

JAN 2 2009

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

Form with fields: ENV No., Existing Zone: 61-1-G, District Map: 106-5A147, APC: West Los Angeles, Community Plan: Venice, Council District, Case No. Tract: 2739/08, APN: 4228004081, Staff Approval, Date.

ZA 2008 4919

CASE No. APPLICATION TYPE CONDITIONAL USE PERMIT-CUB (zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project: 600 E. MILDRED AVE. Zip Code: 90291
Legal Description: Lot 83, 84 arb 1 Block none Tract TR 3533
Lot Dimensions: irregular Lot Area (sq. ft.): 4,561.6 SQ. FT. Total Project Size (sq. ft.):

2. PROJECT DESCRIPTION

Describe what is to be done: a CUB to permit the upgrade of an existing off-site beer and wine to an off-site full line of alcoholic beverages in conjunction with an existing market having the hours of operation from Monday-Friday (7:30 a.m. to 8 pm) and Saturday & Sunday (3am to 8 pm) daily.

Present Use: market w/ beer & wine off-site sale Proposed Use: market w/ full line off-site sale
Plan Check No. (if available) Date Filed:

- Check all that apply: [] New Construction [] Change of Use [] Alterations [] Demolition
[] Commercial [] Industrial [] Residential
Additions to the building: [] Rear [] Front [] Height [] Side Yard

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: Code Section which authorizes relief: 12.24 W 1
a CUB to permit the upgrade of an existing off-site beer and wine to an off-site full line of alcoholic beverages in conjunction with an existing market having the hours of operation from Monday-Friday (7:30 a.m. to 8 pm) and Saturday & Sunday (3am to 8 pm) daily.

Code Section from which relief is requested: Code Section which authorizes relief:

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List related or pending case numbers relating to this site:

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

NAME (Print)	SIGNATURE	ADDRESS	KEY# ON MAP

4. OWNER/APPLICANT INFORMATION

Applicant's Name KIM ABRAHAM KYUJIN Company _____
 Address: 800 MILDRED AVE Telephone: () _____ Fax: () _____
VENICE, CA Zip: 90291 E-mail: _____

Property Owner's Name (if different than applicant) BENJAMIN Schick
 Address: 2405 GRAND CANAL Telephone: (30) 266 8367 Fax: (30) 821-6930
VENICE, CA Zip: 90291 E-mail: BEN@SCHICKCONSTRUCTION.COM

Contact Person for project information: Seo and Company / Justin Kim
 Address: 3450 Wilshire Blvd.#402 Telephone: (213) 738-1015 Fax: (213) 738-1061
Los Angeles Zip: 90010 E-mail: _____

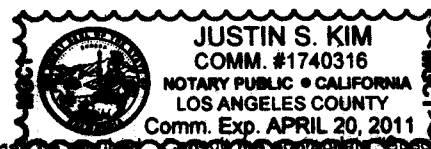
5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Signature: [Handwritten Signature]
 Print: Benjamin Schick
 Date: 11/24/08

Subscribed and sworn before me this (date): 11/24/08
 In the County of LOS ANGELES State of California
 Notary Public JUSTIN S. KIM
 Stamp: _____



7. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Contact the appropriate "Special Instructions" handout. Provide on attached sheet(s) this additional information using the hand-out as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details of an application.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

(Applicant)
Kim Abraham Kyujin
600 Mildred Avenue
Venice, CA 90291

(Representative)
Seo & Company
3450 Wilshire Blvd. #402
Los Angeles, CA 90010

(Owner)
Shick, Benjamin
2405 Grand Canal
Venice, CA 90291

Case No.
CONDITIONAL USE –(CUB)-OFF-SITE
Project Address: 600 Mildred Avenue

Plan: West Los Angeles
Zone: C1-1-0
D.M.: 106.5 A 147
C.D.: 11
C.T.: 2739.00

Legal Description: Lots 84 & 84 Arb 1 of
Tract 3533

REQUEST:

Pursuant to the provisions of **Section 12.24-W, 1** of the **L.A.M.C.**, a **Conditional Use Permit** to permit the upgrade to full line off-site sales (*Type-21*) from beer and wine (*Type-20*) off-site sales in conjunction with an existing 904 sq. ft. grocery market, and having the hours of operation from 7:30 a.m. to 8:00 p.m., (Monday-Friday), and &: 8 a.m. to 8 p.m. (Saturday-Sunday).

