

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION***THIS BOX FOR CITY PLANNING STAFF USE ONLY*

Case Number \_\_\_\_\_  
Env. Case Number \_\_\_\_\_  
Application Type \_\_\_\_\_  
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.***1. PROJECT LOCATION**

Street Address<sup>1</sup> 7660 W. Sunset Blvd. Los Angeles CA 90046 Unit/Space Number \_\_\_\_\_  
Legal Description<sup>2</sup> (Lot, Block, Tract) Lot: FR 1 Block: None Tract: TR 2508  
Assessor Parcel Number 5550030001 Total Lot Area 7,944.7 sq. ft.

**2. PROJECT DESCRIPTION**

Present Use Restaurant with alcohol service  
Proposed Use Restaurant with alcohol service  
Project Name (if applicable) Chipotle Mexican Grill, Inc. Store #1413  
Describe in detail the characteristics, scope and/or operation of the proposed project \_\_\_\_\_  
A Conditional Use Permit for the continued sale/service of alcoholic beverages for on-site consumption at an  
existing 1,511 s.f. restaurant with operating hours from 10:30 am - 10 pm daily in the C1-1VL zone.

Additional information attached ☐ YES ☐ NO

Complete and check all that apply:

**Existing Site Conditions**

- |   |  |
|---|--|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant)  | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad                          |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits)  | <input checked="" type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park) |
| <input type="checkbox"/> 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) | <input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA)         |

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)<sup>2</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

**Proposed Project Information**

- ☐ 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

- ☐ 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)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Affordable Units<sup>4</sup> 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

**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 section \_\_\_\_\_ Section from which relief is requested (if any): 12.24 W.1

Request: To permit the continued sale and service of a full-line of alcoholic beverages for on-site consumption at an existing 1,511 s.f. restaurant with 35 seats (17 indoor and 18 outdoor) and hours of operations from 10:30 am - 10 pm daily.

Authorizing section \_\_\_\_\_ Section from which relief is requested (if any): \_\_\_\_\_

Request: \_\_\_\_\_

Authorizing section \_\_\_\_\_ Section from which relief is requested (if any): \_\_\_\_\_

Request: \_\_\_\_\_

Additional Requests Attached ☐ YES ☒ NO

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>4</sup> 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-2010-0941 (CUB)

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-2010-0941 (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. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property?

☐ YES (provide copy)

☒ NO

Are there any recorded Covenants, affidavits or easements on this property?

☐ YES (provide copy)

☒ NO

☐ Development Services Case Management Number \_\_\_\_\_

☐ Building and Safety Plan Check Number \_\_\_\_\_

☐ Bureau of Engineering Planning Referral (PCRF) \_\_\_\_\_

☐ Bureau of Engineering Hillside Referral \_\_\_\_\_

☐ Housing and Community Investment Department Application Number \_\_\_\_\_

☐ Bureau of Engineering Revocable Permit Number \_\_\_\_\_

☐ Other—specify \_\_\_\_\_

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

**Applicant<sup>5</sup> name** Kim Oganessian  
Company/Firm Chipotle Mexican Grill, Inc.  
Address: 1401 Wynkoop Street Unit/Space Number 500  
City Denver State CO Zip Code: 80303  
Telephone 303-222-6095 E-mail: koganesyan@chipotle.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) Paula D. Temme  
Address 5230 Seneca Place Unit/Space Number \_\_\_\_\_  
City Simi Valley State CA Zip Code: 93063  
Telephone 805-527-0458 E-mail: tapshoe@att.net

**Agent/Representative name** Valerie Sacks  
Company/Firm Liquor License Specialists  
Address: 2222 Damon St. Unit/Space Number \_\_\_\_\_  
City Los Angeles State CA Zip: 90021  
Telephone 310-500-6282 E-mail: Valerie@LiquorLicense.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.

<sup>5</sup> 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

9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized 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 Acknowledgement is available for your convenience on following page.*

Signature Paula D. Temme

Date 5-4-16

Print Name PAULA D. TEMME

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_

Space Below For Notary's Use

California All-Purpose Acknowledgement

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 Ventura

On May 4, 2016 before me, Kaila Nicole Borne, Notary Public  
(Insert Name of Notary Public and Title)

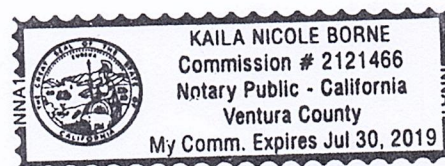
personally appeared Paula D. Temme, who  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that  
by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf 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.

