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Case Summary & Documents

Case Number

Ordinance

Zoning Information

CPC Cards

ZA Cards

Case Number:

ADM-2026-1849-RBPA

Search

Case Number: ADM-2026-1849-RBPA
Case Filed On: 04/14/2026
Accepted For Review On: N/A
Assigned Date: 04/14/2026
Staff Assigned: RICARDO MARTINEZ
Hearing Waived / Date Waived : No
Hearing Location:
Hearing Date N/A
ADM Action:
ADM Action Date: N/A
DBA Name:
Board Review Date: N/A
End of Appeal Period: N/A
Appealed: No
BOE Reference Number:
Case on Hold?: No

Approved Documents

Initial Submittal Documents

0 Initial Submittal Documents found for Case Number: ADM-2026-1849-RBPA

Type

Scan Date

No Initial Submittal Documents Found

Primary Address

Address	CNC	CD
213 E WINDWARD AVE	Venice	CD 11

[View All Addresses](#)**Project Description:**

ADMINISTRATIVE CLEARANCE UNDER THE RESTAURANT BEVERAGE PROGRAM (RBP) TO ALLOW THE SALE AND DISPENSING OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A RESTAURANT.

Requested Entitlement:

ADMINISTRATIVE CLEARANCE PURSUANT TO LAMC 12.22 A.34., RESTAURANT BEVERAGE PROGRAM (RBP), TO ALLOW THE SALE AND DISPENSING OF [A FULL LINE OF ALCOHOLIC BEVERAGES/ BEER AND WINE ONLY] FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A RESTAURANT WITH [XXX] SQ. FT. OF INDOOR FLOOR AREA, WITH [XX] INDOOR SEATS AND [XX] OUTDOOR SEATS IN A [XX] SQ. FT. OUTDOOR PATIO OPERATING FROM [7 AM TO 11 PM DAILY], IN THE [C1.5] ZONE.

Applicant:

Tony Kim [Company: Hama Restaurant]

Representative:

John Umbanhower [Company: Hughes Umbanhower Architects]

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FACT SHEET

Restaurant Beverage Program

Background

On March 31, 2022, the [Restaurant Beverage Program \(RBP\) \(Ordinance No. 187,402\)](#) went into effect, creating two administrative clearance processes for qualifying sit-down restaurants requesting to serve alcohol. The intent of the RBP is to offer long-term, financial relief to support local economic growth through a streamlined approval process. To achieve this goal, the ordinance eliminates the need for a Conditional Use Permit for the sale and serving of on-site alcoholic beverages (“CUB”) - reducing the processing time for City issued approvals at a significantly lower cost to the business owner.

Both administrative processes, including the classic and more restrictive option, are reserved for restaurants located within specific geographies, meaning that City Council has determined this neighborhood to be a suitable area to qualify under the RBP’s streamlined review process. Under the classic option, restaurateurs agree to comply with a set of over 50 standards in exchange for the program’s many benefits, similar to the standards that would be pursued under the normal CUB process. Alternatively, the more restrictive version of the program incorporates additional criteria, as outlined by the specific Alcohol Sensitive Use Zone, created by City Council to provide added protections for communities that are burdened with public health and safety issues associated with the sale of alcoholic beverages.

In crafting the RBP, the City Council and Department worked collaboratively with industry and neighborhood stakeholders to establish:

- **Clear eligibility criteria** to filter out restaurants with varying operations that may benefit from more review during the CUB process. For example, restaurants are required to have limited hours of operation, a full menu with continuous food service, and no age limitations for patrons—disqualifying operations, such as night clubs, from even being eligible under the program

- **Strict operating standards** to encourage neighborly practices including, limited hours of operation, outdoor seating limitations, and instituting other noise and security requirements
- **Robust enforcement requirements** to provide community protections, such as mandatory inspections and enforcement, to ensure that after three violations are issued within two years a restaurant would be disqualified from the program for a period of five years.

FREQUENTLY ASKED QUESTIONS

How can I check if my restaurant qualifies for the Program?

You can confirm that your restaurant is in an RBP Eligible Area on ZIMAS at <http://zimas.lacity.org> by searching for specific addresses or parcels. A parcel's eligibility is indicated under "Planning and Zoning" information where it notes "RBP: Restaurant Beverage Program Eligibility Area." Parcels located in the general program will be identified as "General (RBPA)" and parcels in the Alcohol Sensitive Use Zone are identified as "Alcohol Sensitive Use Zone (RBPB)".

Do bars, nightclubs or liquor stores qualify for the Program?

No. The RBP is only for restaurants that have an operational kitchen, full menu, and continuous food service during all hours of operation. All food must be served to seated patrons, and all alcohol service must be conducted by employees. Restaurants are ineligible if they charge for admission, require minimum drink purchases, restrict access based on age, or engage in other practices, outlined in the ordinance, that are common to bars or nightclubs. Hours of operation are limited to 7:00 a.m. to 11:00 p.m.

What is the difference between the two versions of the RBP?