CONDITIONAL USE PERMIT
Alcoholic Beverages [Sec. 12.24-W, 1] of the LAMC

- a. Describe briefly how the proposed project will be proper in relation to adjacent uses or the development in the community.**

The proposed location is in the midst of a residential community. The commercial properties along this part of town are little strips of small lots that are adjacent to residential properties. The subject market and its location have provided the day to day needs of this residential community within a walking distance. It has provided a convenience for the local residence and the applicant has developed good relationship with this community.

The 904 sq. ft. market with its small take out restaurant has long been established at this location and is compatible in size and use of the developments in the community. The applicant feels that upgrading the current beer and wine off-site sales to full line off-site sales will create a convenience for this diverse community who seeks such services. The proposed request will be

desirable addition to the operation of a well-established market. The proposed project will enhance the characteristics of the commercial developments in the community.

b. Why does applicant believe the location of the project will be desirable to the public convenience and welfare.

The subject market has served this location for many decades and will continue to provide such needed services at reasonable prices to this residential community. Therefore, the project is desirable for the community's convenience and necessity while enhancing the development of the community.

c. Describe how the proposed project will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan.

The use will not be materially detrimental to the character of the development in the immediate area as evidenced by similar uses in the City. Moreover, the conditions of approval are imposed to ensure the sale and dispensing of alcoholic beverages does not have a detrimental impact. Furthermore, conditions are imposed to ensure the establishment does not require additional resources of the Los Angeles Police Department to monitor and enforce the conditions of approval. Therefore, the proposed project is in conformance with the spirit and intent of the General Plan, which aims to promote the subject property and its immediate area with healthy and viable commercial activity.

d. Will the approval of the Conditional Use at this location adversely affect the economic welfare of the community? Why?

No. This community has enjoyed and benefited from the services the market provide within walking distance. With the opportunity to offer full line off-site sales, the applicant will be able to provide full services that patrons are constantly seeking. Logically, the economic success of the proposed project in proper relation to the surrounding neighborhood will generate much needed tax dollars for the city. Therefore, the approval of this conditional use permit will not adversely affect the economic welfare of the community.

e. Will the approval of the Conditional Use result in or contribute to an undue concentration of such establishments? Why?

No. Again, this community is developed with a no other market within close proximity that caters to this multi-residential neighborhood. This market has served this community for many years and if granted with said upgrade request, the applicant can provide full services to this community. Therefore, the approval of this conditional use request will not result in any undue concentration of such establishments in this neighborhood.

f. Will the approval of the Conditional Use detrimentally affect nearby residentially

zoned properties? Why?

No. Although the subject property adjoins residentially developed properties, the applicant has maintained the subject market problem-free. The applicant will apply policies that dictate stringent age verifications prior to sales of alcoholic beverages to ensure that the market will operate harmoniously and without nuisance to the surrounding uses. Also, trained market staff including the owner will supervise patrons and the subject premises to ensure proper operation. Therefore, the approval of this conditional use request then will not detrimentally affect any nearby residentially zoned properties.

- g. What are the proposed hours of operation and which days of the week will the establishment be open? What are the proposed hours of alcoholic sales?**

The existing hours of operation will be from 7:30 a.m. to 8:00 a.m., Monday-Friday & 8 a.m.- 8 p.m. Saturday-Sunday.

- h. What is the occupancy load as determined by the Fire Department (number of patrons)? What is the proposed seating in all areas?**

N/A

- i. Is parking Available on the site? (If so, how many spaces?) If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? Where? How many off-site spaces?**

There are no parking spaces are available on the site. No additional parking is required with this proposed application.

See attached Certificate of Occupancy indicating no parking required.

- j. Is there to be entertainment such as a piano bar, juke bow, dancing, live entertainment, movies, etc.? (Specify?) (On-site only)**

No.

- k. Is a full line of alcoholic beverages to be served or just beer and wine?**

The request is for an upgrade of off-site sales of full line only.

