

**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(s): _____

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.**Refer to the Department of City Planning Application Filing Instructions ([CP-7810](#)) for more information.***1. PROJECT LOCATION**Street Address¹ 428 E 2nd St (400-64 E 2nd St, 200&210 S Central Ave) Unit/Space Number N/ALegal Description² (Lot, Block, Tract) Lot 1; TR 35332Assessor Parcel Number 5161019011Total Lot Area 68,092 SF**2. PROJECT DESCRIPTION**Present Use BarProposed Use BarProject Name (if applicable) The MermaidDescribe in detail the characteristics, scope and/or operation of the proposed project A Conditional Use Permit to allow the sale of beer, wine and distilled spirits for consumption on the premises where sold in conjunction with a 1,193 SF Bar w/ 47 seats featuring live entertainment from 6am-2am daily.Additional information attached ☐ YES ☒ NO

Complete and check all that apply:

Existing Site Conditions☐ Site is undeveloped or unimproved (i.e., vacant)☒ Site has existing buildings (provide copies of building permits)☐ Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)☐ Site is located within 500 feet of a freeway or railroad☐ Site is located within 500 feet of a sensitive use (e.g., school, park)☐ Site has special designation (e.g., National Historic Register, Survey LA)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)

Proposed Project Information

(Check all that apply or could apply)

- | | |
|--|---|
| ☐ Demolition of existing buildings/structures | ☐ New construction: _____ square feet |
| ☐ Relocation of existing buildings/structures | ☐ Additions to existing buildings |
| ☐ Removal of any on-site tree | ☒ Interior tenant improvement |
| ☐ Removal of any street tree | ☐ Exterior renovation or alteration |
| ☐ Removal of protected trees onsite / public right-of-way | ☐ Change of use <u>and/or</u> hours of operation |
| ☐ Grading | ☐ Uses or structures in public right-of-way |
| ☐ Haul Route | ☐ 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: 0 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)? 0 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 12.24-W,1

Code Section from which relief is requested (if any): N/A

Action Requested, Narrative: A CUP to allow the sale and on-site consumption of a full-line of liquor in conjunction with a 1,193 SF Bar w/ 47 seats featuring live entertainment from 6am-2am daily.

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☒ NO

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) ZA-1994-359-CUB, ZA-1988-1121-CUB, ZA-1987-467-YV, ZA-1987-1167-CUB, ZA-1987-1074-CUB, ZA-1986-719-CUB, ZA-1984-794-CUB, ZA-1980-265

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

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
- ☐ Modification of Conditions
- ☐ Revision of Approved Plans
- ☐ Renewal of Entitlement
- ☐ Plan Approval subsequent to Main Conditional Use

- ☐ Clarification of Q (Qualified) Condition
- ☐ Clarification of D (Development) Limitation
- ☐ Amendment to T (Tentative) Classification

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: N/A

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.

Specialized Requirement Form Provided

Geographic Project Planning Referral Provided

Case Consultation Referral Form N/A

Redevelopment Project Area – Administrative Review and Referral Form N/A

HPOZ Authorization Form N/A

Affordable Housing Referral Form N/A

Transit Oriented Communities Referral Form N/A

Preliminary Zoning Assessment Referral Form (Plan Check #) N/A

Housing Development Project determination (PZA Sec. II) N/A

Optional HCA Vesting Preliminary Application N/A

Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A

Mello Form N/A

Citywide Design Guidelines Compliance Review Form N/A

GPA Initiation Request Form N/A

Expedite Fee Agreement Provided

Department of Transportation (DOT) Referral Form N/A

Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A

Hillside Referral Form (BOE) N/A

Building Permits and Certificates of Occupancy Provided

Order to Comply N/A

Low Impact Development (LID) Referral Form (Stormwater Mitigation) N/A

Replacement Unit Determination (LAHD) N/A

Are there any recorded Covenants, affidavits or easements on this property? ☒ YES (provide copy) ☐ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Arelene Roldan

Company/Firm The Mermaid, LLC

Address: 428 East 2nd Street Unit/Space Number N/A

City Los Angeles State CA Zip Code: 90012

Telephone (562) 544-3442 E-mail: themermaidbarla@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) Honda Plaza Associates LLC

Address 400 East 2nd Street Unit/Space Number 206

City Los Angeles State CA Zip Code: 90012

Telephone _____ E-mail: _____

Agent/Representative name Eddie Navarrette

Company/Firm FE Design & Consulting

Address: 327 East 2nd Street Unit/Space Number 222

City Los Angeles State CA Zip: 90012

Telephone (213) 510-6174 E-mail: matthew@fedesignandconsulting.com

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

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information

(select only one)

☐ Owner

☒ Agent/Representative

☐ Applicant

☐ 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

7. **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 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 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 Steve Honda

Date 4-21-23

Print Name STEVE HONDA

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 April 21, 2023 before me, H. Truong, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Steve Honda, 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.

Signature [Signature]

(Seal)



APPLICANT

- 8. 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.
 - i. 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 is 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: _____

Print Name: _____



Arlene Rolon

Date: _____

4/21/23

REFERRAL FORM



GEOGRAPHIC PROJECT PLANNING REFERRAL

Any case filing application submitted to Los Angeles City Planning (LACP) for a project which is subject to one or more of the following Overlays shall include a completed and signed Geographic Project Planning Referral Form (Referral Form). An [Assignment List](#) can be found on the LACP website at <http://planning.lacity.org> under the "About" tab.

APPLICABLE OVERLAYS:

- **Specific Plan**
- **Community Design Overlay (CDO)**
- **Neighborhood Oriented District (NOD)**
- **Community Plan Implementation Ordinance (CPIO)**
- **Design Review Board (DRB)**
- **Pedestrian Oriented District (POD)**
- **Sign District (SN)**

Review of the application by Project Planning Staff is intended to identify the level of review required for the project and to provide the Applicant with early notification of any issues with regards to requested actions or the adequacy of application exhibits/materials pursuant to the applicable Geographic Overlay, which could subsequently delay processing.

LACP reserves the right to require an updated Referral Form for the project if more than **180 days** has lapsed from the date of the signature provided by the Project Planner, or as necessary to reflect project modifications, policy changes and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

THIS SECTION TO BE COMPLETED BY APPLICANT

Project Site Address: 428 East Second Street, Los Angeles CA 90012

Community Plan Area: Central City

Specific Plan, DRB, CDO, POD, NOD, CPIO, or SN, including Subarea, if applicable: _____

Little Tokyo Community Design Overlay

PROJECT TYPE (check all that apply)

- | | | | |
|--|--|---|---|
| ☐ New Construction | ☐ Addition | ☐ Renovation | ☐ Grading |
| ☐ Change of Use | ☐ Signage | ☒ Other <u>ABC License</u> | |

Description of Proposed Project: _____

A Conditional Use Permit to allow the sale of beer, wine, and distilled spirits for consumption on the premises where sold in conjunction with a 1,193 SF bar w/ 47 seats and live entertainment from 6am-2am daily.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

AUTHORIZATION TO FILE (check all that apply)

Specific Plan/SN

☐ **Project Permit**

☐ **Minor** (3 signs or less or change of use)

☐ **Standard** (More than 3 signs, wireless equipment, or additions of less than 200 sq. ft. addition)

☐ Single-Family

☐ **Major** (All other projects)

☐ Single-Family

☐ **Modification** ☐ **Interpretation** ☐ **Adjustment** ☐ **Administrative Clearance**

☐ **Exception** ☐ **Amendment** ☐ **Sign-Off Only** ☐ **Not a Project**

Design Review Board (DRB)

☐ **Preliminary Review**

☐ **Final Review**

CDO/POD/NOD

☐ **Design Overlay Plan Approval**

☐ **Minor** (3 signs or less or change of use)

☐ **Standard** (More than 3 signs, wireless equipment, or additions of less than 200 sq. ft. addition)

☐ **Major** (All other projects)

☐ **Sign-Off Only**

☒ **Not a Project**

Community Plan Implementation Overlay (CPIO)

☐ **Administrative Clearance (Multiple Approvals)**

☐ **CPIO Adjustment (CPIOA)**

☐ **CPIO Exception (CPIOE)**

☐ **Potentially Historic Resource**

Streetscape Plan

☐ Consultation Completed

☐ Not a Project or N/A under Streetscape Plan: _____

ENVIRONMENTAL CLEARANCE

☐ Not Determined

☒ Categorical Exemption (CE)

☐ Environmental Assessment Form (EAF)

☐ Class 32 CE

☐ Existing ENV Case Number: _____

☐ ENV Addendum Case Number: _____

☐ Other: _____

PUBLIC NOTICING

☒ Public Hearing Required (BTC Required)

☐ Mailing of Letter of Determination

☐ BTC Required

☐ BTC Not Required

See Mailing Procedures Instructions ([CP-2074](#)) for applicable requirements.

