 **City Planning**
BESt Program
201 N. Figueroa Street, Room 525
Los Angeles, CA 90012


Lichi's

6231 W. Foothill 2A20204898-CUB
ENV20204899CE

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APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number 2A-2020-4898-CUB
Env. Case Number ENV-2020-4899-CE
Application Type Conditional Use Beverage
Case Filed With (Print Name) Date Filed

Application includes letter requesting:

- Waived hearing
Concurrent hearing
Hearing not be scheduled on a specific date (e.g. vacation hold)
Related Case Number

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 6231 W Foothill Blvd Los Angeles CA 91042 Unit/Space Number
Legal Description Lot: 24; Block: None; Tract: TR 19399
Assessor Parcel Number 2571006024 Total Lot Area 61,202 square feet

2. PROJECT DESCRIPTION

Present Use Restaurant
Proposed Use Restaurant
Project Name (if applicable) Lichis Authentic Mexican Grill
Describe in detail the characteristics, scope and/or operation of the proposed project A conditional use permit to allow the sale and dispensing of on-site beer and wine in conjunction with a full service 1,750 square-foot restaurant with 40 indoor seats and hours of operation from 9:00am-9:00pm, daily in the C2-1VL 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 _____ - 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)? _____ 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 LAMC 12.24-W.1

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

Action Requested, Narrative: A condition use permit to allow the sale and dispensing of on-site beer and wine in conjunction with a full service 1,750 square-foot restaurant with 40 indoor seats and hours of operation from 9am-9pm daily in the C2-1VL Zone.

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) ZA-2006-8687-CUB; ENV-2006-8688-CE

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. ZA-2006-8687-CUB

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 See Attached

c. Citywide Urban Design Guidelines Checklist N/A

d. Affordable Housing Referral Form N/A

e. Mello Form N/A

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

g. HPOZ Authorization Form N/A

h. Management Team Authorization N/A

i. Expedite Fee Agreement N/A

j. Department of Transportation (DOT) Referral Form N/A

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

l. Order to Comply N/A

m. Building Permits and Certificates of Occupancy See Attached

n. Hillside Referral Form N/A

o. Low Impact Development (LID) Referral Form (Storm water Mitigation) N/A

p. Proof of Filing with the Housing and Community Investment Department N/A

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Jose Luis Loera

Company/Firm Lichi's Mex LLC

Address: 6231 Foothill Blvd Unit/Space Number _____

City Tujunga State CA Zip Code: 91042

Telephone (818) 472-7151 E-mail: info@lichismex.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) Parco Tujunga, LLC

Address PO Box 8842 Unit/Space Number _____

City Brea State CA Zip Code: 92822

Telephone (714) 872-0580 E-mail: hargo.a.patel@gmail.com

Agent/Representative name Krista Garritano

Company/Firm Liquor License Agents

Address: 5243 E Beverly Blvd Unit/Space Number _____

City Los Angeles State CA Zip: 90022

Telephone (310) 975-8588 E-mail: krista@liquorlicenseagents.com

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

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(select only 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).

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):

- Radius Maps for alcohol uses must show land use to a 600-foot radius.
- 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.
- 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? 61,202 sq ft
- b. What is the total square footage of the space the establishment will occupy? 1,750 sq ft
- c. What is the total occupancy load of the space as determined by the Fire Department? 48
- d. What is the total number of seats that will be provided indoors? 40 Outdoors? 0
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? N/A
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? N/A
 - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- g. Are you adding floor area? No If yes, how much is enclosed? N/A Outdoors? N/A
- h. **Parking**
 - i. How many parking spaces are available on the site? 68
 - ii. Are they shared or designated for the subject use? Shared
 - iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? N/A
 - iv. Have any arrangements been made to provide parking off-site? No
 - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A

Note: *Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.*
 - 2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
 - 3. Will valet service be available? No Will the service be for a charge? N/A
 - i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? Yes
 - 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?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	9am-9pm	9am-9pm	9am-9pm	9am-9pm	9am-9pm	9am-9pm	9am-9pm
Proposed Hours of Alcohol Sale	9am-9pm	9am-9pm	9am-9pm	9am-9pm	9am-9pm	9am-9pm	9am-9pm

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: Yes, live music, singer

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? N/A

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

e. **Security**

- i. How many employees will you have on the site at any given time? 2-4

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

1. If yes, how many and when? N/a

- iii. Has LAPD issued any citations or violations? No If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? Beer & Wine only

- 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")? Yes

- 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? No

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)? N/A

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

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

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? On-site
- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? Restaurant
 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.*



PROJECT DESCRIPTION/REQUEST:

The Applicant, Lichi’s Mex LLC is seeking a **CONDITIONAL USE PERMIT**, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24 W.1, to allow the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 1,750 square foot restaurant with 40 interior seats. The subject property is located in the C2-1VL Zone at 6231 W Foothill Boulevard within the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan of the City of Los Angeles.