- l. Will cups, glasses or other similar containers be sold which might be use for the consumption of liquor on the premises? (Off-site only)**

N/A

- m. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining**

and lounge facilities. (On-site only)

N/A

- n. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons?**

No.

- o. Will video games machines be available for use on the subject property and if so, how many such machines will be in use?**

No.

- p. Will you have signs visible on the outside, which advertise the availability of alcohol?**

No.

- q. Will alcohol be sold without a food order? Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?**

The sale of alcohol will be incidental to the market service.

- r. Will beer or wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)? (Off-site Only)**

N/A.

- s. Will "fortified" wine (greater than 16% alcohol) be sold?**

N/A

- t. Will off-site sales of alcohol as a secondary use to on-site sales occur (i.e., take out)?**

This request is for off-site sales for the market only.

- u. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?**

No.

- v. Will security guards be provided and if so, when and how many?**

No security guard will be provided at this time.

w. Will alcohol be allowed to be consumed on any adjacent property under the control of the applicant?

No.

x. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?

N/A

y. Provide a copy of the proposed menu if food is to be served.

N/A.

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

The applicant estimates that 1 to 2 employees including will be on site at any given time.

aa. What security measures will be taken including:

(1) Posting of Rules and Regulations on the premises.

The applicant will comply with all applicable standards requested by the Department of Alcoholic Beverage Control, Police Department and the Office of Zoning Administration.

(2) To prevent such problems as gambling, loitering, theft, and vandalism and truancy.

The applicant will constantly monitor premises to deter and prevent such activities.

(3) Will security guards be provided and if so, when and how many?

No security guard will be provided at this time.

(4) Other measures.

Security lighting & security cameras are installed throughout the premises.

bb. Will there be minimum age requirements for patrons? If so, how will this be enforced.

There is no minimum age requirement for patrons entering the market. Market Owner will thoroughly check identification prior to the sale of alcoholic beverages.

cc. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 ft. of your proposed business? Where?

Sensitive Use List

Bible Tabernacle

1761 Washington Way Venice, CA 90291

Venice-Abbot Kinney Library

501 S Venice Blvd Venice, CA 90291

- dd. For massage parlor or sexual encounter establishment applicants: are there any other adult entertainment business within 1,000 feet of your proposed establishment (i.e., adult arcade, adult bookstore, adult motel, adult motion picture, adult theater)?**

See attached.

List of Alcoholic Establishments within 600 to 1000 feet radius from site.

