



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ 1101-1105 S. Pacific Avenue, Los Angeles, CA 90731 Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Lot 10, Block 9, Rudecinda Tract

Assessor Parcel Number 7454019012 Total Lot Area 9,008.5 sf.

2. PROJECT DESCRIPTION

Present Use Retail

Proposed Use Coffee shop & lounge w/live music, arts performances, dancing, and film screenings

Project Name (if applicable) The Sardine/Recess Ops

Describe in detail the characteristics, scope and/or operation of the proposed project Change of use to 2,816 sf.
coffee shop & lounge w/91 interior seats, full line alcohol service, live entertainment, including live music,
film screenings, arts performances, and incidental dancing. Proposed hours of operation of 7 AM-2 AM daily.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e. vacant) Site is located within 500 feet of a freeway or railroad

Site has existing buildings (provide copies of building permits) Site is located within 500 feet of a sensitive use (e.g. school, park)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: _____ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 0 - Demolish(ed)³ 0 + Adding 0 = Total 0
 Number of Affordable Units⁴ Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0
 Number of Market Rate Units Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0
 Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO
 Is your project required to dedicate land to the public right-of-way? YES NO
 If so, what is/are your dedication requirement(s)? N/A ft.
 If you have dedication requirements on multiple streets, please indicate: N/A

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section LAMC 12.24-W, 1

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: New CUP for full-line alcohol alcohol sales w/2,816 sf. coffee shop & lounge w/91 interior seats, 128 sf. stage, 400 sf. dance floor, live entertainment, incidental dancing, daily hours of 7 AM-2 AM.

Authorizing Code Section LAMC 12.24-W, 18 (a)

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: New CUP for live entertainment w/incidental dancing w/new coffee shop & lounge, w/128 sf. stage, 660 sf. assembly area, including 400 sf. incidental dance floor.

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____ Ordinance No.: _____

- Condition compliance review
- Clarification of Q (Qualified) classification
- Modification of conditions
- Clarification of D (Development Limitations) classification
- Revision of approved plans
- Amendment to T (Tentative) classification
- Renewal of entitlement
- Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

- a. Specialized Requirement Form _____
- b. Geographic Project Planning Referral _____
- c. Citywide Urban Design Guidelines Checklist _____
- d. Affordable Housing Referral Form _____
- e. Mello Form _____
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____
- g. HPOZ Authorization Form _____
- h. Management Team Authorization _____
- i. Expedite Fee Agreement _____
- j. Department of Transportation (DOT) Referral Form _____
- k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) 201800127 _____
- l. Order to Comply _____
- m. Building Permits and Certificates of Occupancy _____
- n. Hillside Referral Form _____
- o. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____
- p. Proof of Filing with the Housing and Community Investment Department _____
- q. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Isaac Thotz

Company/Firm Recess Ops LLC

Address: 1101 S. Pacific Ave. Unit/Space Number _____

City Los Angeles State CA Zip Code: 90731

Telephone (708) 217-2929 E-mail: isaacthotz@gmail.com

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) San Pedro Fish Market, LLC

Address 1190 Nagoya Way Unit/Space Number _____

City San Pedro State CA Zip Code: 90731

Telephone (310) 832-4251 E-mail: info@sanpedrofish.com

Agent/Representative name Gary Benjamin

Company/Firm Alchemy Planning + Land Use

Address: 4470 W. Sunset Blvd. Unit/Space Number 547

City Los Angeles State CA Zip: 90027

Telephone (213) 479-7521 E-mail: gary@alchemyplanning.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) Architect

Name Jeff Browning

Company/Firm Model Design Inc.

Address: 1570 W 9th St Unit/Space Number _____

City San Pedro State CA Zip Code: 90732

Telephone (310) 833-6799 E-mail: jeff@modeldesigninc.com

Primary Contact for Project Information Owner Applicant
(select only one) Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature Thomas Amalfitano

Date 3-21-18

Print Name THOMAS AMALFITANO

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

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

On 3/21/2018 before me, Kimberlie A. Villela, notary public
(Insert Name of Notary Public and Title)

personally appeared Thomas Amalfitano, 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.

Kimberlie A. Villela
Signature

(Seal)



APPLICANT

- 10. APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - G. I understand that if this application is denied, there is no refund of fees paid.
 - H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: 

Date: 3-25-18

Print Name: Isaac Thotz

1101 S. Pacific Avenue – “Recess Ops/The Sardine”
Attachment A: Findings and Justifications

I. Project Description

The applicants, Todd Congelliere and Isaac Thotz, owners of Recess Records, based in San Pedro since 1997, are proposing a change of use of an existing retail space into a small, community-oriented arts space/coffee shop & lounge at 1101-1105 S. Pacific Avenue. The proposed use will occupy a 2,816 sf. tenant space, including a 520 sf. front serving area, which will accommodate up to 35 seats, and a 660 sf. back performance area, which will accommodate up to 56 seats. The performance area will feature live music, film screenings, and other arts performances.

I. Conditional Use Findings

A. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

The proposed arts space/coffee shop & lounge will serve as an important community amenity for local San Pedro residents. The applicants have owned a business and been involved in community activities in San Pedro for over 20 years, and are seeking to further the enrich the neighborhood they have come to love through the creation of this new hub for local culture. The project will also serve as a source of employment for area residents, and encourage additional investment by businesses encouraged by the growing arts community. Lastly, the project will serve to beautify the surrounding community through the restoration of the existing 1930 building.

B. The project’s location, size, height, operations or other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The project will restore, but not add to or substantially modify the existing building. Therefore, the size, height and other architectural features will be compatible with the surrounding neighborhood. The business will be operated in a responsible manner, ensuring that the operation will not negatively impact surrounding properties. The building will have adequate insulation, such that no sound will escape beyond the walls of the space, and all patron ingress and egress will occur from the front of the establishment, onto Pacific Avenue. The project will create a new arts amenity for area residents, improving the surrounding neighborhood.

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

The San Pedro Community Plan establishes the following goals, objectives and policies:

- Goal 2: A strong and competitive commercial sector, which best serves the needs of the community through maximum efficiency and accessibility, while preserving the unique commercial and cultural character of the community.
- Objective 2-1: To conserve, strengthen, and encourage investment in all commercial districts.
- Policy 2-1.1: New commercial uses shall be located in existing established commercial areas or existing shopping centers.
- Policy 2-1.2: Require that projects be designed and developed to achieve a high level of quality, distinctive character and compatibility with existing uses and development.
- Policy 2-1.3: Revitalize and strengthen the Downtown San Pedro Commercial area as the historic commercial center of the community to provide shopping, civic, social, and recreational activities.
- Objective 2-2: To enhance the aesthetic quality and pedestrian orientation of commercial developments.
- Policy 2-2.4: Require that the first floor street frontage of structures, including mixed-use projects and parking structures located in pedestrian-oriented districts, incorporate retail and service-oriented commercial uses.
- Objective 2-3: To enhance the design and land use compatibility of commercial districts.
- Policy 2-3.2: Preserve community character, scale, and architectural diversity.
- Objective 2-4: To maintain an adequate level of commercial services and increase the commercial employment base for community residents whenever possible.

The project will contribute to the creation of a strong and competitive commercial sector by activating a vacant building with a new, arts-oriented use, which will serve as a source of employment for local residents and driver of local revenues. The project will meet the needs of the community by providing a desired amenity. The existing unique commercial and cultural character will be further strengthened and supported by the restoration of the historic 1930 building, which retains architectural integrity and period details.

The project is located within an existing established commercial area in the Downtown San Pedro area, and will be highly compatible with the burgeoning San Pedro Arts District community, and with surrounding properties by retaining the existing, intact 1930 structure. The project will allow for greater social, civic, and recreational activity in the San Pedro area through the creation of a new, arts-oriented space, which will bring locals together and provide opportunities for socialization. The project will also enhance the design, aesthetic quality and pedestrian orientation of the commercial district by restoring a beautiful structure and providing an active use in place of a vacant space.

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

The proposed use will be responsibly operated in such a way that the surrounding community will be positively and not adversely impacted. The project represents the addition of an important new amenity and source of cultural activity and employment for

the area. The applicants have over 20 years of experience operating businesses and working in the local community and anticipate that the proposed use will be popular with those in the area and be fully compatible with the existing commercial district. Additionally, the building is adequately insulated to ensure that no sound will escape beyond the building walls and all patrons will enter and exit through the front door, along Pacific Avenue.

E. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a 1,000-foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale and 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.

Within 600 feet of the subject location, there are two on-sale and one off-sale alcoholic beverage outlet, including Augie's Tavern (Type 48) at 952 9th Street, The Break Room Bar (Type 42) at 1100 S. Pacific Avenue, and Slavko's Harbor Poultry (Type 20) at 1224 S. Pacific Avenue. Between 600-1,000 feet of the subject location, there are additional three on-sale outlets, one off-sale outlet, and one club establishment, including Enigma Bar (Type 48) at 1323 S. Pacific Avenue, J. Trani's Ristorante (Type 47) at 584 W. 9th Street, Iron City Restaurant (Type 47) at 585 W. 9th Street, South Pacific Market (Type 20) at 1330 S. Pacific Avenue, and the Croatian American Club (Type 51) at 631 W. 9th Street. The current project will not result in an undue concentration of premises of this type, as Recess Ops/The Sardine will be a unique establishment within San Pedro, with a focus on the arts.

F. 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 the sale or other consideration, alcoholic beverages, including beer and wine.