NOTES:

Request is not a project under the Little Tokyo CDO. The Applicant is requesting a Conditional Use Permit to allow the sale and on-site consumption of a full line of alcoholic beverages. Any exterior facade work or proposed signage requires review per the CDO.

Project Planning Signature: Eleanor Hunts

 Digitally signed by Eleanor Hunts
Date: 2023.04.06 14:52:34 -07'00'

Print Name: Eleanor Hunts

Phone Number: 213-202-5414

Date: April 6, 2023

INSTRUCTIONS

- 1. APPOINTMENTS.** A pre-filing appointment with the planner assigned to the applicable Overlay is required to complete this Referral Form. Please be advised that to file the application, a case filing appointment must be made separately with the Development Services Centers via the LACP website. Please check the [Development Services](#) page for current protocols.
- 2. REVIEW MATERIALS.** Please provide the following materials:
 - a. Project Planning Referral Form with items in the Project Summary Section completed.
 - b. A complete copy of all application materials, as specified in the Department of City Planning Filing Instructions ([CP-7810](#)) (e.g., DCP Application Form, Project Plans, Site Photographs, etc.).
 - c. Specialized Requirements/Findings pertinent to your project.
- 3. OTHER APPLICABLE APPROVALS.** This Referral Form is not intended to provide an exhaustive list of required entitlements. The City of Los Angeles offers several services to assist in identifying required entitlements and if there are any other issues or necessary approvals associated with the project/site which should be resolved prior to filing, including [DSC Case Management](#) and/or [Preliminary Plan Check](#) with the Los Angeles Department of Building and Safety (LADBS).

LACP OFFICE LOCATIONS:

DOWNTOWN OFFICES	VALLEY OFFICES	WEST LA OFFICES
DSC Metro Counter Figueroa Plaza 201 N Figueroa Street, 4th Floor Los Angeles, CA 90012	DSC Valley Counter Marvin Braude Building 6262 Van Nuys Blvd, Suite 251 Van Nuys, CA 91401	DSC West Los Angeles Counter 1828 Sawtelle Blvd, 2nd Floor Los Angeles, CA 90025
Major Projects Figueroa Plaza 221 N Figueroa St, Rm 1350 Los Angeles, CA 90012	Valley Project Planning Offices Marvin Braude Building 6262 Van Nuys Blvd, Suite 430 Van Nuys, CA 91401	
Central Project Planning Offices Los Angeles City Hall 200 N Spring Street, Room 621 Los Angeles, CA 90012		
West/South/Harbor Project Planning Offices Los Angeles City Hall 200 N Spring Street, Room 720 Los Angeles, CA 90012		

SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ENTERTAINMENT (CUX) – LAMC 12.24 W.1 & 12.24 W.18

Los Angeles City Planning

The Special Instructions for Alcohol (CUB) & Entertainment establishments is a required attachment to the Department of City Planning (DCP) Application Filing Instructions ([CP-7810](#)). Only utilize this form when filing for a Conditional Use Permit pursuant to LAMC Sections 12.24 W.1 for alcohol establishments or 12.24 W.18 for entertainment.

ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

For a CUB or CUX request to be considered, the following additional information and findings must be provided.

- 1. RADIUS MAP FOR ALCOHOL USES.** The following requirements are separate from the Public Noticing requirements detailed in the Mailing Notification Procedures ([CP-2074](#)), which will be requested by the Project Planner 6-8 weeks prior to the public hearing:
 - An electronic copy of a **RADIUS MAP FOR ALCOHOL USES**, showing land uses to a 600-foot radius.
 - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site. Include in the list the type of license and address.
 - A **LIST OF THE FOLLOWING USES** within 600 feet:
 - (1) Residential uses and type (single-family, apartment, hotel, etc.);
 - (2) Churches;
 - (3) Schools, including nursery schools and child-care facilities;
 - (4) Hospitals;
 - (5) Parks, public playgrounds and recreational areas; and
 - (6) Establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.
- 2. FINDINGS (on a separate sheet)**
 - a. General Conditional Use for CUB and/or CUX**
 - i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
 - ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
 - iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
 - b. Additional Findings for CUB**
 - i. That the proposed use will not adversely affect the welfare of the pertinent community.
 - ii. That the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

- iii. That the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

3. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

- a. What is the total square footage of the building or center the establishment is located in? 68,092 SF
- b. What is the total square footage of the space the establishment will occupy? 1,193 SF
- c. What is the total occupancy load of the space as determined by the Fire Department? 50
- d. What is the total number of seats that will be provided indoors? 47 Outdoors? 0
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? N/A
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? N/A
- i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- g. Are you adding floor area? No If yes, how much is enclosed? None Outdoors? 0
- h. Parking**
- i. How many parking spaces are available on the site? 55
- ii. Are they shared or designated for the subject use? Shared
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? N/A
- iv. Have any arrangements been made to provide parking off-site? No
1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A
- Note:** Required parking must be secured via a covenant pursuant to LAMC Section 12.26 E.5. A private lease is only permitted by a Zone Variance.
2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
3. Will valet service be available? No Will the service be for a charge? N/A
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? No
- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? N/A

4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

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

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	6am-2am	6am-2am	6am-2am	6am-2am	6am-2am	6am-2am	6am-2am

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc.? Please specify: Karaoke. DJ (no dancing). live solo or duet artist.

Note: An establishment that allows for dancing needs a conditional use pursuant to LAMC Section 12.24 W.18.

- c. Will there be minimum age requirements for entry? Yes If yes, what is the minimum age requirement and how will it be enforced? 21: Staff Enforcement
- d. Will there be any accessory retail uses on the site? Yes What will be sold? Shirts. Hats. Glasses

e. **Security**

- i. How many employees will you have on the site at any given time? 4-5
- ii. Will security guards be provided on-site? No
1. If yes, how many and when? N/A
- iii. Has LAPD issued any citations or violations? No If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full line of alcoholic beverages available? Full-Line
- ii. Will "fortified" wine (greater than 16% alcohol) be sold? Yes
- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No
- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? Yes

v. **Food**

1. Will there be a kitchen on the site? Yes
2. Will alcohol be sold without a food order? Yes
3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? Yes
4. Provide a copy of the menu if food is to be served.