The two versions of the RBP are very similar, except that the Alcohol Sensitive Use Zone requires outreach, limits alcohol sales to 45 percent of total sales, and includes a one-year provisional period which can result in the removal of a restaurant's RBP approval if it receives five or more valid complaints during this initial period. In addition, in designating an Alcohol Sensitive Use Zone, the City Council may also limit restaurants there to the sale of beer and wine during their provisional period. Both programs include a set of requirements restaurants must meet to be eligible as well as operating standards they must adhere to.

How do I apply?

Applicants may apply online using the Department's [Online Application Portal](#). Search for Restaurant Beverage Program under Alcoholic Beverage and/or Entertainment. Prior to submitting, applicants should have the following documents readily available: 1) RBP Application Form; 2) Floor plan and site plan; 3) Certificate of Occupancy; 4) Copy of Restaurant Menu; 5) Copy of "No Loitering" sign; 6) other supporting documents, (such as the Revocable Permit for seating in the public right-of-way). These documents will assist the Department in confirming whether the restaurant is eligible to participate under the RBP.

How much does it cost to apply?

The total cost of an RBP application is \$5,910.15. This includes the application fee as well as fees for monitoring and for conducting two inspections within the first five years of approval.

Will my approvals be subject to a public hearing?

No. The RBP does not include a public hearing as part of the application and authorization process. You will simply need to demonstrate compliance with the eligibility requirements, as outlined under the program. However, for restaurants located in an RBP Alcohol Sensitive Use Zone area, applicants must conduct outreach through neighborhood councils and/or other community or business organizations. This outreach includes providing a flier or other summary of the restaurant information, including the name, contact information, projected opening date, menu and alcohol to be sold (beer, wine, and/or distilled spirits). Evidence of this outreach must be submitted with application materials.

How long does it take to get approved through the RBP Process?

The processing time for the CUB is about one month from application filing to receiving authorization to sell and serve alcoholic beverages. The normal CUB process takes at least six months from application filing to receiving issuance of the written Letter of Determination. The one month required to receive your planning approvals factors in the time for a planner to confirm eligibility upon receiving their application; payment of the application fees; preparation of the Covenant and Agreement agreeing to comply with the RBP's provisions; and issuance by the Department of the applicant's authorization to participate under the program, upon notifying the California Alcohol and Beverage Control of the City's authorization.

What community protections are in place?

Communities will be protected by operating, security, and monitoring standards that require restaurants to be respectful of their surrounding neighborhoods including, but not limited to, the following standards:

- Specialized alcohol sales training for both employers and employees
- Electronic age verification devices for alcohol sales
- Camera surveillance system installation and adequate interior and exterior lighting
- Posting of official identification indicating that the establishment is subject to the RBP
- Contact information for community concerns to report any complaints within 24 hours
- Prohibition on live entertainment, dancing, pool and billiards tables, karaoke, and adult entertainment
- Prohibition of outdoor TV monitors and outdoor music
- Outdoor dining restrictions to the ground floor only
- Separate outdoor seating from adjacent residentially zoned property by an enclosed building
- Limited hours of operation between the hours of 7 a.m. to 11 p.m.
- An operational kitchen with food service at all times during operating hours.

How will the City enforce the operating conditions on new businesses?

All RBP authorized restaurants are subject to ongoing monitoring and inspections by the City, which includes two City-initiated inspections. Program participants are also subject to complaints-based enforcement actions. If three violations are found within two years, the restaurant is no longer eligible to participate in the RBP for five years. The California Department of Alcoholic Beverage Control (ABC) may be notified of issued citations, which may trigger additional investigation and enforcement by the ABC.

How will neighborhood councils be notified?

The applicable neighborhood council and City Council district office will be notified of every restaurant seeking authorization under the program. The Police Department will also be notified. Participating restaurants must publicly display official identification indicating that the establishment is subject to RBP's standards. For restaurants located within an RBP Alcohol Sensitive Use Zone area, applicants must conduct outreach prior to applying for RBP, which may include presentations to neighborhood councils.

Will this result in a flood of new alcohol establishments?

The program is only available to a narrow range of sit-down restaurants that close by 11:00 p.m. and comply with an array of other limitations and requirements. All other alcohol-serving establishments, such as bars, nightclubs, and liquor stores, will continue to be subject to the City's existing CUB process.

How do I report a business that violates the Program requirements?

If a restaurant is in violation of any standards as outlined in the Restaurant Beverage Program, complaints may be submitted to a [complaint portal](#) that is managed by the Department of Building and Safety. Restaurants will be held accountable by the proactive monitoring and inspection program and by community members reporting suspected violations to the Department of Building and Safety. Restaurants with multiple or repeated violations will lose their ability to participate in the RBP and may be subject to further corrective actions by the ABC and the City, including City Planning's Nuisance Abatement and Revocation process. Restaurants that are no longer eligible for the RBP would be required to obtain a CUB if they intend to continue serving alcoholic beverages.

Who can I contact for more information?

For questions, please contact City Planning's Beverage and Entertainment Streamlined (BEST) Unit: email: planning.ccu@lacity.org | phone: (213) 202-5422.