The proposed use will be operated responsibly and will attract a positive clientele and will not detrimentally affect nearby residentially zoned communities in the area, nor the following establishments within 1,000 feet of the subject location: Casa De Dios Church, San Pedro Ballet School, Alliance Alice Baxter High School, Merry Go Round Nursery School, or Anderson Memorial Park & Rec Center.

G. Based on data provided by the Department of Transportation or a licensed traffic engineer, ingress to, egress from, and associated parking will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation.

The project is not proposing to modify the existing parking area or driveway. The parking area will not be heavily utilized and as a result, will not constitute a traffic hazard or disrupt vehicular circulation. The project will be reviewed by LADOT prior to receiving final approvals.

H. 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 project involves only a change of use of an existing commercial structure, which is located on a linear commercial district. The project will not increase the area of shopping centers/commercial corner developments, and is only proposing a new use with alternative operating hours from the prior use.

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	COUNCIL DISTRICT 15
--	-------------------------------

PROJECT TITLE • The Sardine/Recess Ops	LOG REFERENCE ENV
---	----------------------

PROJECT LOCATION
 • 1101-1105 S. Pacific Avenue, Los Angeles, CA 90731

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
 • Change of use to 2,816 sf. coffee shop and lounge w/full line alcohol service, live music, performances.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
 • Isaac Thotz

CONTACT PERSON • Gary Benjamin	AREA CODE • 213	TELEPHONE NUMBER • 479-7521	EXT.
-----------------------------------	--------------------	--------------------------------	------

EXEMPT STATUS: (Check One)

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

Class 1 Category 22 (City CEQA Guidelines)

•• OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Granting or renewal of a variance or conditional use for a non-significant change of use of in an existing facility.

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

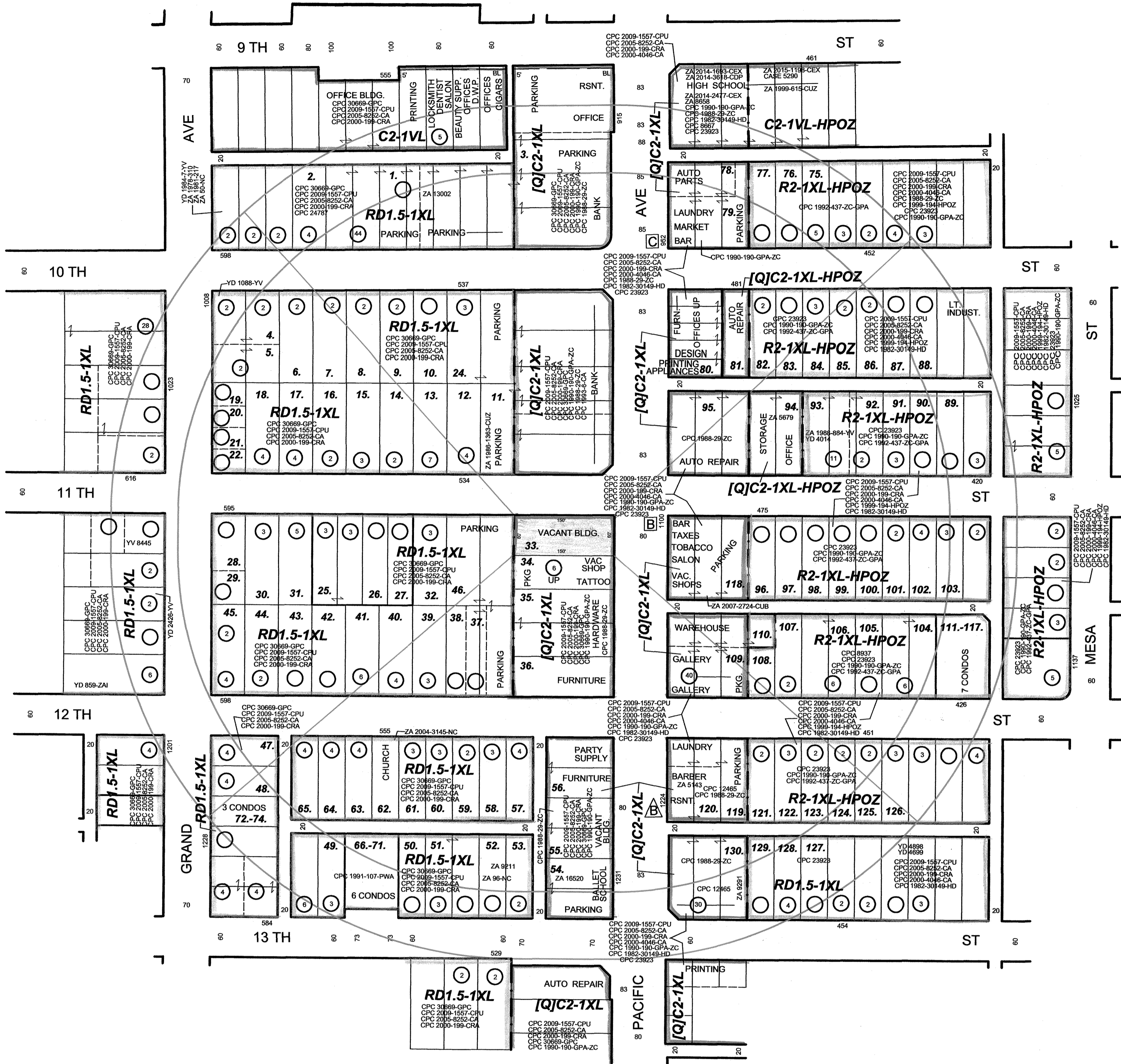
SIGNATURE	TITLE	DATE	
FEE:	RECEIPT NO.	REC'D. BY	DATE

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

IF FILED BY THE APPLICANT:
 . Gary Benjamin
 NAME (PRINTED)

Gary Benjamin
 SIGNATURE

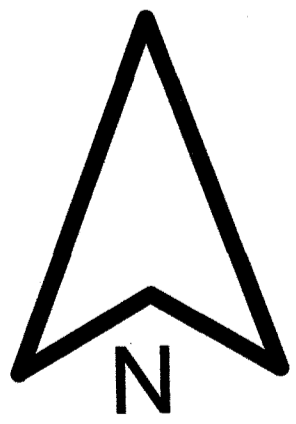
. 6/15/18
 DATE



LEGEND

- ON-SITE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES.
- ON-SITE CONSUMPTION OF BEER AND/OR WINE
- OFF-SITE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES
- OFF-SITE CONSUMPTION OF BEER AND/OR WINE

- C.D. 15
- C.T. 2969.02
- P.A. SAN PEDRO
- N.C. CENTRAL SAN PEDRO



CONDITIONAL USE PERMIT, CONDITIONAL USE PERMIT- ALCOHOL BEVERAGES & CUX

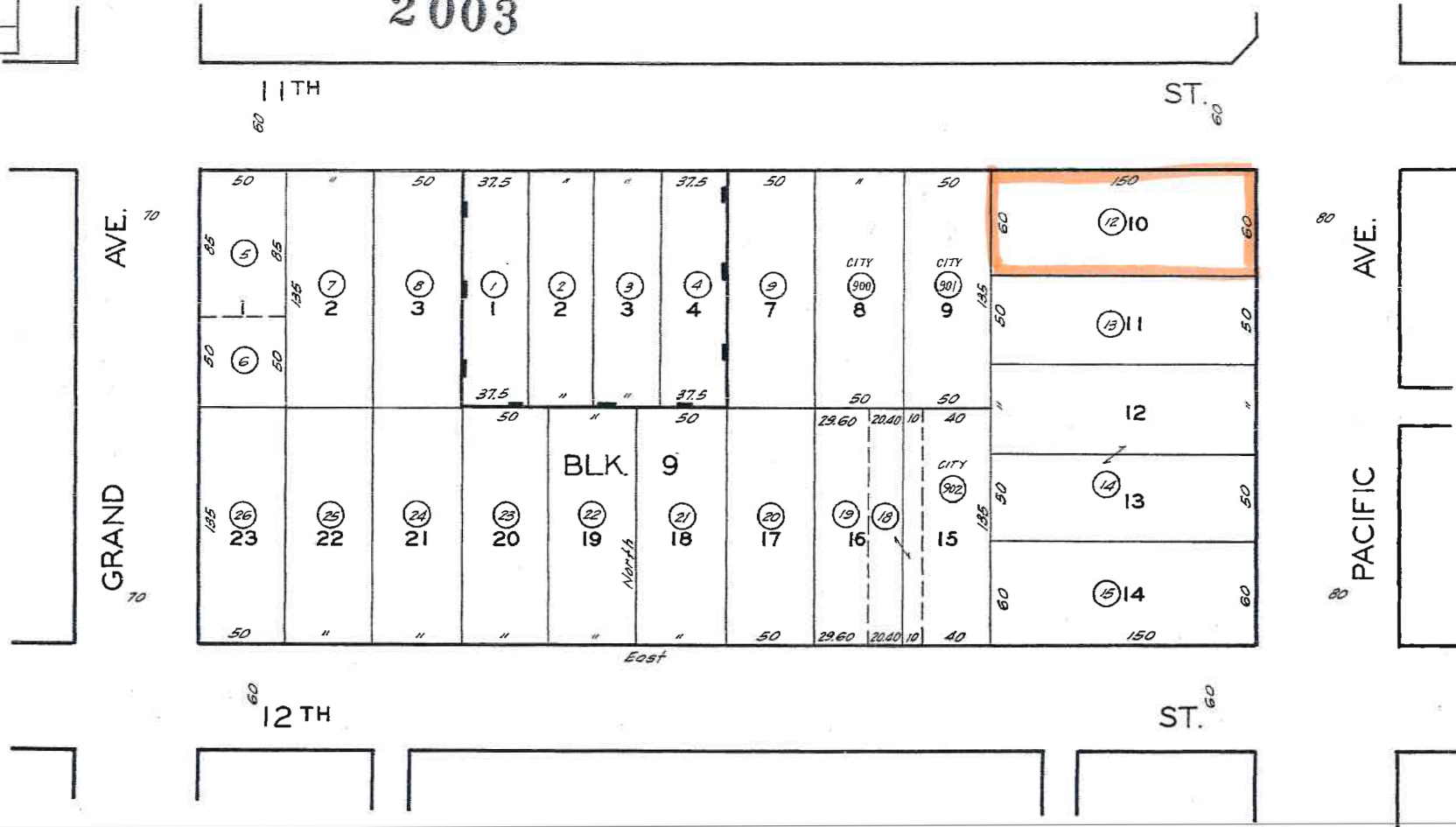
0.21 NET AC.