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? No
- a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? No
- a. If yes, a request for off-site sales of alcohol is required as well.
3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? Yes

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? No
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? No

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

5. CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? On-Site
- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? No
1. If no, contact ABC to determine whether the proposed site is located in an area whereby:
- a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
- b. if issuance would result in or add to an undue concentration of licenses.
- b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

6. ADDITIONAL REQUIREMENTS FOR MAIN CUBs/CUXs. In addition to all requirements detailed in the DCP Application Filing Instructions ([CP-7810](#)), applications for Main CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol and/or entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: *Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.*

COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-

PROJECT TITLE

The Mermaid

COUNCIL DISTRICT

14

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

428 East 2nd Street, Los Angeles CA 90012☐ Map attached.

PROJECT DESCRIPTION:

CUP for full-line of alcoholic beverages in conjunction with a bar featuring live entertainment

NAME OF APPLICANT / OWNER:

The Mermaid LLC

CONTACT PERSON (If different from Applicant/Owner above)

Matthew Mello

(AREA CODE) TELEPHONE NUMBER

(213) 510-6174

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☐ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) Sec. 15301, Class 1☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

STAFF TITLE

ENTITLEMENTS APPROVED

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

EXPEDITED PERMIT FEE AGREEMENT

Section 19.01-R LAMC

City of Los Angeles - Department of City Planning

ENTITLEMENT

REQUEST(S): Conditional Use (On-Site Alcohol Sales for Full Line)

Project Address: 428 East 2nd Street

The Owner/Applicant shall acknowledge and agree to the following statements by initialing each.

AR I hereby promise to pay all expenses for additional cost and physical resources necessary to expedite the permit process for the above development project.

AR I understand that the expedited service charges are in addition to and separate from the fees charged elsewhere in the L.A. Municipal Code.

AR I understand that the initial fee of \$8,500 is a deposit, and I agree to pay any additional costs that exceed this deposit to the City of Los Angeles for Planning Department Staff as well as other City Departments for time used to expedite the subject case(s), including any costs accrued during any appeal(s) of the subject case(s).

AR I am well informed that the processing of the case may be placed on hold if an invoice billing for the excessive costs becomes past due.

AR In the event that the property is sold, I understand that I am still responsible for any costs accrued until such time as the new property owners accept responsibility of fees in writing by filing a new Expedited Permit Fee Form with the Planning Department.

Initial Deposit: \$8,500

COMPANY/OWNER/APPLICANTS AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee, or authorized agent of the owner or lessee with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes, lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- The undersigned has read and accepted the above statement.

Owner/Applicant: Ardene Roldan

Print Address: 428 E 2nd St.

Los Angeles, CA 90012

Telephone No.: 562-544-3442

Email Address: Theremaidbarla@gmail

Authorized Signature: [Signature]

Print Name: Ardene Roldan

Date: 6/13/23

*Please note that the information listed above will be used for billing purposes. Please do not use a P.O. Box as the address.

Representative: Matthew Mello

Contact: matthew@fedesignand

Print Address: consulting.com

327 E 2nd St. #222, LA 90012

Telephone No.: 213-687-6963

For Owner/Applicant Authorized Signature Only:

Subscribed and sworn before me this (date): 6/13/23

, in the County of Los Angeles, State of California

Notary Public
Stamp:



Accepted By Expedited Processing Section

Signature: [Signature] Date: April 11, 2023

(The application must be filed within 180 days of the date referenced above.)

See the reverse for additional requirements.

The following items shall be submitted at the time of filing:

Environmental Clearance:

- ☐ Ministerial Action (Exempt from CEQA)
- ☒ Categorical Exemption
- ☐ Environmental Assessment Form (ND/MND, Class 32 CE, SCEA, SCPE)
- ☐ Addendum to Environmental Case No. _____
- ☐ Statutory Exemption

Additional Forms/Documents Required (at filing):

- ☐ [Preliminary Zoning Assessment Referral Form \(only Sections I & II are required at filing\)](#)
- ☐ [Affordable Housing Referral Form / TOC Referral Form](#)
- ☐ HCIDLA Housing Replacement Determination Letter
- ☐ [Redevelopment Project Area Administrative Review and Referral Form](#)
- ☒ [Geographic Project Planning Referral Form](#)
- ☒ All public noticing materials (e.g., [mailing labels](#), notification map, BTC invoice)
- ☒ Application materials shall also be provided in a digital format (thumb drives & file links are acceptable)

The following items are required and may be submitted after filing:

Additional Studies Required (Submitted within 30 days of filing):

- ☐ Written responses to [CEQA Guidelines Section 15300.2 \(Exceptions to Categorical Exemptions\)](#)
- ☐ Written responses to California Government Code Section 65913.4 (SB 35)
- ☐ A copy of completed Air Quality Study
- ☐ A copy of completed Noise Study
- ☐ A copy of completed Tree Report
- ☐ A copy of a Historic Report on the Property
- ☐ A copy of completed Geologic and/or Soils Report
- ☐ A copy of completed [Transportation Study Assessment \(LADOT Referral Form\)](#)
- ☐ A copy of a completed Traffic Study

Additional:

- ☐ Copy of Bureau of Engineering Receipt or R3 Letter
- ☐ Copy of Bureau of Engineering Planning Case Referral Form (PCRF)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Los Angeles }

On June 13, 2023 before me, H. Truong, Notary Public
(Here insert name and title of the officer)

personally appeared Arelene Roldan
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]
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Expedited Permit Fee Agreement

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 6/13/2023

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

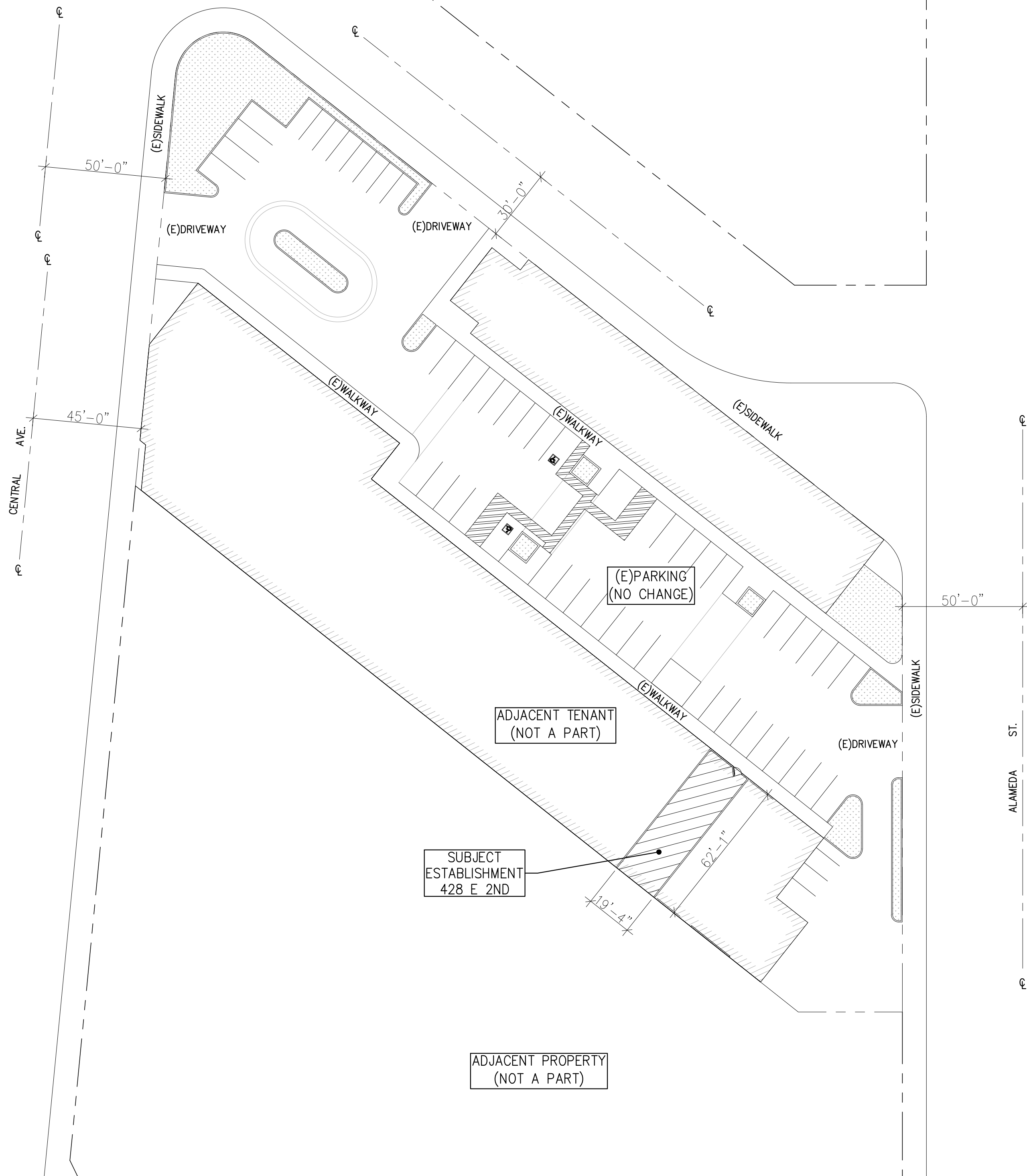
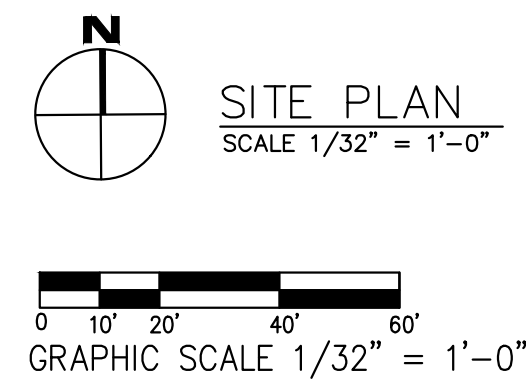
(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



