

Address of Building 135 So. Weller Street

CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY



NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted use, Ch. 6, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law--for following occupancies:

Issued 6-10-81 Permit No. and Year LA 15178/80

3 story, type II, 210'x360', shops and parking conversion of tenant space #301 from G1 to B2 occupancy - Club Hoki. Maximum occupancy for restaurant and nightclub - 109 persons. G1/F1/B2 occ.

0 2 0 0 0 3 0 0 1 2 9

Owner Hoki Tokuda
Owner's Address 353 N. Sweetzer Avenue
Los Angeles, CA 90048

Form B-85b

500038-200500001531

by W. McCLIVE:kc

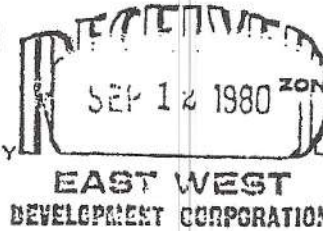
CITY OF LOS ANGELES
CALIFORNIA

THOMAS W. GOLDEN
CHIEF ZONING ADMINISTRATOR
ROY W. BUNDICK
ASSOCIATE ZONING ADMINISTRATOR
CHARLES V. CADWALLADER
JAMES J. CRISP
WILLIE H. GERARD
LOUIS J. MUTO
ARDEN STEVENS
ROBERT D. WILSON



TOM BRADLEY
MAYOR

DEPARTMENT OF
CITY PLANNING
CALVIN S. HAMILTON
DIRECTOR
OFFICE OF
ZONING ADMINISTRATION
600 CITY HALL
LOS ANGELES, CA 90012
485-3851



September 9, 1980

East-West Development Corporation
250 East First Street
Suite 612
Los Angeles, California 90012

RE: CASE NO. CUB 80-287
123 South Weller Street
Central City District
Zone: C4-4-O CD 9
DM 129-B-213
EIR: ND-409-80-CUZ

Department of Building and Safety

In the matter of the application of East-West Development Corporation for conditional use approval on a site located in the C4-4-O Zone, please be advised that based upon the Findings of Fact hereinafter set forth and by virtue of the authority contained in Section 12.24-C of the Municipal Code, the Zoning Administrator hereby authorizes as a conditional use, on a site described as Lots 1-4 inclusive, Tract 30213 located at 123 South Weller Street, Central City District to permit:

the sale of alcoholic beverages (for consumption on the premises) in conjunction with the operation of ten restaurants and a nightclub which cumulatively will serve approximately 1,000 patrons and prospectively operate between the hours of 10:00 AM and 2:00 AM, seven days per week,

upon the following terms and conditions:

1. That the use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A".
2. That all alcoholic beverages be dispensed and consumed entirely within each restaurant and the nightclub.
3. The use hereby authorized is conditional upon the privileges being utilized within 180 days after the effective date hereof, and if they are not utilized, this authorization shall become void and any privilege or use granted hereby shall be deemed to have lapsed unless a Zoning Administrator has granted an extension of the time limit, after sufficient evidence has been submitted indicating that there was unavoidable delay in taking advantage of the grant. Once any portion of the privilege hereby granted is utilized, the other conditions thereof become immediately operative and must be strictly observed. Furthermore, this conditional use approval shall be subject to revocation in the same manner as provided under Section 12.27-B,5 of the Municipal Code for revocation of zone variances, if the conditions imposed are not strictly observed.

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. The Zoning Administrator's determination in this matter will become effective after September 24, 1980, unless an appeal therefrom is filed with the Board of Zoning Appeals on or before the above date. Any appeal must be filed on forms prescribed by the Board and accompanied by the fee required by the Municipal Code.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the report and photographs of the City Planning Associate thereon, the statements made at the public hearing before the Zoning Administrator on September 8, 1980, all of which are by reference made a part hereof, as well as personal knowledge of the property and the surrounding district, I find that the requirements for authorizing a conditional use under the provisions of Section 12.24-C of the Municipal Code have been established by the following facts:

1. The subject property consists of a roughly triangular-shaped parcel of land with approximately 440 ft. of frontage on Weller Street, 440 ft. of frontage on Los Angeles Street and 453 ft. of frontage on Second Street. The zone is C4-4-O, the topography is level, and the property is now improved with a new high-rise hotel building with several restaurants and a new shopping center under construction.

To the northeast across First Street is the headquarters of the Los Angeles Police Department, and to the west of that is City Hall South, both in the C2-4 Zone. To the southwest across Second Street are small retail businesses and restaurants in the CM4-O Zone. To the east across Weller Street are small retail businesses and parking lots in the C2-4-O Zone. To the northwest is a large parking lot and bank in the M2-4 Zone and to the south of Second Street is a parochial elementary school. In general this area is developed and is being developed with small gift shops, restaurants and hotels and is part of Little Tokyo.

The new retail center is a tri-level development utilizing all of the subject land exclusive of the Otani Hotel improvement. According to the floor plan, entrances from Second Street and the new pedestrian mall (Weller Street) will lead into a number of shops (no restaurants or bars) and an atrium area. The second and third floors are to contain the ten restaurants and bar. This activity should exclusively attract restaurant patrons and eliminate the possibility of the wandering unattached individuals, commonplace in this general area. Historically, the Japanese community has been portrayed as a disciplined and well-restrained society. There is no evidence of change from this life-style. There have been no manifestations of irresponsible youth assembly from outside sources coming into this community, with problems attendant to the enactment of the City's alcoholic beverage ordinance. The only sensitive use within 600 ft. of the request area is a Catholic church and school located along the south-westerly frontage of Second Street between Main and Los Angeles Streets. The subject types of restaurant and bar, appealing to tourist and business interests in the Little Tokyo Community, should be well-accepted with the variety of cuisine and the dispensation of alcoholic beverages as a supplement to food.

The herein-involved request is categorically exempt from the environmental review process under the guidelines adopted for the implementation of the California Environmental Quality Act.

Authorization of the request is proper to the continued development of this unique area and to the various elements of the General Plan.

2. It is further deemed that the dispensing and consumption of on-site alcoholic beverages will not be materially detrimental to the character of development in the immediate redevelopment area, nor will it significantly affect the environment.

Arden E. Stevens

ARDEN E. STEVENS
Associate Zoning Administrator
AES:fcc

cc: Director of Planning
County Assessor
Councilman Gilbert W. Lindsay, Ninth District
Alcoholic Beverage Control, Hollywood District

3rd FLOOR PLAN