<p>RADIUS MAPS ETC 3544 PORTOLA AVENUE LOS ANGELES CA 90032 OFF/FAX (323) 221-4555 RADIUSMAPSETC@SBCGLOBAL.NET</p>	<p>SITE LOCATION: 1101-1105 S. PACIFIC AVENUE SAN PEDRO CA 90731</p> <p>LEGAL DESCRIPTION: LOT 10, BLOCK 9, RUDECINDA TRACT, L.S. 4-43.</p>	<p>CASE NO.</p> <p>DATE: 06 - 07 - 2018 SCALE: 1" = 100' USES: FIELD D.M. 15 B 197, 15 B 201 T.B. PAGE: 824 GRID: B-6 APN: 7454-019-012</p>
---	--	---

7454 19
SCALE 1" = 60'

2-2-65 REVISID
200202019 780406811
801001310

2003



CODE
13245

RUDECINDA TRACT
R. F. 147

NICOLAI TRACT
M. B. 7-125

FOR PREV. ASSM'T. SEE: 209-16

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



Address: 1101 S PACIFIC AVE

APN #: 7454019012

PIN #: 015B197 1289

Tract: RUDECINDA TRACT

Block: 9

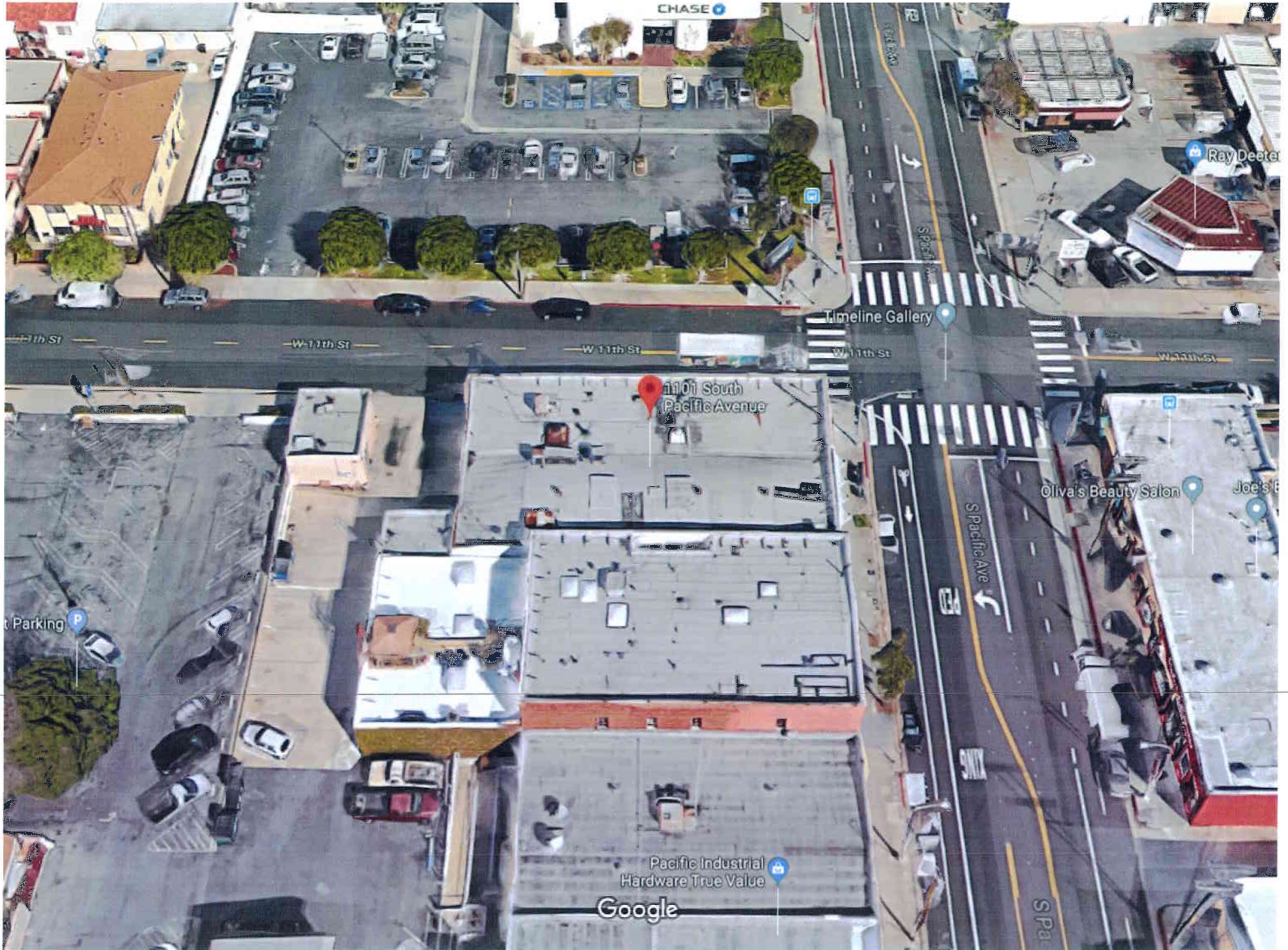
Lot: 10

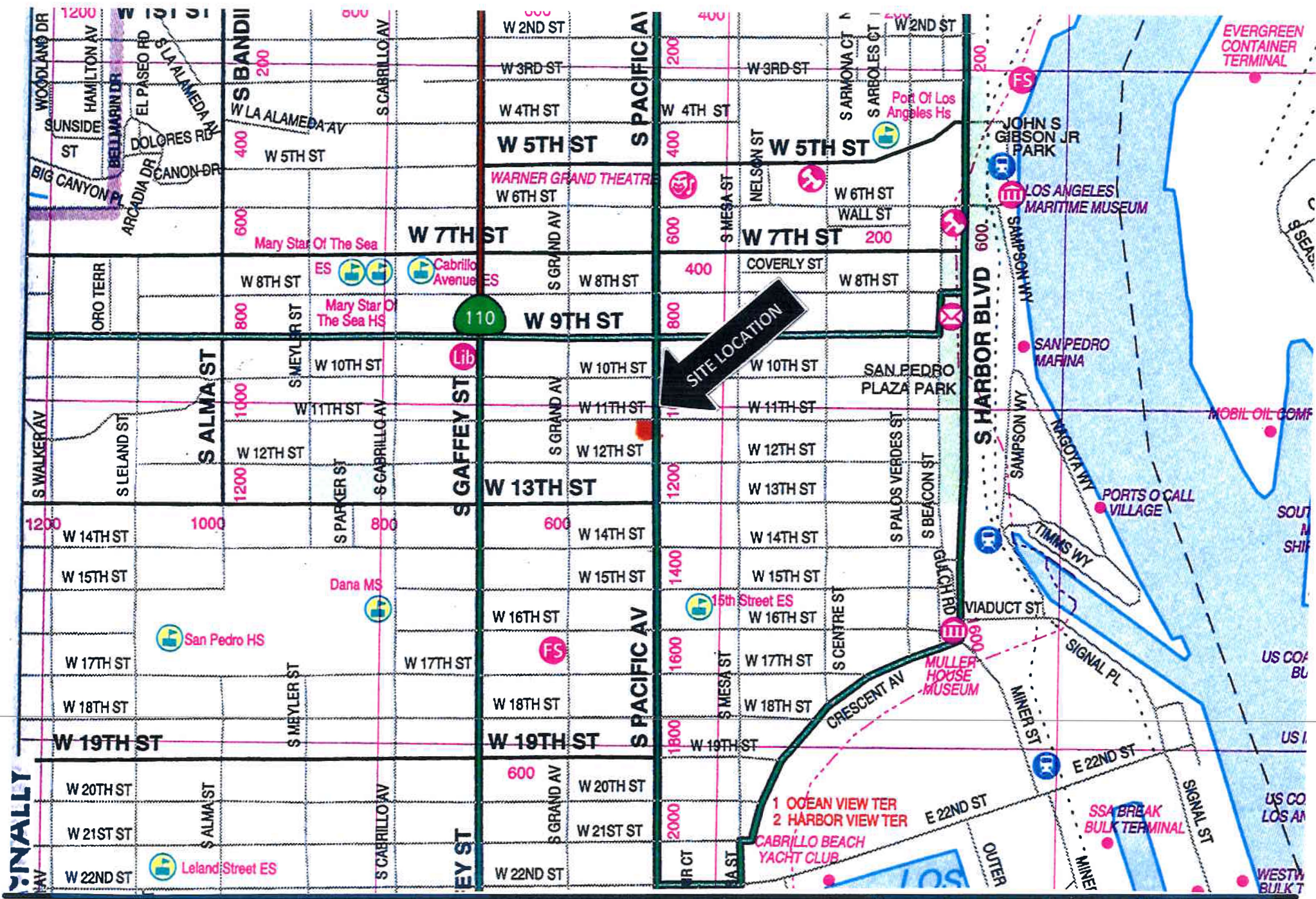
Arb: None

Zoning: [Q]C2-1XL