  
Signature

(Seal)





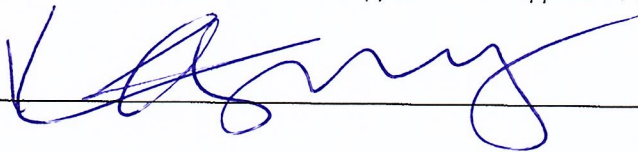
**APPLICANT**

10. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- G. I understand that if this application is denied, there is no refund of fees paid.
- H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

5/2/16

Print Name: Kim Oganessian



**LIQUORLICENSE.COM**

2222 Damon St. • Los Angeles, CA 90021

Phone: 1-800-222-5777 • Fax: 1-800-771-0254

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## **Attachment A**

### **Project Description**

Request for Discretionary Approval

L.A.M.C. §12.24 W.1

Chipotle Mexican Grill, Store #1413

7660 Sunset Blvd

Chipotle Mexican Grill (Chipotle Mexican Grill, LLC, dba Chipotle Mexican Grill, (“the Applicant” and/or “Chipotle”) is seeking the following discretionary approval:

Pursuant to **L.A.M.C. Section 12.24 W.1**, the Applicant requests a Conditional Use Permit to allow the continued sale and dispensing of a full-line of alcoholic beverages for on-site consumption in connection with a 35-seat (17 indoor and 18 outdoor), 1,511 s.f. restaurant, with hours of operation and alcohol sales from 10:30 am to 10:00 pm daily, located on a 7,944 s.f. lot in the C2-1VL zone.

### **The Request**

The Applicant, Chipotle, is requesting a Conditional Use Permit (“CUB”) to allow the continued on-site sale and service of alcoholic beverages at its location at 7660 Sunset Boulevard (“Site”). Chipotle is currently open and has a previous CUB [Case No. ZA 2010-0941 (CUB) (“Existing Approval”)], which approved the restaurant to serve a full line of alcoholic beverages pursuant to a type 47 ABC license. The Applicant currently holds a type 41 ABC license (beer and wine), but would continue to like the operational flexibility to upgrade the license in order to add margaritas to its offerings at a future date. The request herein is only a renewal and operational in nature. Chipotle opened in March 2011, and has served beer since its opening date. The restaurant is 1,511 s.f. and provides 35 seats – 17 seats inside and 18 seats on the outdoor patio. Alcohol is not served on the patio at this time.

The Applicant’s restaurant in the C2-1VL zone occupies a 1,511 s.f. tenant space in a freestanding building. The Applicant believes that its request for a **Conditional Use Permit** for the continued service of alcoholic beverages for on-site consumption along with meals at its “fast casual” Mexican-style restaurant is warranted based upon the company’s outstanding record of compliance with the California Department of Alcoholic Beverages (“ABC”), the appropriateness of the location for the requested use, and its overall reputation as a well-established, responsible company which can be trusted to manage the requested ABC license appropriately.

### **The Applicant**

The Applicant owns and operates more than 1,900 restaurants throughout the United States, Canada, and overseas, and is rapidly expanding its brand. The Applicant attributes its tremendous growth rate since it opened its first location in 1993 on its vision for its restaurants. The idea is simple: demonstrate that customers could be served good quality food in a distinctive atmosphere—quickly and at an affordable



price point. Chipotle uses high-quality raw ingredients, classic cooking methods and distinctive interior design—features that are more frequently found in the world of fine dining. The Applicant essentially established the category of dining now called "fast-casual," the fastest growing segment of the restaurant industry, where customers expect food quality that's more in line with full-service restaurants, but with the speed and convenience of fast food.

As the company has grown, the Applicant's vision has evolved as well. Several years ago, the Applicant launched a campaign to incorporate a concern for the environmental and societal impact of its restaurants into its business model. Features of this model, which the Applicant calls "Food with Integrity," include a commitment to high-quality food, sustainable business practices, charitable giving, and responsible sourcing of animal products. This philosophy is part of an overall commitment to running a business, which has a positive impact on its employees, its patrons, its environmentally minded vendors and suppliers, and the communities in which its restaurants are located. Certainly practices designed to ensure appropriate training and management practices related to sales of alcoholic beverage products are an important feature of Chipotle's corporate philosophy. Indeed, the Applicant has an outstanding record of compliance with the California ABC and parallel regulatory agencies wherever its restaurants are located.

