APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

Case Number 2A 2019-6043
Env. Case Number ENY 2019-6044 CE
Application Type ON SALE BEER/WINE
Case Filed With (Print Name) MARITZA LEE
Date Filed 10-16-19

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 Address 606 S. Hill st. basement (600 s. Hill st) Unit/Space Number
Legal Description (Lot, Block, Tract) Lot FR23 plat showing subdivision of block 18 ords survey tract (lot fr 24)
Assessor Parcel Number 5144003025 Total Lot Area 2,712.12 sq.ft

2. PROJECT DESCRIPTION
Present Use RESTAURANT
Proposed Use RESTAURANT
Project Name (if applicable) VAULT BY KENJI
Describe in detail the characteristics, scope and/or operation of the proposed project CUP TO ALLOW THE SALE +
Dispensing of a full line of alcoholic beverages for on site consumption in conjunction
With a 1816' Restaurant with 34 Seats and hours of operation from 10A-2A Daily in C2-1 Zone

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 N/A - Demolish(ed)3  ______ + Adding ______ = Total______
Number of Affordable Units4  Existing ______ - Demolish(ed) ______ + Adding ______ = Total______
Number of Market Rate Units  Existing ______ - Demolish(ed) ______ + Adding ______ = Total______
Mixed Use Projects, Amount of Non-Residential Floor Area: ______________________________ 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:___________________________________________________________

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):

Action Requested, Narrative: CUP TO ALLOW THE SALE AND DISPENSING OF FULL LINE OF ALCOHOL FOR
ON SITE CONSUMPTION IN CONJUNCTION WITH A 1816' RESTAURANT 34 SEATS, HRS 10A-2A DAILY C2-1 Z

Authorizing Code Section __________________________________________________________

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

Action Requested, Narrative: ______________________________________________________

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 N/A
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) ______
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)

Applicant\(^5\) name SAINTEE JAMPATHONG
Company/Firm KENJII 777X, LLC
Address: 606 S. HILL ST( BASEMENT) Unit/Space Number
City LA State CA Zip Code: 90014
Telephone 310 435-7514 E-mail KENJISUSHICHEFPRIVATELGMAIL.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) WESTERN JEWELRY MART LLC
Address 606. S. HILL ST Unit/Space Number 1109
City LA State CA Zip Code: 90014
Telephone 213 489-3628 E-mail: 606WJM@SBCGLOBAL.NET

Agent/Representative name KEVIN FRANKLIN
Company/Firm SAME
Address: 30408 OLYMPIC ST Unit/Space Number
City CASTAIC State CA Zip: 91384
Telephone 213 706-6997 E-mail: LIQUORSPECIALIST@MSN.COM

Other (Specify Architect, Engineer, CEQA Consultant etc.) NONE

Name
Company/Firm
Address: Unit/Space Number
City
Telephone E-mail:

Primary Contact for Project Information □ Owner □ Applicant
(\selectonly 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).
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 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 to 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 ____________________________ Date 4/14/19
Print Name MOOSA HONASAO

Signature ____________________________ Date
Print Name ____________________________

CP-7771.1 [revised 04/24/2018]
California All-Purpose Acknowledgement

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 16, 2019 before me, ALAN KABAKER, NOTARY PUBLIC

(Insert Name of Notary Public and Title)

personally appeared MOOSA HANASSAD, 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

(Seal)
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.

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: [Signature]

Print Name: SAINATEE KENJI JAMOATHONG

Date: 4-17-19
9. **Signatures** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

<table>
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<tr>
<th>NAME (PRINT)</th>
<th>SIGNATURE</th>
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**Review** of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).
SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT ESTABLISHMENTS (CUX) – LAMC 12.24 W.1 & 12.24 W.18

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the MASTER LAND USE APPLICATION INSTRUCTIONS (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

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 REQUIREMENTS. In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):
   a. Radius Maps for alcohol uses must show land use to a 600-foot radius.
   b. A LIST OF ALCOHOL ESTABLISHMENTS between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
   c. A LIST OF THE FOLLOWING USES within 600 feet is also required:
      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
      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
      i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.
      ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
      iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.
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? 2,712.12'

b. What is the total square footage of the space the establishment will occupy? 1816'

c. What is the total occupancy load of the space as determined by the Fire Department? 34

d. What is the total number of seats that will be provided indoors? 34  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? n/a  If yes, how much is enclosed?  Outdoors?

h. **Parking**

   i. How many parking spaces are available on the site? 0

   ii. Are they shared or designated for the subject use? n/a

   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?  no

   **Note:** Required parking must be secured via a covenant pursuant to LAMC 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?  

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?  no

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?

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<tr>
<th>Proposed Hours of Operation</th>
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<td>Proposed Hours of Operation</td>
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CP-7773 (04/24/12)
b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: piano, soft jazz, harp, solo performer

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

c. Will there be minimum age requirements for entry? no If yes, what is the minimum age requirement and how will it be enforced?

d. Will there be any accessory retail uses on the site? no What will be sold?

e. Security

i. How many employees will you have on the site at any given time? 4

ii. Will security guards be provided on-site? no

1. If yes, how many and when?

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? no

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? no

v. Food

1. Will there be a kitchen on the site? yes

2. Will alcohol be sold without a food order? no

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? no

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? n/a

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

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? yes

      i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? yes

      1. If no, contact the CA Department of Alcoholic Beverage Control (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 MASTER CUBs/CUXs. In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master 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 or adult 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.
GENERAL 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.