General Plan: Community Commercial





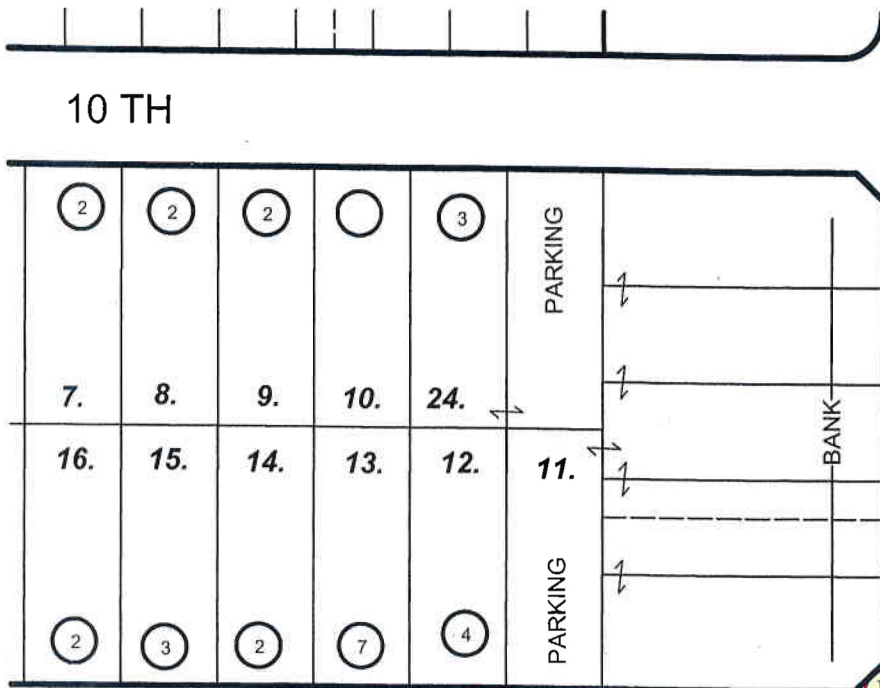


VICINITY MAP

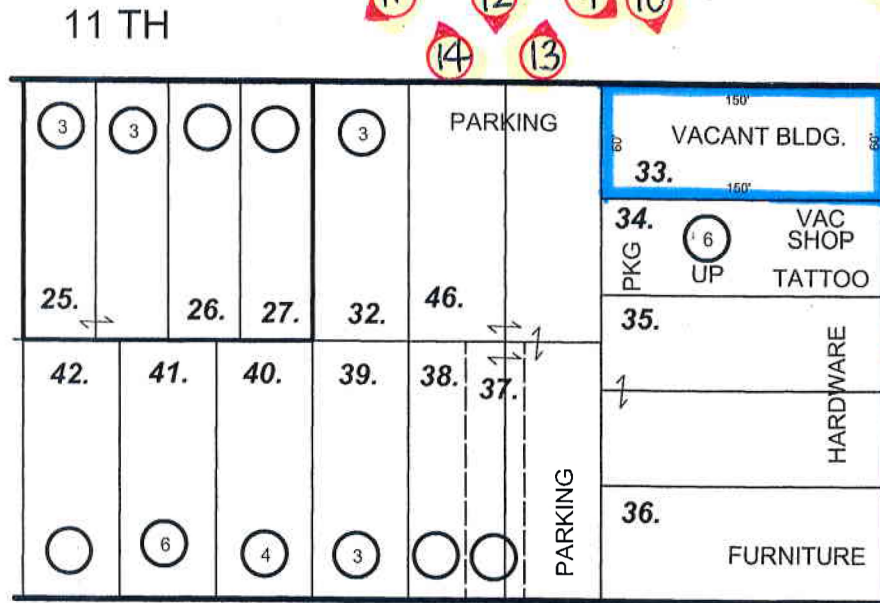
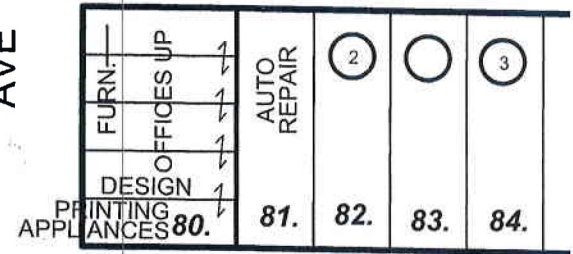
SITE LOCATION:
 1101 S. PACIFIC AVENUE
 SAN PEDRO, CA 90731

CASE NO:
 T.B. PAGE: 824 GRID : B-6

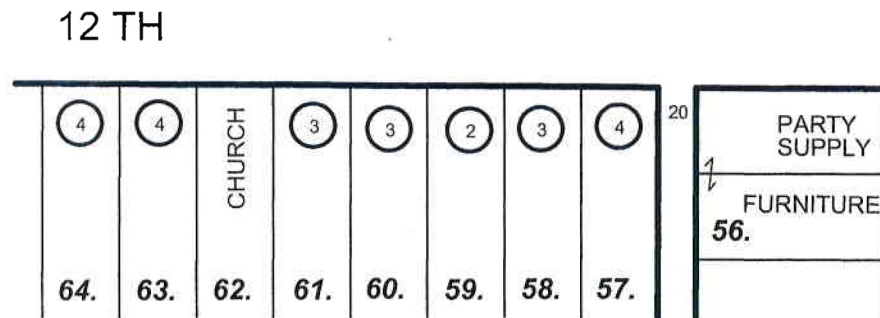
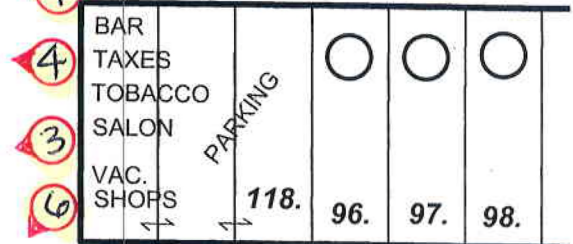




AVE



ST



PACIFIC

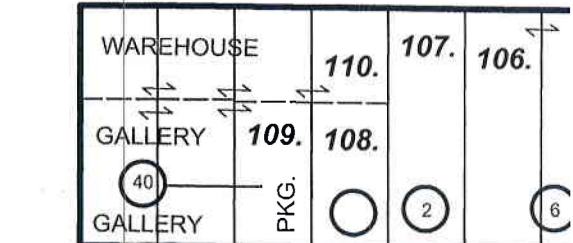


PHOTO BROCHURE

RADIUS MAPS ETC

3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 OFF/FAX (323) 221-4555
 RADIUSMAPSETC@SBCGLOBAL.NET

SITE LOCATION:

1101-1105 S. PACIFIC AVENUE
 SAN PEDRO CA 90731

CASE NO.

DATE: 06 - 07 - 2018
 SCALE: 1" = 100'
 USES FIELD
 D.M. 15 B 197, 15 B 201
 T.B. PAGE: 824 GRID: B-6
 APN: 7454-019-012



1.



2.

3.



4.

5.



6.

7.



8.

9.



10.

11.



12.

13.



14.

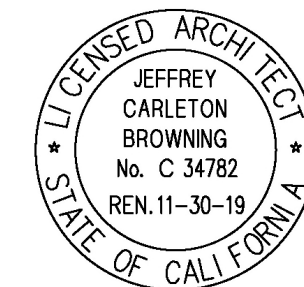
15.