PROJECT INFORMATION	
LEGAL DESCRIPTION	
SITE ADDRESS	: 428 E 2ND ST
ZIP CODE	: 90012
PIN NUMBER	: 129A215 190
LOT/PARCEL AREA (CALCULATED)	: 68,092.0 (SQ FT)
THOMAS BROTHERS GRID	: PAGE 634 – GRID G4
ASSESSOR PARCEL NO. (APN)	: 5161019011
TRACT	: TR 35332
MAP REFERENCE	: M B 926–86/87
BLOCK	: NONE
LOT	: 1
ARB (LOT CUT REFERENCE)	: NONE
MAP SHEET	: 129A215
JURISDICTIONAL	
COMMUNITY PLAN AREA	: Central City
AREA PLANNING COMMISSION	: Central
NEIGHBORHOOD COUNCIL	: Arts District Little Tokyo
COUNCIL DISTRICT	: CD 14 – Kevin de León
CENSUS TRACT #	: 2062.02
LADBS DISTRICT OFFICE	: LOS ANGELES METRO
PLANNING & ZONING	
SPECIAL NOTES	: NONE
ZONING	: [Q]C2–3D–O–CDO
ZONING INFORMATION (ZI)	: ZI–2385 GREATER DOWNTOWN
HOUSING INCENTIVE AREA	
ZONING INFORMATION (ZI)	: ZI–2374 STATE ENTERPRISE ZONE: LOS ANGELES
ZONING INFORMATION (ZI)	: ZI–2512 HOUSING ELEMENT INVENTORY OF SITES
ZONING INFORMATION (ZI)	: ZI–2498 LOCAL EMERGENCY TEMPORARY REGULATIONS – TIME LIMITS AND PARKING RELIEF – LAMC 16.02.1
ZONING INFORMATION (ZI)	: ZI–2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES
GENERAL PLAN LAND USE	: Regional Center Commercial
GENERAL PLAN NOTE(S)	: YES
HILLSIDE AREA (ZONING CODE)	: NO
SPECIFIC PLAN AREA	: NONE
SUBAREA	: NONE
SPECIAL LAND USE/ZONING	: NONE
HISTORIC PRESERVATION REVIEW	: NO
CDO: COMMUNITY DESIGN OVERLAY	: LITTLE TOKYO
CPIO: COMMUNITY PLAN IMP. OVERLAY	: NONE
SUBAREA	: NONE
CUGU: CLEAN UP–GREEN UP	: NONE
HCR: HILLSIDE CONSTRUCTION REGULATION	: NO
NSO: NEIGHBORHOOD STABILIZATION OVERLAY	: NO
POD: PEDESTRIAN ORIENTED DISTRICTS	: NONE
RBP: RESTAURANT BEVERAGE PROGRAM	: NONE
ELIGIBLE AREA	
RFA: RESIDENTIAL FLOOR AREA DISTRICT	: NONE
RIO: RIVER IMPLEMENTATION OVERLAY	: NO
SN: SIGN DISTRICT	: NO
AB 2334: VERY LOW VMT	: YES
AB 2097: REDUCED PARKING AREAS	: YES
STREETSCAPE	: NO
PROJECT DETAILS	
TYPE OF USE	: RESTAURANT
TYPE OF ALCOHOL	: TYPES
HOURS OF OPERATION	: 11 A.M. TO 9 P.M. DAILY
INTERIOR AREA	: 1,193 S.F.
SEATING	: 47
ALCOHOL TASTING	: No
LIVE ENTERTAINMENT	: NO
DANCING	: NO

FE DESIGN & CONSULTING

327 E 2ND ST, #222 LOS ANGELES CALIFORNIA 90012

PROJECT INFORMATION

THE MERMAID

428 E 2ND ST.
LOS ANGELES, CA 90012

SUBMITTALS

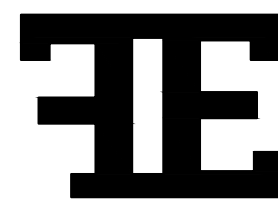
3/21/2023	DESIGN DEVELOPMENT
3/19/2023	AS–BUILT
DATE	DESCRIPTION