Resources:

- [Enabling Ordinance 187402](#)
- [RBP Application Form](#) *(copy for reference only, fillable application form available via the Online Application Portal)*
- [Online Application Portal](#)
- [RBP Complaint Portal](#)

APPLICATIONS

RESTAURANT BEVERAGE PROGRAM Administrative Clearance



THIS SECTION TO BE COMPLETED BY CITY PLANNING STAFF

Case Number: _____

Application Type: _____

Case Filed with (Print Name): _____ Date Filed: _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

*File this Application Form and other application materials online
via the [City Planning Online Application portal \(https://plncts.lacity.org/oas\)](https://plncts.lacity.org/oas).*

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.

A. SITE INFORMATION

PROJECT LOCATION

Street Address¹: 213 WINDWARD AVENUE Unit/Space Number: _____

Legal Description² (Lot, Block, Tract): BLOCK 8, LOT 6, VENICE OF AMERICA

Assessor Parcel Number: 4238013005 Total Lot Area: 3578

B. PROPOSED PROJECT

PROJECT DESCRIPTION

Present Use: RESTAURANT

Restaurant Name: HAMA RESTAURANT

Restaurant Operator: HOONAE CHAING - OWNER, JC & BC INC, DBA HAMA RESTAURANT

Brief description of the characteristics and operation of the restaurant (size, indoor/outdoor area, number of seats, hours of operation, beer/wine or full line of alcoholic beverages):

To all the sale and dispensing of beer and wine only for on-site consumption in conjunction with a restaurant with 1,853 sq ft. of indoor floor area, with 110 indoor seats and 20 outdoor seats in a 400 sq ft. outdoor patio in the public right of way operating from 5PM-9:30PM daily PST.

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)

C. RESTAURANT BEVERAGE PROGRAM (RBP) PROVISIONS

Each item below corresponds to a provision in LAMC Sections 12.22 A.34 and 12.22 A.35, pursuant to Ordinance No. 187402. See Los Angeles Municipal Code (LAMC) Sections (or Ordinance No. 187402) for full text of each provision and the requirements therein. Please respond to each question below and/or provide your initials where indicated to acknowledge the requirement.

ELIGIBILITY CRITERIA

1. **Is the restaurant located in an RBP-General area or in an RBP-Alcohol Sensitive Use Zone? Check One.**

☒ RBP-General (RBP-A) ☐ RBP-Alcohol Sensitive Use Zone (RBP-B)

2. **Does the restaurant prepare food onsite and serve food for on-site consumption for the full duration of the restaurant's operating hours? Does the restaurant offer an assortment of foods?** ☒ YES ☐ NO

Food Service Hours: From 5:00 am/pm To 9:30 am/pm

☒ Copy of Menu (submit online) ☒ Copy of Certificate of Occupancy (submit online)

3. **What California Department of Alcoholic Beverage Control (ABC) license type does/will the restaurant have/seek?**

ABC License Type No. 41

ABC License Type Name ABC Beer and Wine

ABC License No. 416455 ☒ Existing ☐ Pending

4. **Has the site or restaurant been subject to nuisance abatement or revocation proceedings?**

☐ YES ☒ NO If Yes, provide the Case No(s).: _____

5. **Indicate the number indoor and/or outdoor seats provided at tables, counters and/or bars:**

Indoor Seats: 80 at Tables 16 at Counters 14 at Bars = 110 Total Indoor Seats

Outdoor Seats: 20 at Tables 0 at Counters 0 at Bars = 20 Total Outdoor Seats

☒ All seating is noted and numbered on floor plan and/or site plan

6. **Choose all applicable location(s) within which outdoor seating is located:**

☐ Private Property ☒ Public Right-of-Way (sidewalk, street, alley, other)

☐ N/A (no outdoor seating)

If within the public right-of-way, has a Revocable permit been issued by the Bureau of Engineering(BOE) / Department of Public Works (DPW)?

☐ YES ☒ NO ☐ Pending

☐ If Yes, provide copy of a Revocable Permit, including plan and conditions (submit online)

7. Does the restaurant offer drive-through service (i.e., sell and dispense food to an individual in a vehicle)? ☐ YES ☒ NO

8. Is the restaurant within a hotel or motel building (i.e., a building containing six or more guest rooms)?

☐ YES ☒ NO If Yes, indicate number of guestrooms within building: _____

9. Is there a Main Conditional Use Permit (MCUP) on the site? ☐ YES ☒ NO

If Yes, provide Case No. _____

If Yes, is the restaurant included in the MCUP? ☐ YES ☒ NO

10. Indicate what time the restaurant will open and close.

Open 5:00 (am/pm) Close 9:30 (am/pm)

Restaurant is not used after the close time, except for cleaning and maintenance. HC (initials)

11. Will wait staff deliver all food and drinks to tables? ☒ YES ☐ NO

12. Will the restaurant have pool tables or billiard tables? ☐ YES ☒ NO

13. Will the restaurant offer patron dancing or adult entertainment (such as “adult cabaret” or other activities listed in LAMC Sections 12.24 W.18 and 12.70, respectively)?
Check all that apply.