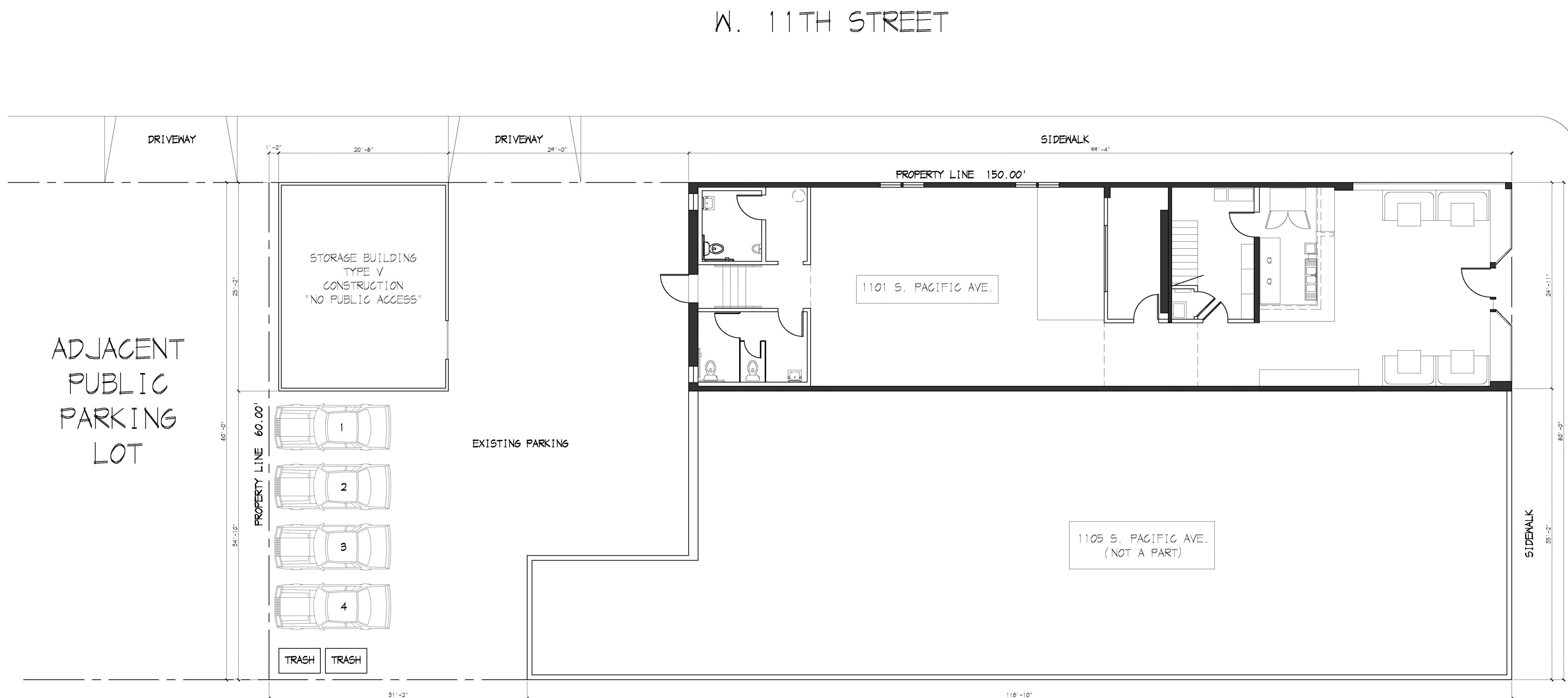
16.



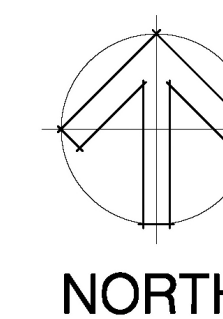
**Model Design
INCORPORATED**
1570 WEST 9th STREET
SAN PEDRO, CALIFORNIA 90732
PHONE: (310) 833-6799
FAX: (310) 833-3601
CELL: (310) 308-6496
j.browning10@gmail.com



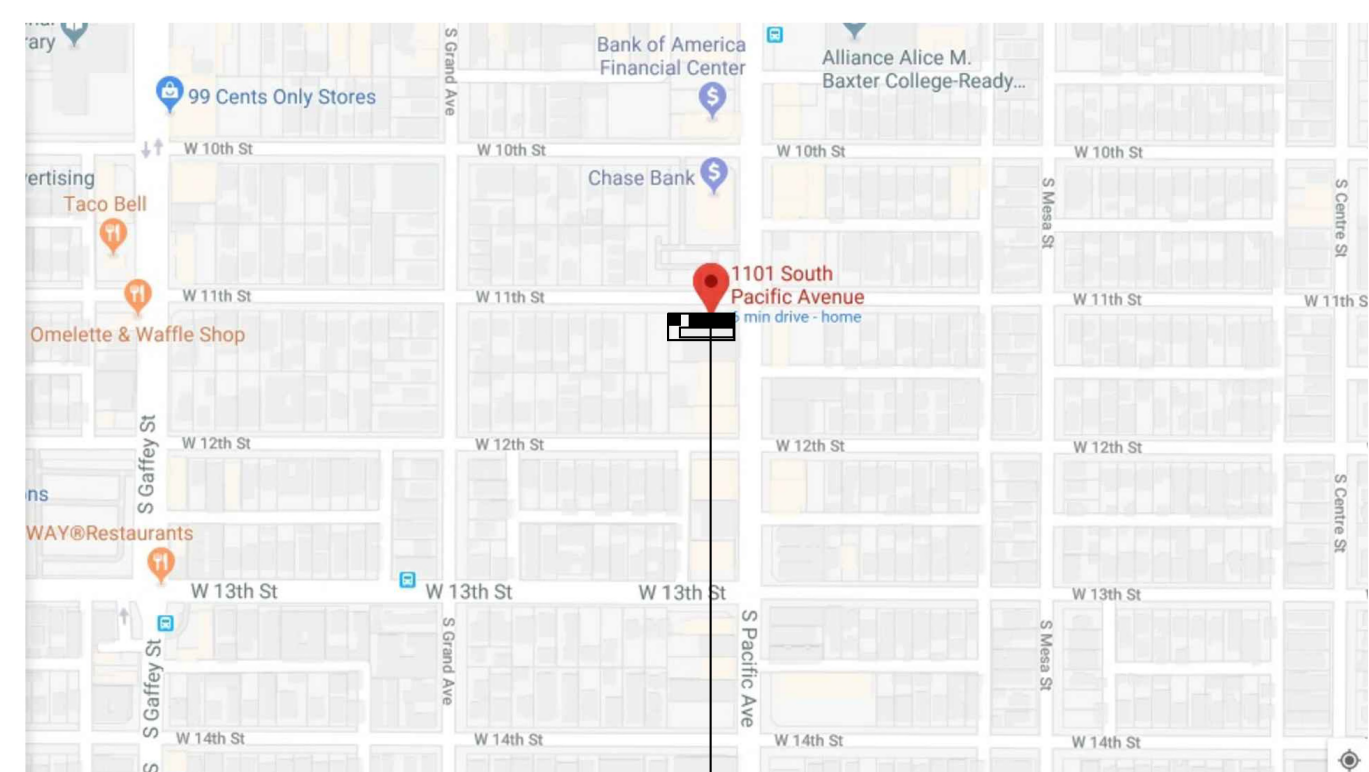
RECESS OPS
1101 SOUTH PACIFIC AVENUE
SAN PEDRO, CA 90731



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

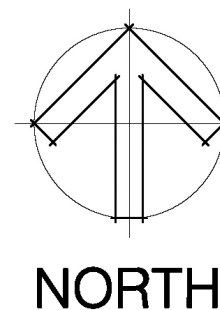


VICINITY MAP



COURTESY OF GOOGLE

PROJECT LOCATION: 1101 S. PACIFIC AVE., SAN PEDRO, CA 90731
LEGAL DESCRIPTION: RUDEGINDA TRACT LOT: 10 BLOCK: 9
ASSESSOR PARCEL NO.: 7454-019-012
SCOPE OF WORK: CHANGE OF USE: TENANT IMPROVEMENT



CONTACTS

TENANT
RECESS OPS
ISAAC THOTZ/
TODD CONSELLIERE
1101 S. PACIFIC AVE.
SAN PEDRO, CA 90731

ARCHITECT
MODEL DESIGN, INC.
JEFFREY C. BROWNING AIA
1570 WEST 9th STREET
SAN PEDRO, CA 90732
310-833-6799

SUMMARY TABLE

TOTAL SQUARE FOOTAGE	6,000 SF
SQUARE FOOTAGE OF TENANT SPACE	2,370 SF (NOT INCLUDING MEZZANINE)
SQUARE FOOTAGE OF ADJACENT SPACE	3,630 SF
ENTERPRISE ZONE 1:500	
PARKING SPACES PROVIDED	4 SPACES
NUMBER OF SEATS/ OCCUPANTS	91 SEATS/ 129 TOTAL OCCUPANTS
HEIGHTS OF BUILDING	20'-0" (NO CHANGE)

SHEET INDEX

ARCHITECTURAL
A-1.0 SITE PLAN
A-1.1 FLOOR PLAN- SEATING
A-1.2 FLOOR PLAN- STANDING
A-1.3 FLOOR PLAN- TABLES & CHAIRS

PROJECT DESCRIPTION

EXISTING URM BUILDING W/ MEZZANINE
CHANGE OF USE FROM BAKERY TO BAR W/ LIVE MUSIC
TENANT IMPROVEMENT INCLUDING NEW ACCESSIBLE RESTROOMS

ROOM AREA SUMMARY TABLE

BAR SERVING AREA	520 SF
BAR AREA	148 SF
ALCOHOL STORAGE	122 SF
STAIRS	37 SF
JANITOR	14 SF
STORAGE	133 SF
STAGE	128 SF
AUDIENCE AREA	660 SF
CIRCULATION	282 SF
MENS RESTROOM & VESTIBULE	127 SF
WOMENS RESTROOM	128 SF
EXIT HALL	71 SF
GROUND FLOOR TOTAL	2,370 SF
OFFICE MEZZANINE	120 SF
STORAGE MEZZANINE	326 SF

BUILDING INFORMATION

CONSTRUCTION TYPE: III-B UN-REINFORCED MASONRY
NON-SPRINKLERED W/ DETACHED TYPE V STORAGE BUILDING

REVISIONS

PLANNING SUBMITTAL	5/10/18 JB
PLANNING SUBMITTAL	5/18/18 JB

OWNERSHIP AND USE OF DOCUMENTS
All Drawings, Specifications and copies thereof furnished by Jeff Browning are and shall remain his property. They are to be used only with respect to this project. Federal law prohibits the reproduction, display, sale, or other disposition of this document without the express written consent of Jeff Browning.

SHEET TITLE

SITE PLAN

DATE 3/19/18

APPROVED -

DRAWN JB REVIEWED JB

PROJECT NO. *

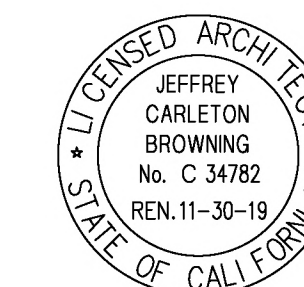
SCALE

SHEET NO.