SHEET NAME

COVER

SHEET NUMBER

A-0.0



FE DESIGN & CONSULTING

327 E 2ND ST. #222 LOS ANGELES CALIFORNIA 90012

PROJECT INFORMATION

THE MERMAID

428 E 2ND ST.
LOS ANGELES, CA 90012

SUBMITTALS

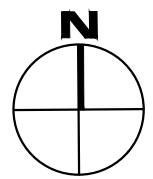
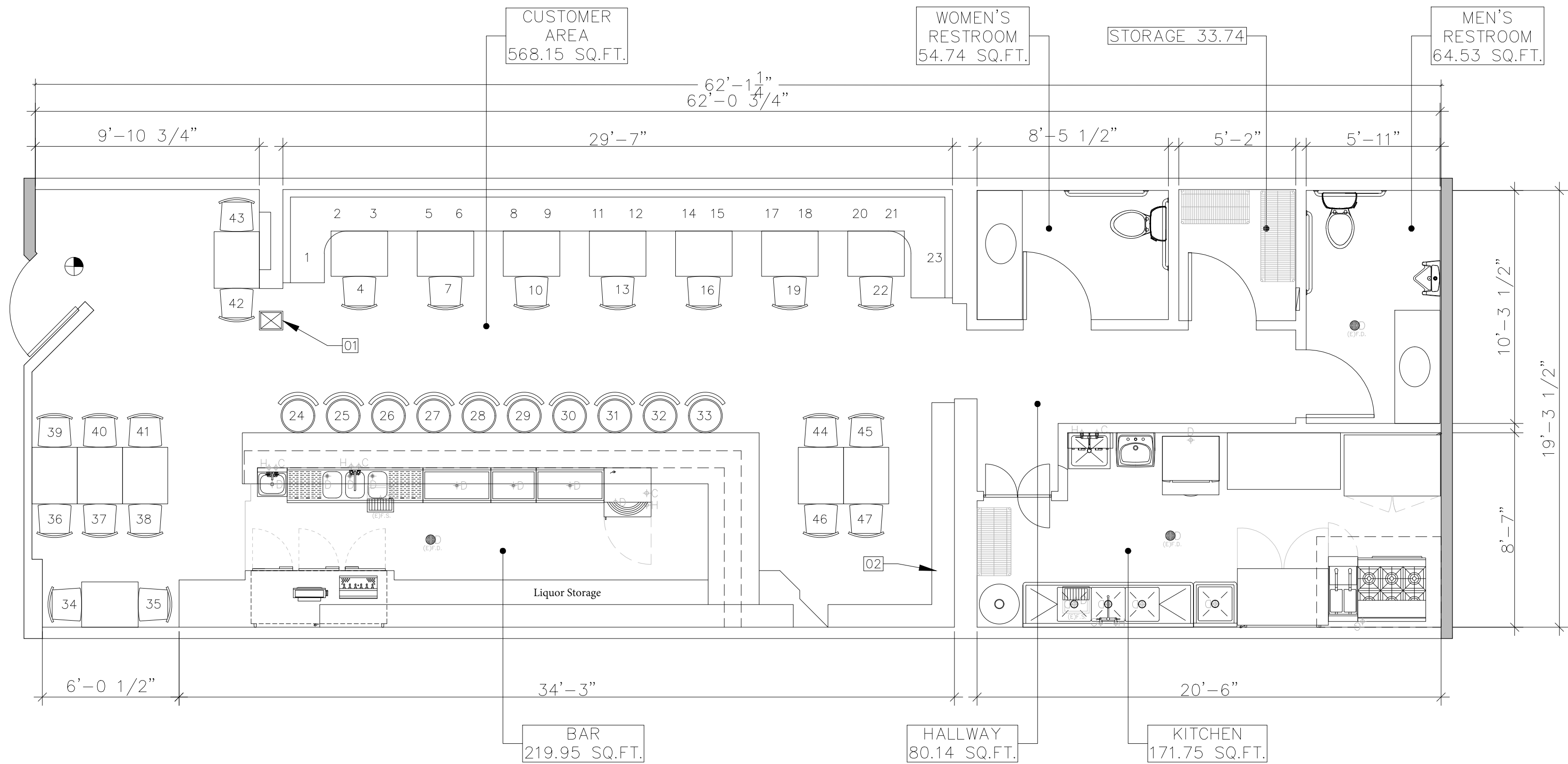
3/21/2023	DESIGN DEVELOPMENT
3/19/2023	AS-BUILT
DATE	DESCRIPTION

SHEET NAME

PROPOSED
FLOOR PLAN

SHEET NUMBER

A-1.0



P R O P O S E D F L O O R P L A N

SCALE 1/4" = 1'-0"

GROUND FLOOR AREA: 1,193 SQ.FT.



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

KEYNOTES

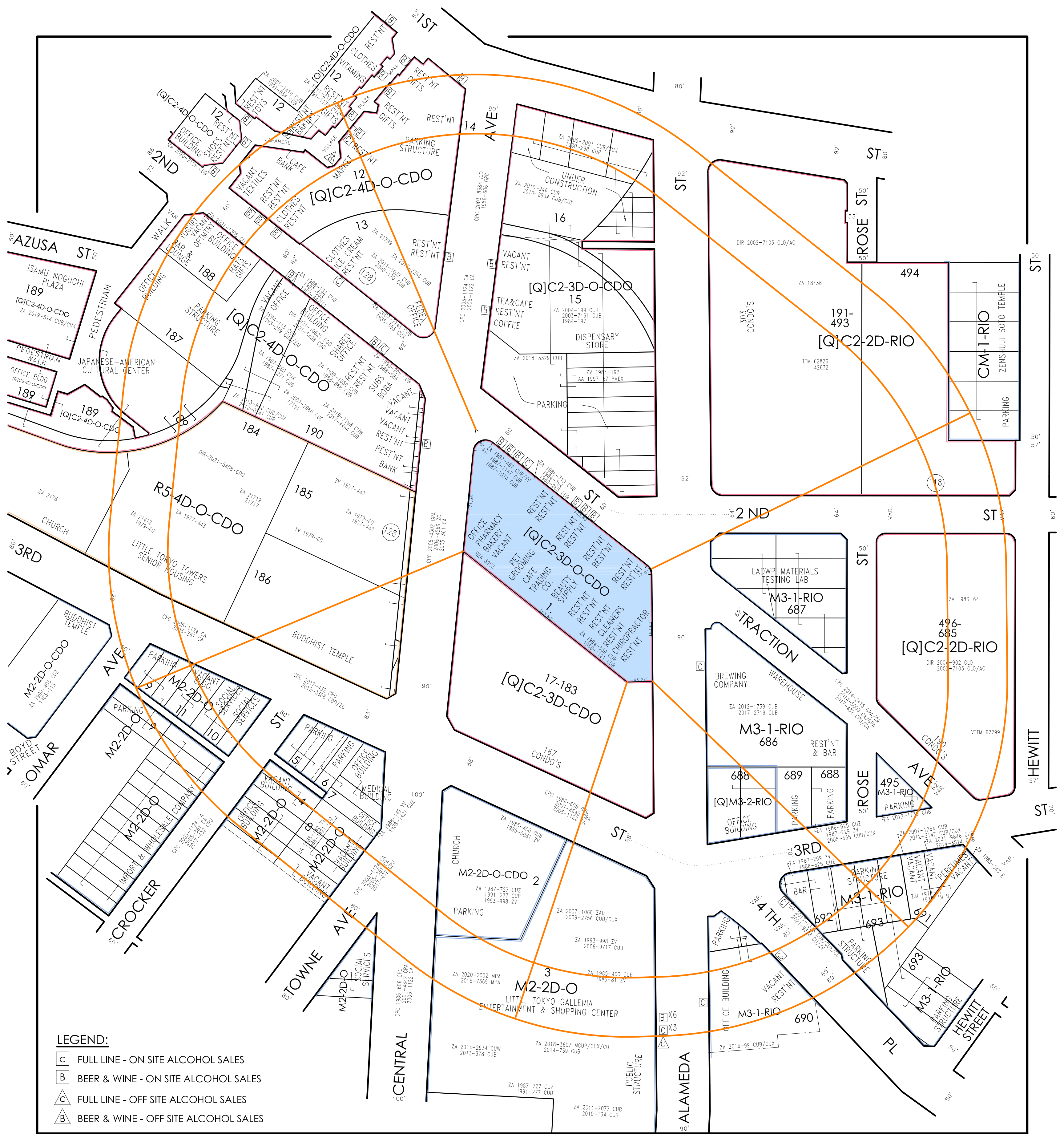
- 01 (E) COLUMN
- 02 (E) COUNTER

SQUARE FOOTAGE ANALYSIS

AREA	SQUARE FOOTAGE	NUMBER OF SEATS
CUSTOMER AREA	568.15	47
BAR	219.95	-
STORAGE	33.74	-
KITCHEN	171.75	-
HALLWAY	80.14	-
MEN'S RESTROOM	64.53	-
WOMEN'S RESTROOM	54.74	-
TOTAL INTERIOR	1193.0000	47

LEGEND

- (E) EXTERIOR WALL
- (E) WALL
- (N) WALL
- DIE WALL
- COUNTER TOP
- EXIT SIGN (BATTERY BACK-UP)



CONDITIONAL USE - ZA/C.U.B



planning
entitlements
expediting

Ane Consulting, Inc
3646 Long Beach Blvd Space #103
Long Beach, California 90807-6023
tel: (562) 252-3316
hello@aneconsult.com

www.aneconsult.com

THOMAS BROTHERS

PAGE: 634 GRID: G4

LEGAL DESCRIPTION:

LOT: 1

TRACT: 35332
MB. 926-86-87
"SEE APP'S"