☒ N/A ☐ Dancing: _____ ☐ Adult Entertainment: _____

14. Will the restaurant require purchase of a minimum number of drinks, including at special times of the day? ☐ YES ☒ NO ☐ Only at unique times (list): _____

15. Will the restaurant charge admission (or a “cover charge”), including at special times of the day? ☐ YES ☒ NO ☐ Only at unique times (list): _____

16. The restaurant will not offer pre-purchased tickets or tokens that can be exchanged for alcoholic beverages at the restaurant as part of an organized event. HC (initials)

17. All alcoholic beverages will be served to customers by an employee of the restaurant. HC _____ (initials)
18. The restaurant will not sell distilled spirits by the bottle. If the restaurant will sell wine or champagne by the bottle, such bottles will not be larger than 750 milliliters. HC _____ (initials)
19. Employees, while working, will not accept any alcoholic or non-alcoholic beverage from any customer. HC _____ (initials)
20. Employees, while working, will not sit with or otherwise spend time with customers. HC _____ (initials)

21. May anyone of any age enter and be served within all areas of the restaurant?

- ☒ YES, persons of all ages may be served in all areas of the restaurant
- ☐ NO, persons of _____ years of age will not be allowed to enter and/or be served within the _____ area(s) of the restaurant.
- ☐ If No, age-restricted areas are shown on the floor plan

22. Does the restaurant have a Business Tax Registration Certificate (BTRC)?

- ☒ YES ☐ NO ☒ If Yes, provide the BTRC No. 0002020237-0001-0 _____

#23-24 FOR RBP-ALCOHOL SENSITIVE USE ZONE (RBP-B) ONLY

Additional Eligibility Criteria

23. Outreach has been conducted with Certified Neighborhood Councils (CNC), Business Improvement Districts (BID), or other community organizations regarding the restaurant's proposed sale and dispensing of alcoholic beverages. Check all that apply.

- ☐ Presentation to CNC(s) (list): _____
- ☐ Presentation to BID(s) (list): _____
- ☐ Presentation to other community organization(s) (list): _____
- ☐ Written summary or flyer for outreach presentation(s), including restaurant name, contact information, opening date, menu, and type of alcohol to be sold (submit online)
- ☐ Proof of outreach conducted (a meeting agenda or a letter attesting to presence before a Board) (submit online)

24. The restaurant's gross annual sales of alcohol will not exceed 45 percent of the restaurant's total sales. HC _____ (initials)

DEVELOPMENT STANDARDS AND OPERATIONS

1. Will the restaurant share tables and seating with one or more other restaurants?

Check all that apply

☐ Shared indoor seating ☐ Shared outdoor seating ☐ No shared seating

2. If the restaurant will include a bar (with or without seating), will the bar be fixed or portable (i.e., movable to various locations within the interior and/or exterior of the restaurant)?

☒ Fixed bar(s) ☐ Portable bar(s) ☐ No bar(s)

☒ If applicable, bar details are shown on interior elevation/details or on floor plan

3. Will the restaurant include booths and/or private dining rooms? Check all that apply.

Booth seating is provided ☐ YES ☒ NO

If Yes, booth heights are equal to or less than 48 inches in height as measured from the floor to the top of the booth partition(s) ☐ YES ☒ NO

Private dining room(s) are provided ☐ YES ☒ NO

If Yes, private dining room partitions between private dining room(s) and the main restaurant area will be transparent across at least 50% of the partition surface area that is up to six feet above the floor ☐ YES ☒ NO

☐ If applicable, booth and/or private dining room partition details i.e., dimensions and materials are shown on interior elevation/details or floor plan

4. Is the restaurant site adjacent to or across an alley from an agricultural ("A") or residential ("R") zoned lot? ☐ YES ☒ NO

Does the restaurant provide outdoor seating? ☒ YES ☐ NO

If Yes, is there an enclosed building between any restaurant outdoor seating and the A or R lot(s)? ☐ YES ☒ NO

If Yes, where is outdoor seating located? Check all that apply.

☒ Ground floor at front, side and/or rear of restaurant space/building ☐ Roof

☐ Balcony and/or terrace at upper level(s) ☐ Sidewalk ☐ Alley or other roadway

☐ If Yes, adjacent A and R lots are shown on site plan and all outdoor seating and buildings are shown on floor plan and site plan

5. The restaurant will provide outdoor food and beverage service only to seated patrons. HC _____ (initials)

6. Will the restaurant offer live entertainment, karaoke, or disc jockeys? Check all that apply.

☒ Live entertainment ☒ Karaoke ☒ Disc jockey ☐ None

7. Will the restaurant install television monitors or screens in any outdoor area? ☐ YES ☒ NO

8. Will the restaurant install speakers or otherwise provide music in outdoor areas? ☐ YES ☒ NO

9. The restaurant may provide ambient music at a low volume indoors that is not audible outside of the building and will not provide other indoor entertainment. HC _____ (initials)

10. The restaurant will maintain any music, sound or noise within the noise limits allowed under the Citywide noise regulations in LAMC Sections 112.06 or 116.01. HC _____ (initials)

11. A City-issued placard that identifies the restaurant as authorized under and subject to the RBP regulations must be posted in a location that is visible to the public, including being visible from outside the restaurant. Indicate where the restaurant will post this placard, below.