A-1.0



**Model Design
INCORPORATED**
1570 WEST 9th STREET
SAN PEDRO, CALIFORNIA 90732
PHONE: (310) 833-6799
FAX: (310) 833-3601
CELL: (310) 308-6496
j.browning10@gmail.com



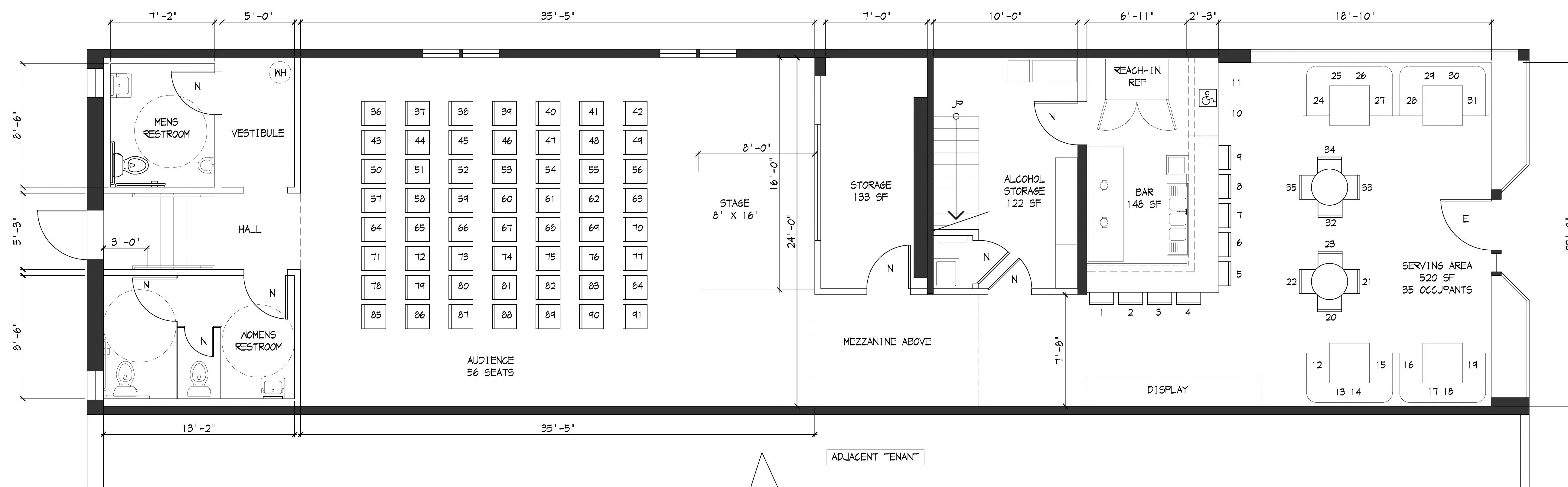
RECESS OPS
1101 SOUTH PACIFIC AVENUE
SAN PEDRO, CA 90731

REVISIONS	
PLANNING SUBMITTAL	5/10/18 JB
PLANNING SUBMITTAL	5/18/18 JB
▲	
▲	
▲	
▲	

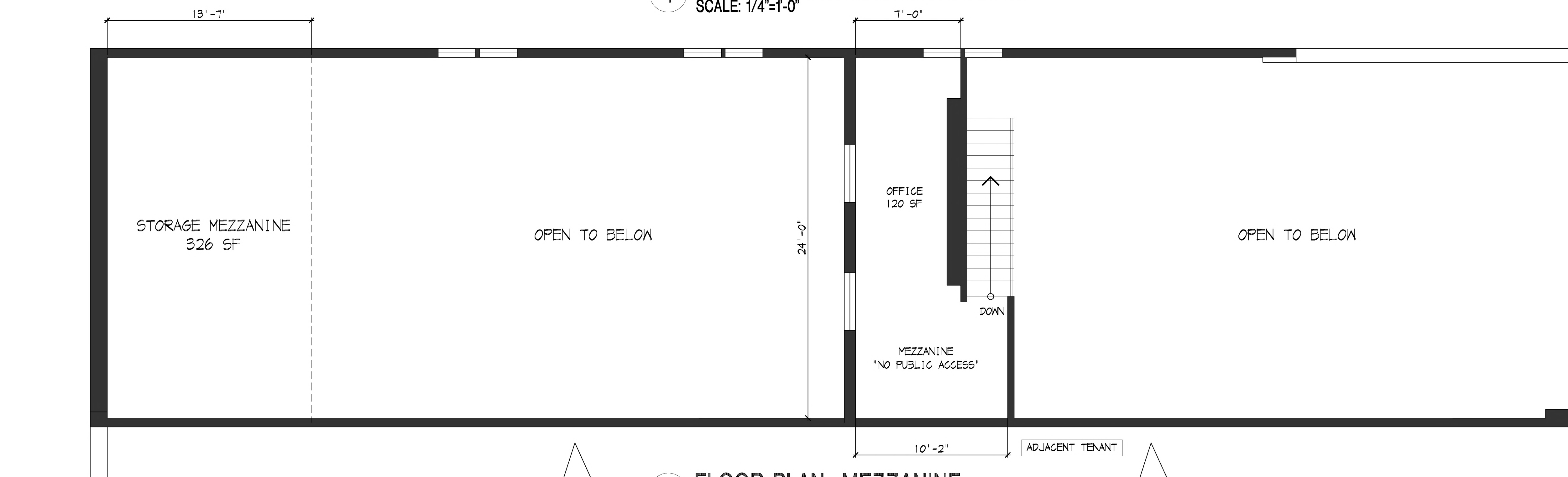
OWNERSHIP AND USE OF DOCUMENTS
All Drawings, Specifications and copies thereof furnished by Jeff Browning are and shall remain his property. They are to be used only with respect to this project. Federal law prohibits the reproduction, display, sale, or other disposition of this document without the express written consent of Jeff Browning.

SHEET TITLE	
FLOOR PLANS SEATING	
DATE	3/19/18
APPROVED	-
DRAWN BY	REVIEWED BY
PROJECT NO.	*
SCALE	
SHEET NO.	

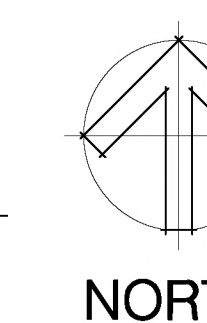
A-1.1



1 FLOOR PLAN- GROUND FLOOR
SCALE: 1/4"=1'-0"



2 FLOOR PLAN- MEZZANINE
SCALE: 1/4"=1'-0"

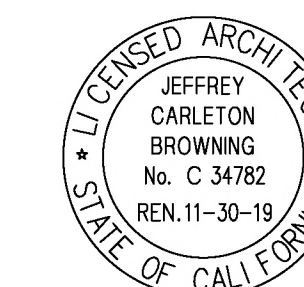


LEGEND

- N = NEW R = REMOVE/ RELOCATE E = EXISTING
- EXISTING WALL TO REMAIN
- NEW WALL- 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE BY STRUCTURAL DRAWINGS. PROVIDE FIRE BLOCKS AT STUD WALLS AND PARTITIONS AT FLOOR, CEILING, SOFFIT AND AT MID-HEIGHT OF WALLS OVER 10'-0" IN HEIGHT.



Model Design
INCORPORATED
 1570 WEST 9th STREET
 SAN PEDRO, CALIFORNIA 90732
 PHONE: (310) 833-6799
 FAX: (310) 833-3601
 CELL: (310) 308-6496
 j.browning10@gmail.com



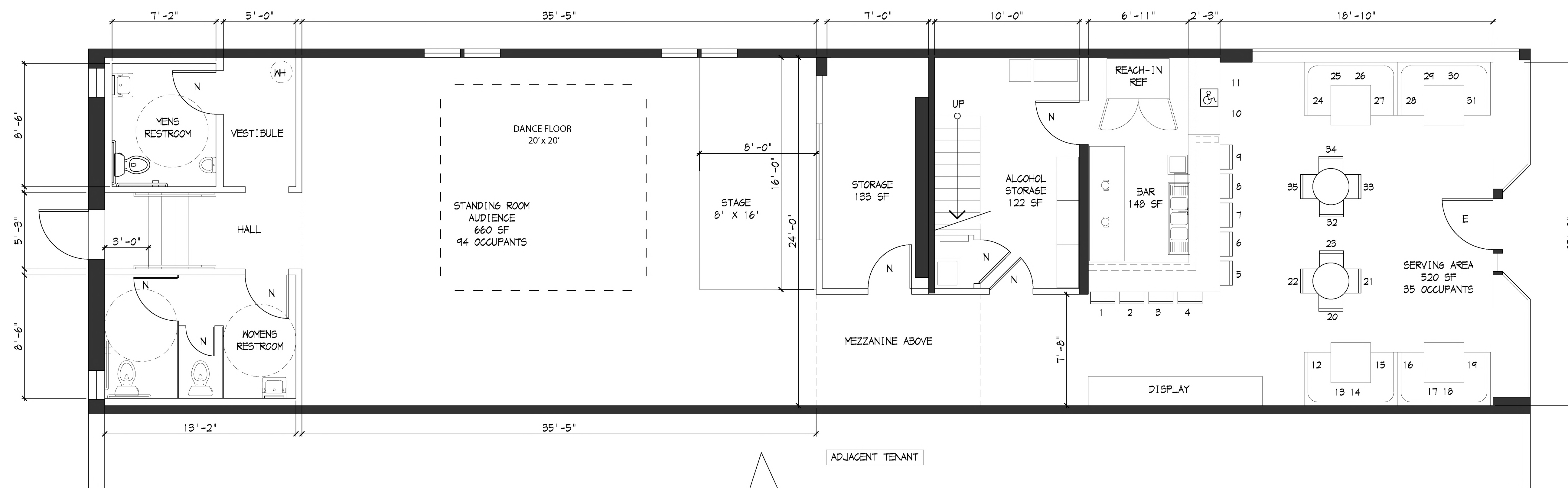
RECESS OPS
 1101 SOUTH PACIFIC AVENUE
 SAN PEDRO, CA 90731