CONTACT: FE DESIGN + CONSULTING

CD: 14

CT: 2062.02

PA: CENTRAL CITY

USES: FIELD

CASE:

SCALE: 1" = 100'

D.M: 129A215

NET AC: 1.56±

PHONE: (213) 687-6963

DATE: 03.17.2023

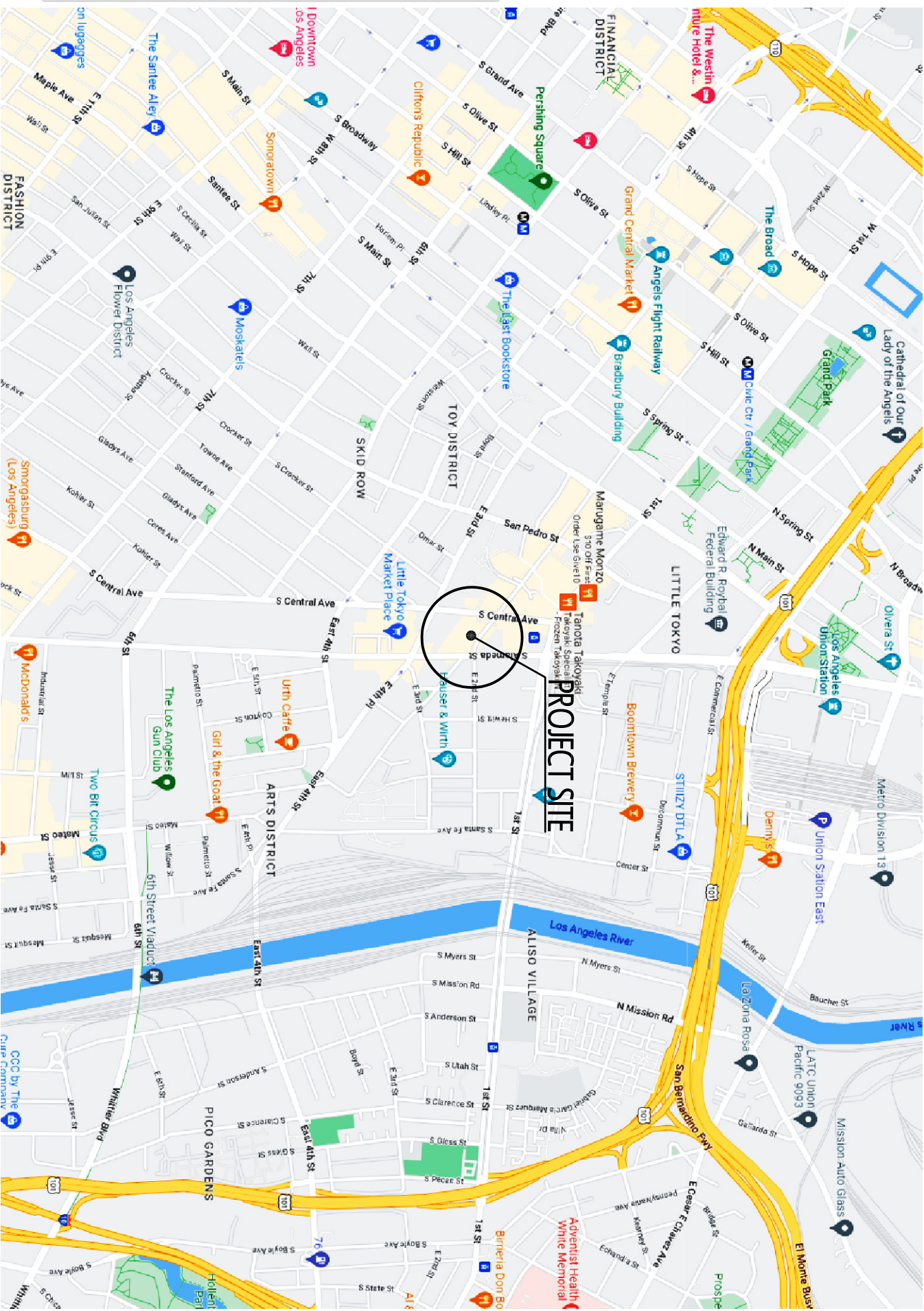
Update: _____

Job No: 3623011



we make it happen

VICINITY MAP



aneconsulting

Ane Consulting, Inc
tel: 562.252.3316
e: helo@aneconsult.com
aneconsult.com

Project Address:
428 E 2ND STREET
Los Angeles, California 90012



Sensitive Land Use List

Higashi Honganji Buddhist Temple
505 E 3rd Street

Union Church of Los Angeles
401 E 3rd Street

Jodoshu North American Buddhist Mission
442 E 3rd Street

Centenary United Methodist Church
300 S Central Avenue

Alcohol Establishments

Within 500-feet

Sushi Gen	422 E 2 nd Street	Beer & Wine / On-Site
Men Oh	456 E 2 nd Street	Beer & Wine / On-Site
Gyutaro	424 E 2 nd Street	Beer & Wine / On-Site
Allegro	432 E 2 nd Street	Beer & Wine / On-Site
BBQ Chicken DTLA	442 E 2 nd Street	Beer & Wine / On-Site
The Mermaid	428 E 2 nd Street	Full Line / On-Site
Oomasa Inc	100 Japanese Village Plaza Mall	Beer & Wine / On-Site
Mitsuru Café	117 Japanese Village Plaza Mall	Beer & Wine / On-Site
Shabu Shabu House Restaurant	127 Japanese Village Plaza Mall	Beer & Wine / On-Site
Nijiya Market	124 Japanese Village Plaza Mall	Beer & Wine / Off-Site
Teishokuya of Tokyo	345 E 2 nd Street	Beer & Wine / On-Site
Spitz Restaurant	371 E 2 nd Street	Full Line / On-Site
Manna KJorean BBQ	333 S Alameda Street	Full Line / On-Site
X Lanes	333 S Alameda Street	Full Line / On-Site
Wolf and Crane	366 E 2 nd Street	Full Line / On-Site
Hama Sushi	347 E 2 nd Street	Beer & Wine / On-Site
The Pho Shop	333 S Alameda Street	Beer & Wine / On-Site
Shojin	333 S Alameda Street	Beer & Wine / On-Site
Tenno Sushi Gazen	207-209 S Central Avenue	Beer & Wine / On-Site
Gazen	362 E 1 st Street	Beer & Wine / On-Site
Little Tokyo Market Place	333 S Alameda Street	Full Line / Off-Site
HD Entertainment Group II, Inc	122 Japanese Village Plaza Mall	Full Line / On-Site
The Noypitz Bar & Grill DTLA	333 S Alameda Street	Full Line / On-Site
Las Galas	103 Japanese Village Plaza Mall	Beer & Wine / On-Site
K2S US Corp	350 E 1 st Street	Beer & Wine / On-Site



141 Central Avenue, LLC	141 S Central Avenue	Beer & Wine / On-Site
Hakata Ikkousha	368 E 2 nd Street	Beer & Wine / On-Site
Izakaya Bizan	333 S Alameda Street	Beer & Wine / On-Site
Sushi Go 55	333 S Alameda Street	Beer & Wine / On-Site
Kura Revolving Sushi Bar	333 E 2 nd Street	Beer & Wine / On-Site
Maruya LA	104 Japanese Village Plaza Mall	Beer & Wine / On-Site
Max Karaoke	333 S Alameda Street	Beer & Wine / On-Site
Hana Ichimonme	333 S Alameda Street	Beer & Wine / On-Site
Korean Kitchen Hibachi BBQ	135 Japanese Village Plaza Mall	Beer & Wine / On-Site
Japanese American Cultural + Community Center		
Shinsengumi Restaurant	244 S San Pedro Street	Full Line / On-Site
Ramen Yamadaya	132 S Central Avenue	Beer & Wine / On-Site
Ten Sho	137 Japanese Village Plaza Mall	Beer & Wine / On-Site
Sushi & Teri JVP	418 E 2 nd Street	Beer & Wine / On-Site
Champion's Curry	116 Japanese Village Plaza Mall	Beer & Wine / On-Site
Sushi Enya Beyond	136 S Central Avenue	Beer & Wine / On-Site
	351 E 2 nd Street	Beer & Wine / On-Site