☐ Window ☐ Door ☐ Other (specify): _____

☒ Placard location is shown on floor plan and/or site plan

12. A copy of Ordinance No. 187402, creating the RBP and the RBP-Alcohol Sensitive Use Zone, will be retained on the restaurant premises at all times and, upon request, will be presented to the Los Angeles Police Department (LAPD), the Department of Building and Safety (LADBS), and/or the California ABC. HC _____ (initials)

13. The restaurant will not close more than 50% of the restaurant for any private event, maintaining the rest of the restaurant available to the public at the same time of any private event. HC _____ (initials)

14. For any private event, the restaurant will follow the same RBP standards, including hours of operation. HC _____ (initials)

15. Provide the telephone number and email address for receiving complaints and concerns regarding restaurant operations:

Telephone No. (310) 882 - 1778 Email Address: info@hamasushi.com

This contact information for complaints and concerns must be posted as follows: on the restaurant website or other internet-based media; as an 8.5" x 11" sign at the restaurant entry; and, as an 8.5" x 11" sign at the restaurant's customer service desk, front desk, or reception area.

Website address or other internet-based media: www.hamasushi.com

☒ Sign locations are shown on floor plan

- 16. The restaurant will maintain a written log of complaint calls and emails, identifying the date, nature of the complaint and how it was resolved. The restaurant will respond to complaints within 24 hours. The written log will be kept at the restaurant and available to the City upon request.**

HC
_____ (initials)

SECURITY

- 1. The restaurant will maintain interior lighting levels that make all objects and persons discernible.**

HC
_____ (initials)

Interior average surface illumination is equal to or greater than 2.0 footcandles (21.5 lx)

☐ YES ☒ NO

☒ Interior lighting locations are noted on a lighting plan and/or floor plan

- 2. The restaurant will maintain exterior lighting locations and levels that make faces and clothing of persons discernible during evening hours. Exterior lighting will be directed onto the site without being disruptive to persons on adjacent properties.**

HC
_____ (initials)

Exterior average surface illumination is equal to or greater than 0.2 footcandles (2.15 lx)

☐ YES ☒ NO

☒ Exterior lighting locations are noted on a lighting plan and/or site plan

- 3. The restaurant will maintain a camera surveillance system to monitor and record interior, entrance, exit, and exterior areas of the premises. The restaurant will maintain camera recordings for at least 30 days. The camera recording may be used by the LAPD.**

HC
_____ (initials)

MONITORING

- 1. The restaurant will maintain outside areas surrounding the premises and the site, including the surrounding rights-of-way, free of debris and litter.**

HC
_____ (initials)

2. The restaurant will monitor customer and employee behavior for the purpose of identifying and preventing behavior on the premises that disturbs surrounding residents, businesses, and property owners.

HC
_____ (initials)

3. The restaurant will make concerted efforts to stop behavior on the premises that disturbs adjoining and surrounding residents, property owners and business.

HC
_____ (initials)

Steps to stop customer and/or employee behavior on the premises that disturbs adjoining and surrounding areas include but are not limited to:

Request that the persons involved cease such behavior

HC
_____ (initials)

Contact the LAPD or other law enforcement agency

HC
_____ (initials)

Avoid or remove conditions that facilitate loitering or other nuisance activity, such as outdoor furniture or temporary uses or installations

HC
_____ (initials)

4. The restaurant will maintain the property free of graffiti.

HC
_____ (initials)

Steps will be taken within 24 hours to address the presence of graffiti, including but not limited to:

Remove the graffiti

HC
_____ (initials)

Paint over the graffiti in a color that matches the surrounding surface

HC
_____ (initials)

5. The restaurant will maintain trash and recycling bins that are closed, locked, and of adequate size to hold all waste material when closed.

HC
_____ (initials)

Management of waste material includes:

All trash and recycling bins have lids that fully close

HC
_____ (initials)

All trash and recycling bins have a lock mechanism

HC
_____ (initials)

No trash or recycling bin will be over filled such that the lid does not fully close

HC
_____ (initials)

☒ Trash and recycling bin locations, and any trash enclosure structure, are shown on the floor and/or site plan

6. The restaurant will not allow loitering within areas under the control of the restaurant and will post signs indicating, "No Loitering or Public Drinking."

HC
_____ (initials)

The size of the "No Loitering" sign is: ☐ 4 in x 6 in ☒ Other: 10" x 14"

How many entrances/exits and other locations have "No Loitering" signs posted? 1

☒ Copy of sign with content and sign dimensions (submit online)

☐ Sign locations are shown on the floor and/or site plan

7. The restaurant will maintain an electronic age verification device on the premises

The device will be available for use during operational hours

The device will be maintained in operational condition

All employees will be trained in how to use the device

HC
_____ (initials)

HC
_____ (initials)

HC
_____ (initials)

HC
_____ (initials)

HC
_____ (initials)

8. Per California Labor Code 6404.5, the restaurant will prohibit the smoking of tobacco or any non-tobacco substance within enclosed areas of the restaurant.

9. One or more on-duty managers be on the premises at all times during business hours and will be trained in their responsibility to monitor the premises and ensure compliance with local and State laws and regulations, including:

The restaurant will have one or more managers on-duty during business hours with authority over the restaurant's activities.

The restaurant's on-duty manager(s) will monitor the premises.

The restaurant's on-duty manager(s) will ensure compliance with all applicable State laws, Municipal Code requirements and conditions imposed by the California ABC.

