS \$10.00
PLANNING GEN PLAN MAINT SURCH \$85.90
CA BLDG STD COMMISSION SURCHARGE \$12.00
BUILDING PLAN CHECK \$0.00

Sub Total: \$2,130.00

Permit #: 120161000024232
Receipt #: 0102143924
Building Card #: 2013LA15347

23958.4 B & P APPLICATION WORK SHEET

PREMISES ADDRESS:

819 S. Flower St

LICENSE TYPE:

New 48

1. CRIME REPORTING DISTRICT

_____ Jurisdiction unable to provide statistical data.

Reporting District: 162

Total number of reporting districts: 1135

Total number of offenses: 266457

Average number of offenses per district: 235

120% of average number of offenses: 282

Total offenses in district: 385

Location is within a high crime reporting district: Yes / No

2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract: 2077:10

Population: 2490 / County Ratio 1:1061

Number of licenses allowed: 2

Number of existing licenses: 84

Undue concentration exists: Yes / No

Letter of public convenience or necessity required: Governing Body / Applicant

Three time publication required: Yes / No

Melissa
Person Taking Application

Investigator

Supervisor

Over

ATTN: Dagne Gokew