Within 501 feet to 600 feet

N/A	N/A	N/A
-----	-----	-----

Within 601 feet to 1,000 feet

Suehiro Café	337 E 1 st Street	Beer & Wine / On-Site
Eigikutei	314 E 1 st Street	Full Line / On-Site
Martha's Kitchen	507 E 4 th Street	Beer & Wine / Off-Site
Daikokuya Restaurant	327 E 1 st Street	Beer & Wine / On-Site
Far Bar	347 E 1 st Street	Full Line / On-Site
Zencu Sushi & Grill	319 E 2 nd Street	Beer & Wine / On-Site
Tamon Restaurant	328 E 1 st Street	Full Line / On-Site
The Escondite	410 Boyd Street	Full Line / On-Site
Enya	343 E 1 st Street	Beer & Wine / On-Site
Monzo	329 E 1 st Street	Beer & Wine / On-Site
Ollie's	414 Boyd Street	Full Line / On-Site
Sake Dojo	333 E 1 st Street	Full Line / On-Site
Rakkan	359 E 1 st Street	Beer & Wine / On-Site
Hachioji Ramen	313 E 1 st Street	Beer & Wine / On-Site



Little Tokyo Management	603 E 4 th Street	Beer & Wine / On-Site
Mitsuru Grill	316 E 1 st Street	Beer & Wine / On-Site
So San Pedro, LLC	319 E 2 nd Street	Full Line / On-Site
Kaminari Gyoza	323 E 1 st Street	Beer & Wine / On-Site
Hello Stranger	320 E 2 nd Street	Full Line / On-Site
Mr Ramen	341 ½ E 1 st Street	Beer & Wine / On-Site
Koraku Restaurant	314 E 2 nd Street	Beer & Wine / On-Site
Sausage Grill	800 E 3 rd Street	Full Line / On-Site
Eighty Two/82	707 E 4 th Place	Full Line / On-Site
SG Brewhouse, LLC	828 Traction Avenue	Full Line / On-Site
The Corner Store	716 Traction Avenue	Beer & Wine / Off-Site
Manuela	909 E 3 rd Street	Full Line / On-Site
Good For Soup	905 E 2 nd Street	Full Line / On-Site
Death & Company	818 E 3 rd Street	Full Line / On-Site
Loqui	818 E 3 rd Street	Beer & Wine / On-Site
Azoteas Mex LA, LLC	812 E 3 rd Street	Full Line / On-Site
Yunomi Handroll	806 E 3 rd Street	Beer & Wine / On-Site
Sushi 715-AD, LLC	738 E 3 rd Street	Beer & Wine / On-Site
AD Emotion USA, LLC	806 E 3 rd Street	Beer & Wine / On-Site
Heart & Flame	225 S Garey Street	Full Line / On-Site

G:\My Drive\Ane\Projects\3623011 - 428 E 2nd Street\Planning\Radius Map\Sensitive Use List.docx



LOS ANGELES
201 N. LOS ANGELES ST., STE. 13A
LOS ANGELES, CA 90012
TEL: (213)617-9600, FAX: (213)617-9643

VAN NUYS
14540 SYLVAN ST.
VAN NUYS, CA 91411
TEL: (818) 779-8866, FAX: (818) 779-8870

CONTRACT

CASE NUMBER:

BTCID: VO23-282

REFERENCE:

DATE: 5/4/2023

SITE ADDRESS: 428 E 3ND ST

AUTHORIZED BY: RIVA

DESCRIPTION OF SERVICES AND FEES:

Reinstatement Fee		x 20.00 %	
Color Fold Over Labels and Mailing	0	x \$2.68	
Color Fold Over Mailing Only	1590	x \$2.28	\$3,625.20
Appeals – Number	0	x \$2.68	
Posting of Site – Number of signs	1	x \$85.00 (1 st)	\$225.00
	2	x \$70.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$14.00
All Weather Posting (optional)	0	x \$20.00	
Removal of Signs (optional)	0	x \$50.00	
Credit Card fee		x 0.00 %	\$0.00

TOTAL DUE: \$3,864.20

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"

Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.

x *MM*

The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).

x *MM*

REFUNDS, CREDITS, ONLY VALID 120 DAYS, REINSTATEMENTS, VALID ONLY 180 DAYS FROM THE FILING DATES.

Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices.

x *MM*

If instructed by the city that your case has gone to appeal or plum, we will immediately mail out per city instructions. The cost of mail and processing of \$2.68/label, (price may change without notice if postage increases) is immediately due to us from you.

x *MM*

Signature: *MA*

Telephone: (213) 510-6174

Print Name: ARLENE ROLDAN & KRISTIN KILDOW (APP) FE DESIGN & CONSULTING - MATTHEW MENLO



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**Conditional Use Permit (CUP)
Additional Information/Findings
428 E 2nd Street**

The Mermaid, LLC (A)
428 East 2nd Street
Los Angeles, CA 90012

Honda Plaza Associates, LLC (O)
400 East 2nd Street #206
Los Angeles, CA 90012

FE Design & Consulting (R)
327 E 2nd St. #222
Los Angeles, CA 90012

REQUEST

A Conditional Use Permit to allow the sale of beer, wine, and distilled spirits for consumption on the premises where sold in conjunction with a 1,193 square foot bar w/ 47 indoor seats featuring live entertainment (e.g. DJ, live artists, etc.) from 6:00 AM to 2:00 AM daily.

BACKGROUND

The subject property is a level, it-regular-shaped, through corner, parcel of land, known as Honda Plaza, having a frontage of approximately 330 feet on the south side of Second Street and an approximate depth varying from 171 to 180 feet. The subject site is developed with a retail and restaurant commercial development known as "Honda Plaza".

	Request
Square Footage	1,193 Square Feet
Hours of Operation (Interior)	6:00a.m. - 2:00 a.m. Daily
Hours of Operation (Patio)	N/A
Type of Alcohol	Full Line of Alcohol
Patron Seats	47 Interior
Happy Hour	Yes
Off-Site Sales	None
ABC License	Type 48
Food	No
Live Entertainment	Yes, interior only



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SURROUNDING PROPERTIES

Properties to the north of the subject property across Second Street are zoned C2-3D-0 and are occupied by surface parking lots.

Adjoining properties to the south of the subject property are zoned C2-3D and are developed with four-story apartment complex known as Tokyo Villa.

Property to the east across Alameda Street is zoned M3-1 and is developed with a three-story industrial building.

Property to the west across Central Avenue is zoned R5-4D-0 and is developed with a multi-story building. The frontage on Central Avenue is one-story and is developed with retail and restaurant uses.

CIRCULATION

Central Avenue, adjoining the subject property to the west, is a designated Major Highway dedicated to a variable width of 90 to 100 feet and improved with curb, gutter, and sidewalk.

Second Street, adjoining the subject property to the north, is a Collector Street dedicated to a width of 60 feet and improved with curb, gutter, and sidewalk.

Alameda Street, adjoining the subject property to the east is a designated Major Highway dedicated to a width of 90 feet and improved with curb, gutter, and sidewalk.

RELATED PRIOR CASES

Subject Property:

There are six restaurants in the Honda Plaza.

Case No. CUB 80-265 approved the on-site sale of alcoholic beverages on the subject property.

Case No. ZA 84-0794(CUB) approved the on-site sale of alcoholic beverages for the same premises which is the subject of this grant.