The restaurant will discourage illegal and criminal activity on the premises and any exterior area under its control.

HC
_____ (initials)

HC
_____ (initials)

HC
_____ (initials)

HC
_____ (initials)

10. All employees will complete the training program(s) required by the California ABC and/or LAPD within six months of the administrative clearance, and all new hires will complete such training within three months of their employment, including:

Within six months of receiving administrative clearance, all employees will enroll in the training program(s) required by California ABC and/or LAPD, such as California ABC's Restaurant Beverage Service (RBS) training program.

Within three months of employment, all new hires will enroll in the training program(s) required by California ABC and/or LAPD.

The restaurant will obtain a list of the restaurant employees from California ABC and/or LAPD who have completed the required training and the restaurant will maintain the list(s) on the premises and available to the City upon request.

HC
_____ (initials)

HC
_____ (initials)

HC
_____ (initials)

ADMINISTRATION

- The following RBP Administrative Clearance application materials will be submitted online, as applicable:**

RBP Application Form	☒ YES	☐ NO
Floor Plan	☒ YES	☐ NO
Site Plan	☒ YES	☐ NO
Copy of Certificate of Occupancy	☒ YES	☐ NO
Copy of Restaurant Menu	☒ YES	☐ NO
Copy of "No Loitering" Sign	☒ YES	☐ NO
Copy of flyer or summary prepared for outreach presentations, if in an RBP-Alcohol Sensitive Use Zone	☐ YES	☐ NO ☒ N/A
Proof of outreach conducted (a meeting agenda or a letter attesting to presence before a Board), if in an RBP-Alcohol Sensitive Use Zone	☐ YES	☐ NO ☒ N/A

- Following confirmation of RBP eligibility and payment of City fees, a Department of City Planning Covenant and Agreement (CP-6770) with applicable Exhibit (CP-7846 or CP-7847) will be provided to the restaurant owner/operator, who must be sign and record it with the County Recorder's Office. After recordation, the restaurant owner/operator shall provide a certified copy of the recorded Covenant and Agreement to City Planning.**

HC _____ (initials)
- Following Administrative Clearance authorizing the sale and dispensing of alcoholic beverages for on-site consumption, the City will conduct inspections to verify compliance with the requirements and standards of LAMC Section 12.22 A.34 for RBP-General Administrative Clearances or LAMC Section 12.22 A.35 for RBP-Alcohol Sensitive Use Zone Administrative Clearances, including one inspection within the first 24 months of the administrative clearance and a second inspection within 36 months of the first inspection. The restaurant will be notified in writing of any deficiency or violation and the requirements to correct or eliminate the deficiency or violation.**

HC _____ (initials)
- City Planning will notify the following entities which serve the area where the restaurant is located of the restaurant's application for Administrative Clearance pursuant to LAMC Section 12.22 A.34 or LAMC Section 12.22 A.35: the City Council District office, the LAPD Vice Unit, and the Certified Neighborhood Council (if any).**

HC _____ (initials)

5. If the City issues three citations within any two-year period for violations of LAMC Sections 12.22 A.34 or 12.22 A.35, the administrative clearance will cease and authorization to sell and dispense alcoholic beverages for on-site consumption may be pursued through a Conditional Use application.

HC _____ (initials)

6. A new application must be submitted, and a new Administrative Clearance must be obtained by the restaurant when any of the following changes occur:

HC _____ (initials)

(1) a change in the alcohol license type issued by California ABC;

(2) a modification to the floor plan, including, but not limited to, floor area or number of seats; or

(3) a change in owner or operator of the subject restaurant.

#7, #8 AND #9 FOR RBP-ALCOHOL SENSITIVE USE ZONE (RBP-B) ONLY

Additional Administration Provisions

7. One year after issuance of the Administrative Clearance (the “provisional period”), City Planning will review the number of validated complaints that the City received related to the restaurant’s compliance with LAMC Section 12.22 A.35.

_____ (initials)

8. If the restaurant has received five or more validated complaints during the provisional period, the Administrative Clearance will cease and authorization to sell and dispense alcoholic beverages for on-site consumption may be pursued through a conditional use application.

_____ (initials)

9. If the restaurant has received four or fewer validated complaints during the provisional period, the restaurant may continue to operate per the Administrative Clearance and will continue to be subject to the provisions of LAMC Section 12.22 A.35.

_____ (initials)

PROJECT TEAM INFORMATION (Complete all applicable fields)

APPLICANT³

☒ Same as Restaurant Operator

Name: HOONAE CHAING

Company/Firm: HAMA RESTAURANT

Address: 213 WINDWARD AVENUE Unit/Space Number:

City: VENICE State: CA Zip Code: 90291

Telephone: 3103086347 E-mail: HCHAING@YAHOO.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):

Address: Unit/Space Number:

City: State: Zip Code:

Telephone: E-mail:

AGENT/REPRESENTATIVE NAME: ANNA YOON KYUNG KIM

Company/Firm: HAMA RESTAURANT

Address: 213 WINDWARD AVENUE Unit/Space Number:

City: VENICE State: CA Zip Code: 90291

Telephone: 3108821778 E-mail: ANNA@HAMASUSHI.COM

OTHER (RESTAURANT OPERATOR): HOONAE CHAING - SAME AS OWNER

Name:

Company/Firm:

Address: Unit/Space Number:

City: State: Zip Code:

Telephone: E-mail:

Primary Contact for Project Information (Select only one)

☐ Owner ☐ Applicant ☐ Agent/Representative ☐ Other:

³ 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 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 of 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).** An 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 Acknowledgment is available for your convenience on following page.*

Signature:  **Date:** 4/3/2026
Hoonae Chaing

Print Name: _____

Signature: _____ **Date:** _____

Print Name: _____

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 4-3-2026 before me, Jamae R. Fraser-Salazar, Notary Public

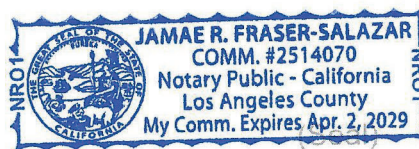
(Insert Name of Notary Public and Title)

personally appeared Hoonae Chaing, 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 ~~is~~ 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.

Jamae R. Fraser-Salazar
Signature



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 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:



Date: 4/3/2026

Print Name:

Hoonae Chaing

RBP-A vs. CUB — Quick Reference for Venice LUPC (Rev 1)

Prepared for LUPC review of RBPA cases. Compiled July 6, 2026.

Both tracks let a business sell alcohol on-site. The difference is how much scrutiny the application gets before it is approved. **RBP-A is a fast, over-the-counter clearance; CUB is a full public-hearing case.** Both are handled by LA City Planning's **BEST Unit** (Beverage, Entertainment, and other Similar sensitive uses), the same team that reviews Al Fresco applications.

Side-by-Side: 10 Things to Compare

#	What to check	RBP-A (LAMC §12.22 A.34)	CUB (LAMC §12.24 W.1)
1	Who qualifies	Bona fide sit-down restaurant only. Type 41 (beer+wine) or Type 47 (full liquor) ABC license.	Any alcohol-serving use — bars, clubs, hotels, off-site sales, restaurants.
2	Public hearing	None. Cleared administratively.	Yes — Zoning Administrator hearing with public testimony.
3	Neighborhood Council role	Limited. RBP-B (Alcohol Sensitive Use Zones) adds an outreach covenant; standard RBP-A gives NC no formal role.	Full noticing to residents/businesses within 500–600 ft; NC can submit a Community Impact Statement and appear at hearing.
4	Timeline	About one month from filing to alcohol authorization.	At least six months; routinely 6–12+ months.
5	Fee	\$5,910.15 all-in (includes monitoring + two city inspections).	Multi-thousand-dollar (~\$20,000) filing fee plus radius map, mailed noticing, and usually a land-use consultant.
6	Standard conditions (what is locked in)	50+ operating standards baked into the code: hours 7 a.m.–11 p.m.; 10–150 seats; no dancing, karaoke, or live entertainment; no minimum-drink or cover charge; no outdoor TVs; no distilled spirits by the bottle; no age-restricted areas, no prior revocation or nuisance abatement.	Conditions are written case-by-case by the ZA/APC and can be tailored (e.g., different hours indoor vs. outdoor, patio noise limits, security plan, valet).
7	Indoor vs. outdoor / patio	Same standards apply everywhere on the premises. Outdoor service is not carved out separately — the code caps do not distinguish.	ZA can (and usually does) impose separate patio/outdoor limits: earlier closing, no amplified music, lighting standards, screening from residential.
8	Findings the City must make	Ministerial checklist only — either the standards are met or they are not.	Discretionary findings on (i) undue concentration, (ii) no detrimental effect on nearby residential/church/school/hospital/park, and (iii) General Plan conformity.
9	Appeal + revocation	No hearing to appeal. Enforcement is by nuisance/revocation route; 3 violations in 2 years = 5-year disqualification.	Determinations appealable to the Area Planning Commission and then City Council. Revocation available under LAMC §12.27.1.
10	Geographic gate	Property must be within a Council-adopted RBP eligibility area — verify on ZIMAS before the case advances.	None (any of the qualifying commercial or industrial zones citywide).

What LUPC Should Check on an RBPA Filing

- Is the property inside the Council-adopted RBP eligibility area? (Check ZIMAS.)
- Is the applicant truly a bona fide restaurant — full kitchen, full menu, food available all operating hours?
- Type 41 or Type 47 ABC license? Type 47 (full liquor) is a bigger operational footprint.
- Does the site fall in an Alcohol Sensitive Use Zone (RBP-B)? If yes, an outreach covenant applies — LUPC gets a formal role.
- Are outdoor/patio operations described? RBP does not carve them out; the same standards apply — flag any outdoor plan that would conflict.
- Any Al Fresco overlap? The same BEST Unit runs Al Fresco — confirm whether patio is being treated as Al Fresco or as part of the RBP premises.
- Prior history: has this property had a CUB, an ABC violation, or a nuisance case? Prior conditions do not automatically transfer to RBP.