Capri Restaurant Type-41

1616 Abbot Kinney Blvd Venice, CA 90291

MELISSA DATA 1-800-MELISSA

Sign In

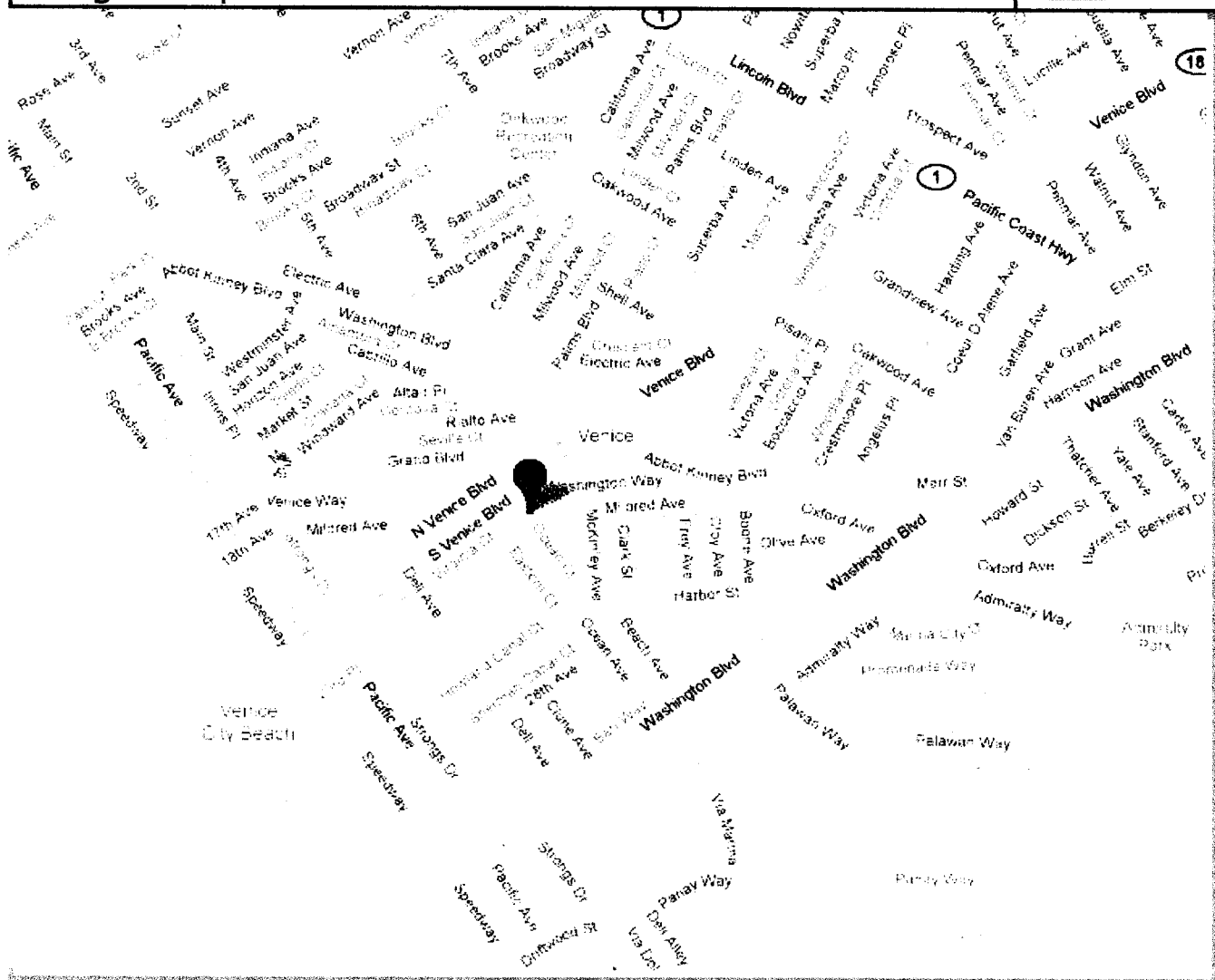
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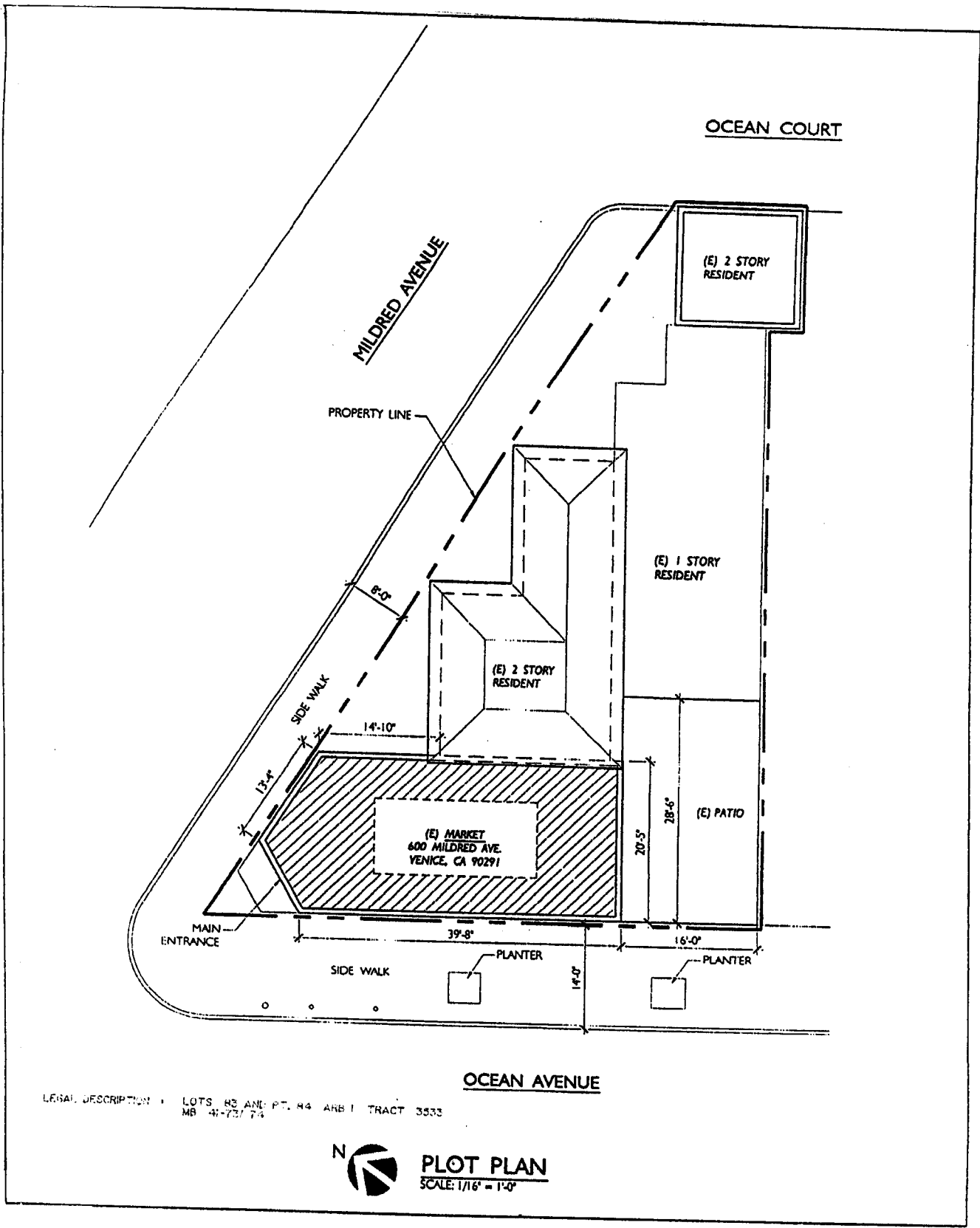
600 Mildred Ave
Venice, CA 90291-4710