Answer-
The project will CONTINUE to enhance the built environment in the area because the business is being renovated and remodeled to meet today's eating establishment standards. It will continue to add curb appeal to the corner. It will provide added jobs for the community, tax revenues for the City and an added food attraction for the region, due to its specialty type menu and style of restaurant.

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.

Answer-
The business is currently existing as a sit down restaurant in the basement of a large commercial building. The size and height of the building is compatible with other similar businesses in the area. The built business will meet all today's standards and will include security measures to ensure the operation will not have a negative impact on the community it serves. Safety to our staff, customers and vendors will be of a high priority.

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.

Answer-
The business is located in downtown area. The general, community and specific plan all encompass a mixed use community of businesses, retail, entertainment and residential uses. The plans want the commercial uses and
residential uses to work cohesively to meet the overall plans established by the City.

ADDITIONAL FINDINGS
i. The proposed use will not adversely affect the welfare of the pertinent community

Answer-
The welfare of the community will not be adversely affected by the business usage as a restaurant with alcohol service. The business is a small venue with no dancing. Food service is the main focus. Alcohol is incidental to food service. Loitering and excessive noise will not be tolerated and staff will be made aware of any public nuisances which may occur and will deal with it quickly.

ii. 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 of the Calif dept. ABC
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 drunk, the illegal sale 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.

Answer-
Although the addition of the ABC license will increase the census tract count for licenses, it will be a public convenience and necessity for the restaurant to operate with alcohol. The menu and taste of the food will be unique to the oversaturated area. Due to its downtown location, the general public desires a variety of restaurants with specialty foods and beverages. The downtown area is considered high crime. The restaurant owner will abide by all the provisions of laws related to the sale and dispensing of alcohol. Security will be a high priority and staff will participate in any mandated or voluntary programs to learn added safety concepts.
iii. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City, 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 and consideration, alcoholic beverages, including beer and wine.

Answer-
There are consideration points within 1000 feet of the location. Residential uses are located above the businesses in downtown. Due to no dancing being offered, additional staff training and the type of business operation with an open door policy for customer complaints and suggestions, we feel our location will not have a detrimental affect of the community.
606 S. Hill St
B-6

Front door
606 S. Hill St
B-6

(Interior)
THE VAULT BY KENII

TASTING MENU:
Location: 606 S. Hill St. B6, Los Angeles, CA 90014

Appetizers.
Edamame
Cucumber Salad

Sushi:
Premium Tuna from Hawaii or South Pacific
King Salmon, Scotland
Yellowtail Serrano Market tomatoes

Rolls:
Crab Avocado roll with crab, avocado
Fresh Spicy Tuna with spicy chili lime
Cooked roll:
Sexy rexy with avocado, spicy blue crab mixed
Custom rolls Chefs choice:
Rainbow roll with tuna, yellowtail, white fish
Chef's choice roll
Vegetarian rolls

*We use the same high quality ingredients as Top Michelin Star restaurants and we source most of our ingredients directly from suppliers to ensure the highest quality and experiences.
INVESTIGATION CHECKLIST

Instructions to Applicant(s):

Thank you for filing your application. The application will be assigned to a representative for investigation. After the application is initially reviewed, the representative will notify you if additional information is necessary for the investigation. **Failure to respond to the requests for additional information will be considered an abandonment of the application and it will be administratively withdrawn.** The items needed for our investigation are check below. *Please furnish them to this office as soon as possible to avoid delays or denial of your application.* When completing forms, print in ink or type. For questions or help, please call and ask to speak with your assigned investigator or licensing representative at (213) 833-6043.

☐ Post your premises with Form ABC-207, Public Notice...(white poster), or ABC-207B, Public Notice...(yellow poster). Your 30-day statutory waiting period begins when you post the notice. Make sure to date the notice.

☐ ABC-293, Affidavit of Posting - Sign, date and return.  

☐ ABC-207-A, Notice of Application - Publish one time in a newspaper of general circulation in the city where the licensed premises will be located. If none, publish in a newspaper of general circulation in the city nearest the premises.

☐ ABC-207-C, Notice of Application to Sell Alcoholic Beverages - Publish once a week for three consecutive weeks. Publish in a newspaper of general circulation in the city where the licensed premises will be located. If none, publish in a newspaper of general circulation in the city nearest the premises.

☐ ABC-207-D, Notice of Application for Change in Ownership of Alcoholic Beverage License - Publish one time in a newspaper of general circulation in the city where the licensed premises will be located. If none, publish in a newspaper of general circulation in the city nearest the premises.

☐ ABC-528, Instructions to Applicants...Section 23985.5, 500’ law

☐ ABC-207-E, Notice of Intention to Engage in the Sale of Alcoholic Beverages - Mail to certain addresses within 500’ of the premises. Follow instructions on Form ABC-528.

☐ ABC-207-F, Declaration of Service by Mail (Section 23985.5, 500’ law). Complete, sign, date and return to ABC with a copy of the ABC-207-E.

☐ Copy of Conditional Use Permit - Obtain from your city or county planning department.

☐ ABC-208-A/B, Individual Personal/Financial Affidavit - The following person(s) must complete the form:

☐ LiveScan (fingerprints) for the following person(s) - Please provide second copy of BCII 8016 signed by Live Scan operator:

SAINATEE JAMPATHONG

☐ Re-record and provide certified copy of ABC-227 or ABC-227-A, Notice of Intended Transfer, to include corrections:

☐ ABC-245, Information and Instructions re: Section 23958.4 (Public Convenience or Necessity).

☐ ABC-282, Declaration re Temporary Permit - Required if applicant is not available to sign ABC-280, Temporary Retail Permit.

☐ ABC-283, Information Concerning Temporary Permit - Information only, please read.