### **The Site and Surrounding Uses**

The subject property is a level, rectangular shaped corner parcel of land in the C 1-1 VL zone with 115 feet of frontage along the south side of Sunset Boulevard and 40 feet of frontage along the east side of Spaulding Avenue. It is currently improved with the Chipotle Mexican Grill on the corner, with a 14 space parking lot.

Properties to the north, across Sunset Boulevard, are zoned C1-1VL and are improved with a two-story office building. Properties to the east are zoned C4-1 D and are improved with a two-story building with commercial use on the ground floor and residential above. Properties to the south are zoned R1-1-HPOZ and are improved with single-family dwellings in the Spaulding Square HPOZ. Properties to the west, across Spaulding Avenue, are zoned C1-1VL and are improved with a two-story office building. Properties to the northwest, across the intersection of Sunset Boulevard and Spaulding Avenue, are zoned C1-1VL and are improved with other commercial uses.

Spaulding Avenue is a local street with a width of 60 feet and is fully improved. Surrounding properties are commercially and residential zoned and developed. The restaurant is oriented towards Sunset Boulevard and away from the adjacent residential uses to the south. Sunset Boulevard is a major east/west thoroughfare at this location. This major corridor provides retail stores, entertainment uses, restaurants, high rise offices, parking lots and structures, and other uses. The request herein is only operational in nature and the Applicant does not seek to increase the size nor intensity of the use, although it has started to open its restaurants slightly earlier, at 10:30 a.m. rather than 11 a.m. The Hollywood Community Plan Map designates the property for Neighborhood Commercial land uses with corresponding zones of C1, C4, C2, and P, and Height District No. 1VL. The property is not currently within the area of any specific plans or interim control ordinances.

### **REQUEST/OPERATIONAL DETAILS**

In terms of the request for the within Conditional Use Permit for the continued service a full-line of alcoholic beverages, the service of these items is typically a very small component; less than 4% of

Chipotle's business. The Applicant's experience at this location has been consistent with that trend. The Applicant's desire for the requested Conditional Use Permit is because of its experience that its customers appreciate having the ability to enjoy a beer with their meals. The ability to offer these items is an important component of Chipotle's business model, and is one of various features that help distinguish it from other casual dining venues.

The Applicant's hours of operation are 10:30 a.m. – 10 p.m. daily, with coterminous hours of alcohol sales. The Applicant believes that the hours are modest, and that they are consistent with surrounding uses adjacent to the Site.



**ATTACHMENT "B"**  
**REQUEST FOR DISCRETIONARY APPROVAL**  
**CONDITIONAL USE PERMIT**  
**L.A.M.C. §12.24 W.1**  
**Chipotle Mexican Grill Store #1413**  
**7660 W. Sunset Blvd, Los Angeles**

**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.**

The request is for a Conditional Use Permit ("CUB") to allow the applicant, Chipotle Mexican Grill ("Applicant" or "Chipotle"), to continue serving alcoholic beverages for on-site consumption at its existing restaurant located at 7660 W. Sunset Boulevard ("Site") in Los Angeles. The restaurant opened in March, 2011, is 1,511 s.f. in size and provides 35 seats – 17 seats inside and 18 seats on the outdoor patio. Alcohol is not served on the patio at this time. The restaurant is located on Sunset Boulevard, which is improved with a variety of retail, restaurant, office, and neighborhood-serving commercial uses. Its façade has been designed to complement the interior as well as these other uses.

In terms of the impact of the proposed use on the surrounding built environment, the Applicant's restaurant opened in March of 2011, and the Applicant has served alcoholic beverages since that time pursuant to Case Number ZA-2010-0941 (CUB)("Existing Approval"). As a practical matter, Chipotle has been operating with a type 41 (beer and wine) license rather than a type 47 (full line). However, the Applicant would like to maintain its ability to upgrade the license type going forward to give it operational flexibility should it decide it wants to start offering margaritas at this location.