REVISIONS	
PLANNING SUBMITTAL	5/10/18 JB
PLANNING SUBMITTAL	5/16/18 JB
▲	
▲	
▲	
▲	

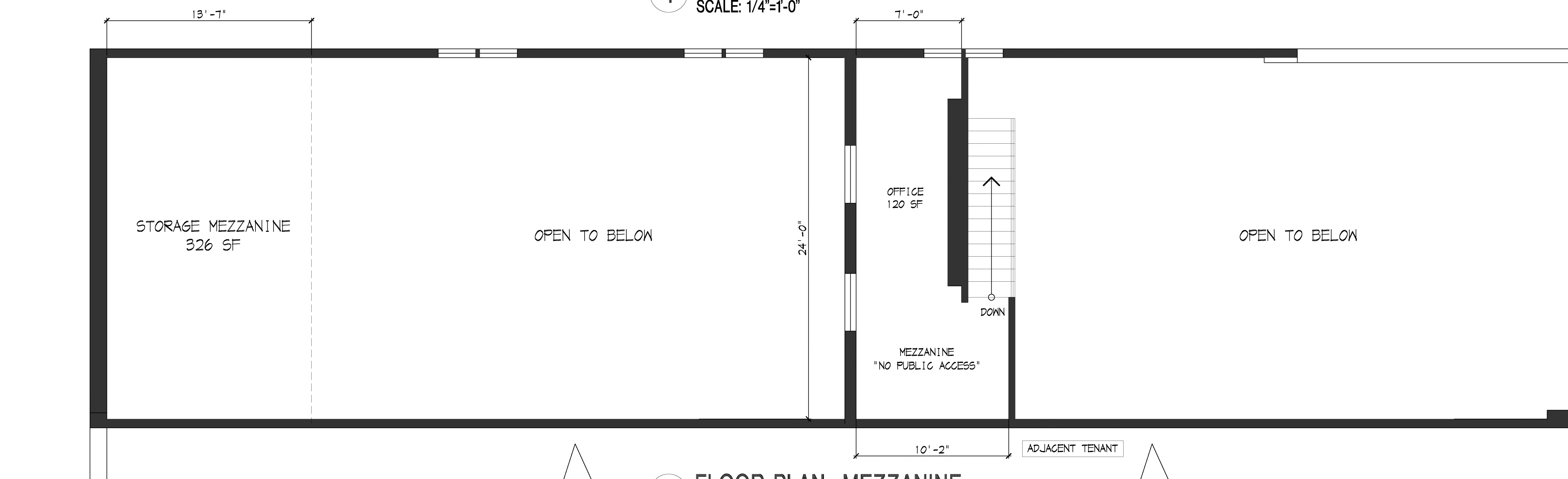
OWNERSHIP AND USE OF DOCUMENTS
 All Drawings, Specifications and copies thereof furnished by Jeff Browning are and shall remain his property. They are to be used only with respect to this project. Federal law prohibits the reproduction, display, sale, or other disposition of this document without the express written consent of Jeff Browning.

SHEET TITLE	
FLOOR PLANS STANDING	
DATE	3/19/18
APPROVED	-
DRAWN BY	REVIEWED JB
PROJECT NO.	*
SCALE	
SHEET NO.	

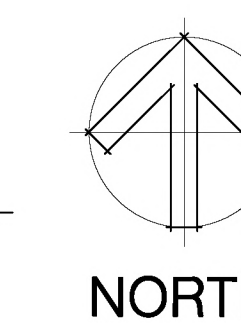
A-1.2



1 FLOOR PLAN- GROUND FLOOR
 SCALE: 1/4"=1'-0"



2 FLOOR PLAN- MEZZANINE
 SCALE: 1/4"=1'-0"

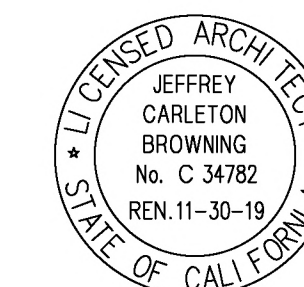


LEGEND

- N = NEW R = REMOVE/ RELOCATE E = EXISTING
- EXISTING WALL TO REMAIN
- NEW WALL- 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE BY STRUCTURAL DRAWINGS. PROVIDE FIRE BLOCKS AT STUD WALLS AND PARTITIONS AT FLOOR, CEILING, SOFFIT AND AT MID-HEIGHT OF WALLS OVER 10'-0" IN HEIGHT.



Model Design
 INCORPORATED
 1570 WEST 9th STREET
 SAN PEDRO, CALIFORNIA 90732
 PHONE: (310) 833-6799
 FAX: (310) 833-3601
 CELL: (310) 308-6496
 j.browning10@gmail.com



RECESS OPS
 1101 SOUTH PACIFIC AVENUE
 SAN PEDRO, CA 90731

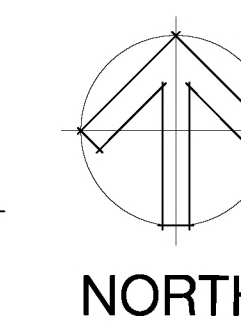
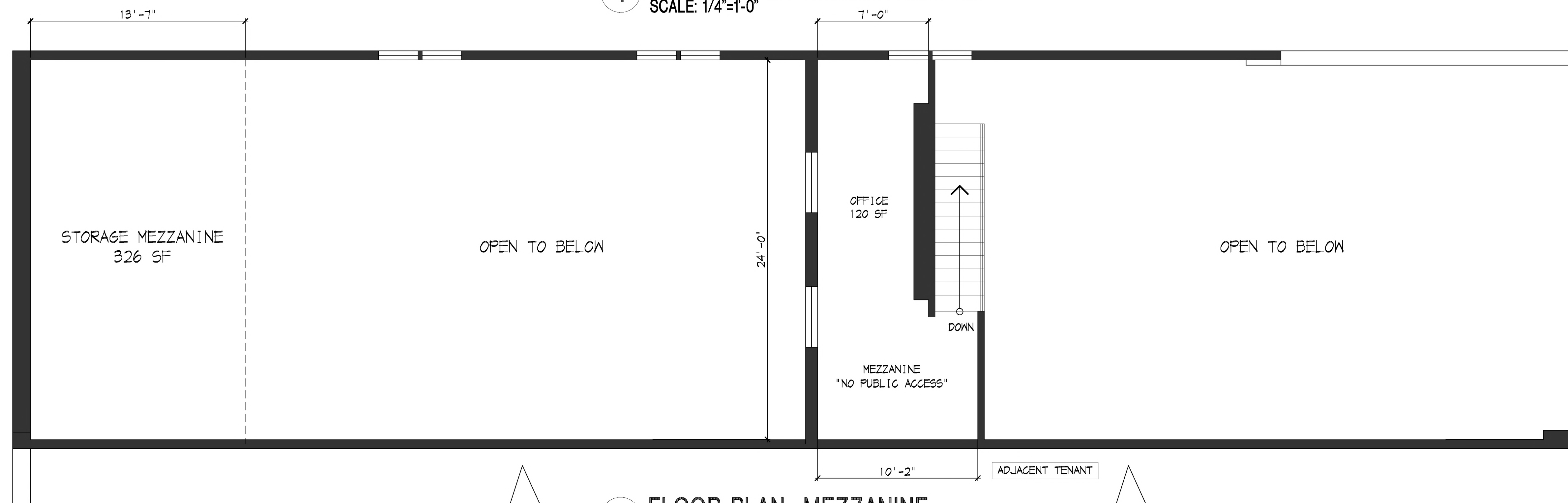
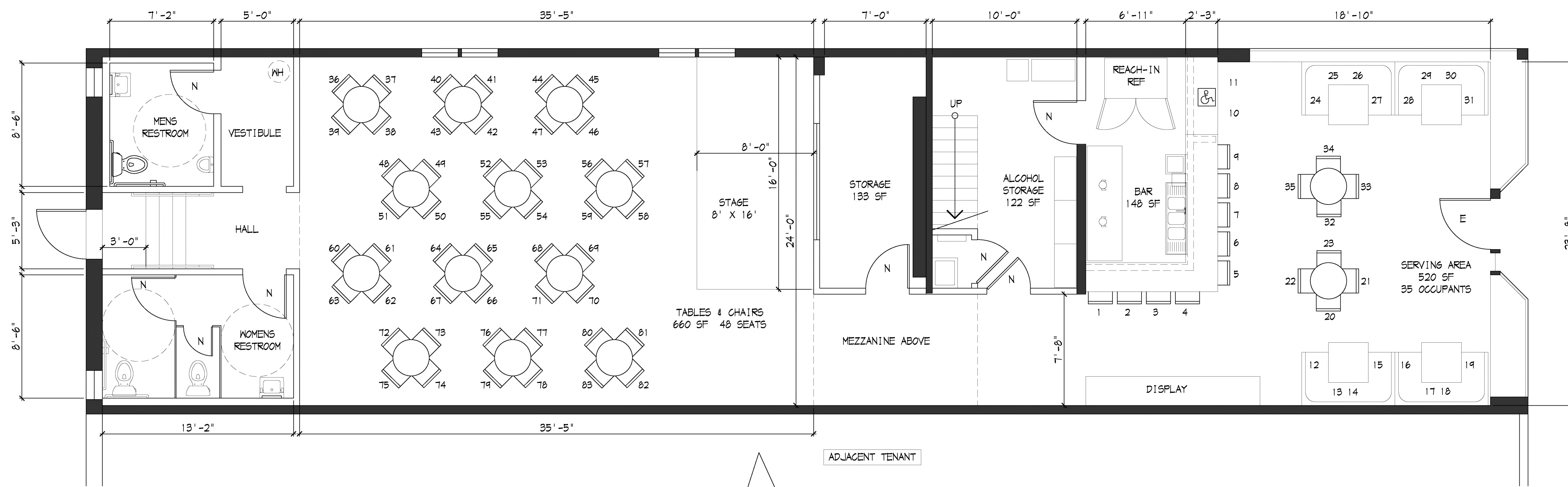
REVISIONS	
PLANNING SUBMITTAL	5/10/18 JB
PLANNING SUBMITTAL	5/18/18 JB