Sources:

- Ordinance No. 187,402 (RBP adopting text) — https://cityclerk.lacity.org/online/docs/2017/17-0981_ord_187402_3-31-22.pdf
- LA City Planning — Restaurant Beverage Program — <https://planning.lacity.gov/restaurant-beverage-program>
- RBP Fact Sheet (fee, timeline, hearing quotes) — https://planning.lacity.gov/odocument/c7b6506a-1605-4d63-a150-61e388e6e72b/RBP_Fact_Sheet.pdf
- Council File 17-0981 (RBP parent record) — <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=17-0981>
- LA City Planning — CUB / Alcohol Sales overview — <https://planning.lacity.gov/plans-policies/overlays/conditional-use-approval-sale-alcoholic-beverages>
- CP-7773 CUB/CUX Special Instructions (findings + noticing) — [https://planning.lacity.gov/odocument/f911abb0-a5c5-44f4-932f-07a560dc90c6/Alcohol%20\(CUB\)%20and%20Adult%20Entertainment%20Establishments%20\(CUX\)%20-%20Special%20Instructions.pdf](https://planning.lacity.gov/odocument/f911abb0-a5c5-44f4-932f-07a560dc90c6/Alcohol%20(CUB)%20and%20Adult%20Entertainment%20Establishments%20(CUX)%20-%20Special%20Instructions.pdf)
- LAMC codified — American Legal Publishing — https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-115396

Corrections vs. prior draft: RBP adopting ordinance is No. 187,402 (not 187,338). CUB base filing fee varies annually; the \$5,910.15 RBP figure is the fully loaded fact-sheet total. Point of contact for LUPC informational meeting: Justin Bilow (Sr. City Planner) + Quintin Garcia (BESt team Sr. Admin Clerk), per July 1, 2026 exchange.

213 Windward Ave RBP-A Application (To discuss point #6 highlighted above with Planning):



[Home](#) [City Planning Website](#)

Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: Format: AA-YYYY-1234 Example: ZA-2011-3269

Case Number: ADM-2026-1849-RBPA
Case Filed On: 04/14/2026
Accepted For Review On: N/A
Assigned Date: 04/14/2026
Staff Assigned: RICARDO MARTINEZ
Hearing Waived / Date Waived : No
Hearing Location:
Hearing Date: N/A
ADM Action:
ADM Action Date: N/A
DBA Name:
Board Review Date: N/A
End of Appeal Period: N/A
Appealed: No

Approved Documents **Initial Submittal Documents**

0 Initial Submittal Documents found for Case Number: ADM-2026-1849-RBPA

Type	Scan Date
------	-----------

No Initial Submittal Documents Found

BOE Reference Number:

Case on Hold?: No

Primary Address

Address	CNC	CD
213 E WINDWARD AVE	Venice	CD 11

[View All Addresses](#)

Project Description: ADMINISTRATIVE CLEARANCE UNDER THE RESTAURANT BEVERAGE PROGRAM (RBP) TO ALLOW THE SALE AND DISPENSING OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A RESTAURANT.

Requested Entitlement: ADMINISTRATIVE CLEARANCE PURSUANT TO LAMC 12.22 A.34., RESTAURANT BEVERAGE PROGRAM (RBP), TO ALLOW THE SALE AND DISPENSING OF [A FULL LINE OF ALCOHOLIC BEVERAGES/ BEER AND WINE ONLY] FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A RESTAURANT WITH [XXX] SQ. FT. OF INDOOR FLOOR AREA, WITH [XX] INDOOR SEATS AND [XX] OUTDOOR SEATS IN A [XX] SQ. FT. OUTDOOR PATIO OPERATING FROM [7 AM TO 11 PM DAILY], IN THE [C1.5] ZONE.

Applicant: Tony Kim [Company: Hama Restaurant]

Representative: John Umbanhower [Company: Hughes Umbanhower Architects]

[View Related Cases](#)



[Return to Payment Portal](#)

108B145-1888

+	Parcel Profile Report:	1															
+	Permit Information found:	1															
-	Code Enforcement Information:	4															
<table><thead><tr><th>Date Received</th><th>Problem Description</th><th>Status</th></tr></thead><tbody><tr><td>11/26/2002</td><td>GENERAL</td><td>CLOSED</td></tr><tr><td>5/10/2007</td><td>NUISANCE ABATEMENT REVOCATION</td><td>CLOSED</td></tr><tr><td>12/5/2013</td><td>OUTDOOR ADVERTISEMENTS (SIGNS) OF GOODS OR SERVICES AVAILABLE ON SITE</td><td>CLOSED</td></tr><tr><td>3/24/2014</td><td>CONSTRUCTION DONE WITHOUT PERMITS OR INSPECTIONS</td><td>CLOSED</td></tr></tbody></table>			Date Received	Problem Description	Status	11/26/2002	GENERAL	CLOSED	5/10/2007	NUISANCE ABATEMENT REVOCATION	CLOSED	12/5/2013	OUTDOOR ADVERTISEMENTS (SIGNS) OF GOODS OR SERVICES AVAILABLE ON SITE	CLOSED	3/24/2014	CONSTRUCTION DONE WITHOUT PERMITS OR INSPECTIONS	CLOSED
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3/24/2014	CONSTRUCTION DONE WITHOUT PERMITS OR INSPECTIONS	CLOSED															
+	Soft-story Retrofit Program Information:	1															

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