BACKGROUND:

The subject property is located within a level rectangular shaped commercial shopping center measuring approximately 61,202 square feet and with a frontage of 360 feet along Foothill Boulevard. The subject site is part of a one-story commercial building consisting of mixed uses, such as commercial, retail and restaurants. The commercial center also includes its own private parking lot. The property has a General Commercial land use designation and is located within the Foothill Boulevard Corridor Specific Plan Area. The scope of the project is consistent with the specific plan since there are no changes being made to the structure, use or mode of operation.

The subject restaurant, Lichis Authentic Mexican Grill, is an existing restaurant that has been operating for over a year and specializes in authentic Mexican cuisine. The foundation of the menu is built on fresh ingredients and authentic meals. The menu available has been developed from recipes that have been passed down from previous generations in order to prepare the most well know Mexican dishes with natural ingredients. The proposal is requested to continue the sale and dispensing of beer and wine for on-site consumption under a previously approved conditional use beverage permit dated February 22, 2007. The restaurant includes a 1,750 square foot interior space, seating 40 patrons indoors with operating hours from 9:00am to 9:00pm daily.

SURROUNDING PROPERTIES:

The subject property is located along the north side of Foothill Boulevard between Lowell Avenue and Saluda Avenue.

North of the property to the rear along Vista Court is zoned R1-1-RFA and is developed with one and two story single family dwellings.

South of the property, the zoning is (T)(Q) C2-1VL and is occupied by grocery store Albertsons improved with a private asphalt parking lot.

East of the subject property is zoned C2-1VL and consists of a fast foot restaurant.



West of the subject property, properties are zoned C2-1VL is developed with a mixed use establishments such as retail, food and office businesses.

STREETS AND CIRCULATION

Foothill Boulevard is designated as an Avenue I with an approximate right-of-way width of 100 feet.

Lowell Avenue is the closest adjoining cross street designated a Local Street – Standard with an approximate right-of-way width of 60ft.

Saluda Avenue is also designated as a Local Street – Standard with an approximate right-of-way width of 60 feet located west of the subject property.

GENERAL FINDINGS:

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

The request is to obtain a Conditional Use Permit to allow the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 1,750 square foot restaurant with 40 interior seats within the C2-1VL Zone and operating hours of 9:00am to 9:00pm daily. Lichis Authentic Mexican Grill is a family owned restaurant that offers a fresh authentic Mexican menu for breakfast, lunch and dinner to local residents, employees, and visitors of the area. The restaurant is a casual full service establishment looking to create an enjoyable experience for friends and family to come together to enjoy good food and listen to some occasional live music. The hours of operation are respectful of the nearby businesses and residents of the area in order to maintain a cohesive environment.

The restaurant is conveniently located within a mini-shopping center with a dedicated parking lot equipped with the required stalls to support the current tenants of the center. The parking lot is improved with multiple entrances along Foothill Boulevard. The subject location has been serving the surrounding community a consistent experience for the past thirteen years under the previous grant and even longer as a restaurant with incidental alcohol sales. As a result, the proposal will not introduce a new use to the area and is only requested as a complementary feature to the food service of the restaurant. The use will serve as a public convenience, and the location is compatible with the character of the surrounding uses. In addition, the proposed use in conjunction with the imposition of a number of conditions addressing operational and alcohol-related issues will ensure the safeguarding of the public welfare. The approval of the applied permit will allow the applicant to offer a complete menu to its visiting patrons and preserve the existing environment those have come to know.



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

The project site is located within the C2-1VL Zone and is in proper relation to the adjacent commercial uses. The existing restaurant is not undergoing any structural changes that will alter the size, height or envelope of the establishment. The subject property falls within the parameters outlined in the Community Plan as well as the Specific Plan. The location is zoned for commercial uses, which permits restaurants within its guidelines. A mixture of commercial uses is essential to maintaining a successful neighborhood and necessary in providing a community wide service. The proposed use will enhance the commercial corridor by providing a vibrant environment that will attract more pedestrian activity.

The existing character and method of operation will not change with the herein authorization. The subject restaurant, Lichi's Authentic Mexican Grill, has been operating as a bona-fide restaurant for the past year and an additional 13 years prior under the previously granted permit. The operational integrity will not be altered with the granting of this permit. The current hours of operation are respectable to the neighboring tenants and residents in the area, closing no later than 9:00pm during the week. While the applicant would like the option to have live entertainment, amplified music will not be included and it will cease at a reasonable time during the evenings.

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

The project site is located within the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan and Foothill Boulevard Corridor Specific Plan. The land use designation, General Commercial, and surrounding zoning allows for a variety of mixed commercial uses including the existing restaurant. The requested entitlement is consistent with a number of objectives and policies within the General Plan, Community Plan and Specific Plan addressing the land use opportunities, goals and policies created in order to bring the area to its potential.

General Plan: Objective 3.8

Reinforce existing and establish new neighborhood districts which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood activity, are compatible with adjacent neighborhoods, and are developed as desirable places to work and visit.¹

¹ The City of Los Angeles General Plan, Chapter 3, Neighborhood Districts, Objective 3.8