OWNERSHIP AND USE OF DOCUMENTS
 All Drawings, Specifications and copies thereof furnished by Jeff Browning are and shall remain his property. They are to be used only with respect to this project. Federal law prohibits the reproduction, display, sale, or other disposition of this document without the express written consent of Jeff Browning.

SHEET TITLE
FLOOR PLANS
TABLES & CHAIRS

DATE 3/19/18
 APPROVED -
 DRAWN JB REVIEWED JB
 PROJECT NO. *
 SCALE
 SHEET NO.

A-1.3



LEGEND

- N = NEW R = REMOVE/ RELOCATE E = EXISTING
- EXISTING WALL TO REMAIN
- NEW WALL- 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE BY STRUCTURAL DRAWINGS. PROVIDE FIRE BLOCKS AT STUD WALLS AND PARTITIONS AT FLOOR, CEILING, SOFFIT AND AT MID-HEIGHT OF WALLS OVER 10'-0" IN HEIGHT.

This page is part of your document - DO NOT DISCARD



20170963002



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

08/24/17 AT 11:34AM

FEEs:	25.00
TAXES:	0.00
OTHER:	0.00
PAID:	25.00



LEADSHEET



201708243320043

00014146543



008543658

SEQ:
01

DAR - Courier (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

WHEN RECORDED MAIL TO:

Brown & Streza, LLP
Attention: Derek K. Early, Esq.
40 Pacifica, Suite 1500
Irvine, CA 92618

MAIL TAX STATEMENTS TO:

San Pedro Fish Market, LLC
1190 Nagoya Way
San Pedro, CA 90731



GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned Grantor declares:

Documentary Transfer Tax: \$0/No Consideration

**This conveyance confirms a change of name and the grantor and grantee are the same party.
R&T 11911**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**San Pedro Fish Market LLC, a California limited liability company, who acquired title under the name
San Pedro Fish Market and Restaurant, LLC, a California limited liability company**

Do(es) hereby GRANT to

San Pedro Fish Market LLC, a California limited liability company

The following described real property in the City of **Los Angeles** County of **Los Angeles**, State of California:

**Lot 10 of Block 9 of the Rudecinda Tract, in the City of Los Angeles, County of Los Angeles, State of
California, as per map recorded in Book 4, Page 43 of Maps, in the Office of the County Recorder of
said County.**

Subject to: All Covenants, Conditions, Restrictions, Reservations, Exceptions, Limitations, Uses, Rights,
Rights of Way, Easements, and other matters of record.

Commonly known as: 1101 South Pacific Avenue, San Pedro, Los Angeles, CA 90731

APN: 7454-019-012

Dated: August 3, 2017

17

San Pedro Fish Market LLC,
a California limited liability company

Thomas C. Amalfitano, Manager

(See notary acknowledgment on next page.)

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 } ss

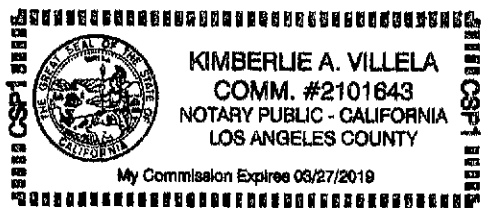
On 8/17, 2017,
before me, Kimberlie A. Villela,
a Notary Public, personally appeared
Thomas C. Amalfitano

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.

Kimberlie A. Villela
Notary Signature



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE



BILL JONES
SECRETARY OF STATE

LLC-1

LIMITED LIABILITY COMPANY
ARTICLES OF ORGANIZATION

IMPORTANT - Read the instructions before completing the form.

This document is presented for filing pursuant to Section 17050 of the California Corporations Code.

1. Limited liability company name: SAN PEDRO FISH MARKET LLC

(End the name with "LLC" or "Limited Liability Company". No periods between the letters in "LLC". "Limited" and "Company" may be abbreviated to "Ltd." and "Co.")

2. Latest date (month/day/year) on which the limited liability company is to dissolve: December 31, 2090

3. The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the Beverly-Killea Limited Liability Company Act.

4. Enter the name of initial agent for service of process and check the appropriate provision below:

THOMAS AMALFITANO

, which is

an individual residing in California. Proceed to Item 5.

a corporation which has filed a certificate pursuant to Section 1505 of the California Corporations Code. Skip Item 5 and proceed to Item 6.

5. If the initial agent for service of process is an individual, enter a business or residential street address in California:

Street address: 1190 Nagoya, San Pedro, California, 90731

City: San Pedro

State: CALIFORNIA

Zip Code: 90731

6. The limited liability company will be managed by: (check one)

one manager

more than one manager

limited liability company members

7. If other matters are to be included in the Articles of Organization attach one or more separate pages.

Number of pages attached, if any:

8. It is hereby declared that I am the person who executed this instrument, which execution is my act and deed.

Signature of organizer

THOMAS AMALFITANO

Type or print name of organizer

Date: January 31, 19 96



101996106019

FILED: REGISTRN/ARTICLES OF ORG.
AT SACRAMENTO, CA ON APR. 15, 1996
SECRETARY OF STATE OF CALIFORNIA



Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

17-A96265

FILED

In the office of the Secretary of State
of the State of California

OCT 09, 2017

This Space For Office Use Only

IMPORTANT — [Read instructions](#) before completing this form.

Filing Fee – \$20.00

Copy Fees – First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, [see instructions](#).)

SAN PEDRO FISH MARKET LLC

2. 12-Digit Secretary of State File Number **3. State, Foreign Country or Place of Organization** (only if formed outside of California)

199610610019

CALIFORNIA

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 1190 Nagoya Way	City (no abbreviations) San Pedro	State CA	Zip Code 90731
b. Mailing Address of LLC, if different than item 4a 1190 Nagoya Way	City (no abbreviations) San Pedro	State CA	Zip Code 90731
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 1190 Nagoya Way	City (no abbreviations) San Pedro	State CA	Zip Code 90731

5. Manager(s) or Member(s)

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name and address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A ([see instructions](#)).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
b. Entity Name - Do not complete Item 5a Thmas Amalfitano			
c. Address 1224 Weymouth Ave	City (no abbreviations) San Pedro	State CA	Zip Code 90732

6. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation) Thomas	Middle Name	Last Name Amalfitano	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 1224 Weymouth Ave	City (no abbreviations) San Pedro	State CA	Zip Code 90732

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company Retail fish market and restaurant

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address			
City (no abbreviations)		State	Zip Code

9. The information contained herein, including any attachments, is true and correct.

10/09/2017

Thomas Amalfitano

Owner

Date

Type or Print Name of Person Completing the Form

Title

Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. [SEE INSTRUCTIONS BEFORE COMPLETING.](#))

Name: []

Company:

Address:

City/State/Zip: []



Secretary of State
Statement of No Change
 (Limited Liability Company)

LLC-12NC

18-B94988

FILED

In the office of the Secretary of State
 of the State of California

JUN 03, 2018

This Space For Office Use Only

IMPORTANT — [Read instructions](#) before completing this form. This form may be used only if a complete Statement of Information has been filed previously and there has been no change.

Filing Fee – \$20.00

Copy Fee – \$1.00;
 Certification Fee - \$5.00 plus copy fee

1. Limited Liability Company Name (Enter the **exact** name of the LLC as it is recorded with the California Secretary of State. Note: If you registered in California using an alternate name, [see instructions](#).)

SAN PEDRO FISH MARKET LLC

2. 12-Digit Secretary of State File Number

199610610019

3. State, Foreign Country or Place of Organization (only if formed outside of California)

CALIFORNIA

4. No Change Statement (Do not alter the No Change Statement. If there has been any change, please complete a Statement of Information (Form LLC-12).)

There has been no change in any of the information contained in the previous complete Statement of Information filed with the California Secretary of State.

5. The information contained herein is true and correct.

06/03/2018

Date

Jennifer Ungaro

Type or Print Name of Person Completing the Form

CFO

Title

Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document, enter the name of a person or company and the mailing address. This information will become public when filed. (SEE INSTRUCTIONS BEFORE COMPLETING.)

Name: []

Company:

Address:

City/State/Zip: []