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**California Department of Alcoholic
Beverage Control**
*License Query System Summary
as of 12/14/2008*

License Information	
License Number: 397794	Status: ACTIVE
Primary Owner: KIM ABRAHAM KYUJIN	
ABC Office of Application: LA/METRO	
Business Name	
Doing Business As: KIMS MARKET	
Business Address	
Address: 600 MILDRED AVE Census Tract: 2739.	
City: VENICE County: LOS ANGELES	
State: CA Zip Code: 90291	
Licensee Information	
Licensee: KIM ABRAHAM KYUJIN	
Licensee: KIM JUNG HAE	
License Types	
1) License Type: 20 - OFF-SALE BEER AND WINE	
License Type Status: ACTIVE	
Status Date: 06-MAY-2003	Term: Month(s)
Original Issue Date: 06-MAY-2003	Expiration Date: 30-APR-2009
Master: Y	Duplicate: 0 Fee Code: NA
License Type was Transferred On: From: 130010	
Current Disciplinary Action	
... No Active Disciplinary Action found ...	
Disciplinary History	
Violation Date: 03-DEC-2005 Reg. Number: 06063021 Cleared On: 05-JAN-2007	
Reporting Agency: L.A.P.D. - PACIFIC	
1) Charge Date: 03-DEC-2005	Section Violated: 24200(a&b)
Charge: GROUNDS FOR ACTION	
2) Charge Date: 03-DEC-2005	Section Violated: 25658(a)
Charge: SALE TO MINOR (DECOY)	
Proceeding Status: COMPLETE Decision: SUSPENDED	
Suspension Days: 15 Stayed Days: POIC/Fine: 2568.6	
Suspension Start Date: Suspension End Date:	
Hold Information	
... No Active Holds found ...	



LEGAL DESCRIPTION: LOTS 82 AND PT. 84 ANB I TRACT 3533
 MB 41-737 74

PLOT PLAN
 SCALE: 1/16" = 1'-0"

ADDRESS OF BUILDING: 600 E MILDRED AVENUE
 APN: 4228-004-001

PARKING LEGEND:
 TOTAL PARKING REQUIRED: 0
 TOTAL PARKING PROVIDED: 0
 HANDICAPPED: 0