Case No. ZA 86-0719(CUB) approved the on-site sale of alcoholic beverages on the subject property.

Case No. ZA 87-1074(CUB) approved the on-site sale of alcoholic beverages on the subject property.

Surrounding Properties:

There are over 80 alcoholic beverage licenses in the immediate neighborhood that is known as Little Tokyo.



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GENERAL CONDITIONAL USE FINDINGS

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

The availability of alcoholic beverages has existed on the site since the 1990's. Granting the requested CUP would be consistent with previous approvals that would bring more business to this particular area of downtown as viable eating establishments and bars activate the street and help bring in a vibrant nightlife. The Mermaid is a popular destination for those who live and work in downtown and is important to revitalizing downtown. Little Tokyo depends on establishments like this one to keep the area as an attractive destination point over the long term as well as to draw a steady flow of investment into the neighborhood. The Community Plan echoes this idea when it states that it "...can act to establish goals and policies which affect the physical environment making it more inviting for tourists, workers, shoppers, and business investment."¹ Thus, it can be determined that this location is suitable for this establishment, which promotes the community's convenience and economic vitality while enhancing the development of the community.

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

The area in which the project is located is characterized by intense redevelopment activity including the construction of a substantial amount of new residential units and repopulation of existing office space. As a result, a variety of entertainment and dining venues are being established to be near their prospective clientele. Bars and entertainment venues are intrinsic parts of the amenities necessary to the development of a vibrant urban life, and because establishments of this nature are crucial elements of vibrant commercial areas, it then follows those certain accommodations ought to be made to buttress their attempts at remaining viable in the long run. The Community Plan takes into consideration that the commercial area in question, and ones like it, are dependent on the preservation of their uses allowed them by-right as well as the entitlements that support these uses.

The applicants do not want to change the mode or character of the building's size, height, or features. All operations will remain the same so there will not be any additional impacts on the neighborhood.

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

The Central City Community Plan Map designates the property for Regional Center Commercial land uses with corresponding zones of C5, C4, C2, P, and PB and Height District No. 3-D and 4-D. The subject property is planned and zoned for commercial and residential uses. The proposed request is consistent with the commercial land use discussion of the Community Plan, including:

Objective 2-4 - To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.

¹ Central City Community Plan, Introduction, Economic Development, Page I-17



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Policy 2-4.1 - Promote night life activity by encouraging restaurants, pubs, night clubs, small theaters, and other specialty uses to reinforce existing pockets of activity.²

The establishment also serves as a catalyst to encourage additional investment in the immediate vicinity, enhancing the viability of area stores and businesses. The General Plan promotes the provision of services throughout the city in locations that are convenient to the public yet do not impact nearby properties. Given the content of the conditions and limitations established herein, the surrounding land uses should be protected from the potential impacts of the proposed use. Therefore, the proposed project is in harmony with the General Plan.

ADDITIONAL FINDINGS

i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.

The use is consistent with the desire to create a revitalized downtown community with the necessary supporting commercial uses. Approving the new request allows the continuation of an amenity that supports the needs of the neighborhood and operates without any detrimental effects to the welfare of the community. The subject use has smoothly integrated within the neighborhood, becoming a destination point for many residents of the area. Commercial uses make Little Tokyo a livelier place where people are not afraid to come out due to the lack of activity. There will be more eyes on the street, which in turn will provide a safer environment.

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

Approval of the subject request will not result in an increase in the number of Alcoholic Beverage licenses in that the establishment already operates one. This is a license type exchange.

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

The approval of the subject request will not adversely affect nearby residential uses. Conditions of approval establish parameters that are compatible with the surrounding area. In addition, as stated above, the proposed use has been established at several other sites in Downtown and these sites have not resulted in nuisance activity. The establishment itself has operated without incident and there is no reason to assume that they will not continue to do so in the future.

² Central City Community Plan, Chapter III, Land Use Policies and Programs, Page III-6



Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

22-B83274

FILED

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

MAR 25, 2022

This Space For Office Use Only

IMPORTANT — This form can be filed online at
bizfile.sos.ca.gov.

[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](#).)

HONDA PLAZA ASSOCIATES, LLC

2. 12-Digit Secretary of State Entity Number

201813810012

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

CALIFORNIA

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 400 E. 2nd Street, Suite 204	City (no abbreviations) Los Angeles	State CA	Zip Code 90012
b. Mailing Address of LLC, if different than item 4a 400 E. 2nd Street, Suite 204	City (no abbreviations) Los Angeles	State CA	Zip Code 90012
c. Street Address of California Office, if Item 4a is not in California Do not list a P.O. Box 400 E. 2nd Street, Suite 204	City (no abbreviations) Los Angeles	State CA	Zip Code 90012

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 additional managers/members, enter the names(s) and address(es) on [Form LLC-12A](#).

a. First Name, if an individual - Do not complete Item 5b Susan	Middle Name	Last Name Oiwake	Suffix
b. Entity Name - Do not complete Item 5a			
c. Address 400 E. 2nd Street, Suite 204	City (no abbreviations) Los Angeles	State CA	Zip Code 90012

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) Steven	Middle Name	Last Name Honda	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 400 E. 2nd Street, Suite 204	City (no abbreviations) Los Angeles	State CA	Zip Code 90012

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

Describe the type of business or services of the Limited Liability Company Shopping plaza and business offices

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. Labor Judgment

Does a Manager or Member have an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal therefrom is pending, for the violation of any wage order or provision of the Labor Code?	☐ Yes ☒ No
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10. By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

03/25/2022

Date

Victor Honda

Type or Print Name

Member of Honda Plaza Associates, LLC

Title

Signature



**Attachment to
Statement of Information
(Limited Liability Company)**

**LLC-12A
Attachment**

22-B83274

A. Limited Liability Company Name

HONDA PLAZA ASSOCIATES, LLC

This Space For Office Use Only

B. 12-Digit Secretary of State File Number

201813810012

C. State or Place of Organization (only if formed outside of California)

CALIFORNIA

D. List of Additional Manager(s) or Member(s) - If the manager/member is an individual, enter the individual's name and address. If the manager/member is an entity, enter the entity's name and address. Note: The LLC cannot serve as its own manager or member.

First Name Janet	Middle Name	Last Name Koyama (also known as Honda)	Suffix
Entity Name			
Address 400 E. 2nd Street, Suite 204	City (no abbreviations) Los Angeles	State CA	Zip Code 90012
First Name Steven	Middle Name	Last Name Honda	Suffix
Entity Name			
Address 400 E. 2nd Street, Suite 204	City (no abbreviations) Los Angeles	State CA	Zip Code 90012
First Name	Middle Name	Last Name	Suffix
Entity Name Victor M. Honda & Billie Ann U. Higa Living Trust dated June 19, 1998			
Address 400 E. 2nd Street, Suite 204	City (no abbreviations) Los Angeles	State CA	Zip Code 90012
First Name	Middle Name	Last Name	Suffix
Entity Name Lifetime Benefit Trust FBO Victor M. Honda			
Address 400 E. 2nd Street, Suite 204	City (no abbreviations) Los Angeles	State CA	Zip Code 90012
First Name	Middle Name	Last Name	Suffix
Entity Name Lifetime Benefit Trust FBO Steven T. Honda			
Address 400 E. 2nd Street, Suite 204	City (no abbreviations) Los Angeles	State CA	Zip Code 90012
First Name	Middle Name	Last Name	Suffix
Entity Name Lifetime Benefit Trust FBO Susan A. Oiwake			
Address 400 E. 2nd Street, Suite 204	City (no abbreviations) Los Angeles	State CA	Zip Code 90012
First Name	Middle Name	Last Name	Suffix
Entity Name Lifetime Benefit Trust FBO Janet C. Koyama			
Address 400 E. 2nd Street, Suite 204	City (no abbreviations) Los Angeles	State CA	Zip Code 90012