The Applicant believes that its restaurants have a positive impact on the neighborhoods in which they are located because of the company's progressive corporate philosophy, the attractive physical design of its restaurants, its sophisticated customer base, and the health-conscious food it serves. The Applicant's ability to offer its customers alcoholic beverages to enjoy with their Mexican-style cuisine is an important part of its business model. There is a demand for such products, and the ability to obtain them in a well-designed, responsibly managed environment at the price point at which Chipotle offers meal service is beneficial to the community. Because the ability to serve these items is an important element of each restaurant's success, and because Chipotle's restaurants have a positive impact on their surroundings, the request for a Conditional Use Permit to enable continued sale of alcoholic beverages at the restaurant will be a service that is beneficial to the community.

There will be no physical changes associated with the within application. The existing restaurant, like all of Chipotle's locations, was architect-designed to provide a clean, sophisticated environment. In addition, as part of its corporate philosophy, Chipotle is dedicated to including many green building methods and sustainable building materials into the construction of its buildings. Chipotle's dedication to creating a sense of place within the communities where its restaurants are located is uncommon in its sector of the restaurant industry. The thoughtful design and construction of each of Chipotle's restaurants is another factor that ensures that they have a positive impact on surrounding properties and the built environment.

Chipotle restaurants are not just popular with consumers, but also the communities and municipalities in which they are located. The same forward-thinking approach that makes these restaurants popular with customers also carries over into the responsible management practices that make them an asset to their surroundings wherever they are located. Thus, the attention to high-quality design, the sophisticated demographic of the customer base, and operating practices that have given Chipotle an outstanding record of compliance with the ABC have all meant that Chipotle restaurants typically have a positive impact on the surrounding neighborhood. This has certainly been the case with regards to this location. Restaurant patrons appreciate having the ability to enjoy beer (and margaritas, if the Applicant upgrades its ABC license to a type 47) with their meals and Chipotle's ability to offer these items in a responsibly managed environment will provide a service that is beneficial to the community and the City.

For all of the above reasons, the restaurant with continued sale of alcoholic beverages will continue to enhance the built environment and perform a service that is 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.**

The Applicant's existing restaurant with continued service of alcoholic beverages will be compatible with and will not adversely affect or degrade adjacent properties, the surrounding neighborhood, nor the public health, welfare or safety. In terms of its operational characteristics, Chipotle owns and operates more than 1,900 restaurants throughout the United States, Canada, and overseas, and is rapidly expanding its brand. Chipotle attributes its tremendous growth rate since it opened its first location in 1993 on its vision for its restaurants. The idea is simple: demonstrate that customers could be served good quality food in a distinctive atmosphere, quickly and at an affordable price point. Chipotle uses high-quality raw ingredients, classic cooking methods and distinctive interior design—features that are more frequently found in the world of fine dining. Chipotle essentially established the category of dining now called "fast-casual," the fastest growing segment of the restaurant industry, where customers expect food quality that's more in line with full-service restaurants, but with the speed and convenience of fast food. The Applicant's ability to offer alcoholic beverages to its customers in its fast-casual, Mexican-style restaurant is part of the company's overall approach of offering a higher level of dining experience than one typically finds at this price point.

In terms of the compatibility of the restaurant with service of alcoholic beverages with the adjacent buildings and uses, the areas surrounding the Site are densely developed with a variety of commercial uses and residences. Specifically, properties to the north, across Sunset Boulevard, are zoned C1-1VL and are improved with a two-story office building. Properties to the east are zoned C4-1 D and are improved with a two-story building with commercial use on the ground floor and residential above. Properties to the south are zoned R1-1-HPOZ and are improved with single-family dwellings in the Spaulding Square HPOZ. Properties to the west, across Spaulding Avenue, are zoned C1-1VL and are improved with a two-story office building. Properties to the northwest, across the intersection of Sunset Boulevard and Spaulding Avenue, are zoned C1-1VL and are improved with other commercial uses. The requested Conditional Use Permit for the continued service of alcoholic beverages (beer alone, as currently, or beer and margaritas if the Applicant upgrades its ABC license type to a type 47) will not trigger any changes to the Site nor surrounding uses. Therefore, there will be no intensification of the use of the Site. For all of these reasons, along with the fact that it has established itself as a good



operator at this location, the restaurant with the proposed use will be consistent and compatible with the surrounding area in terms of its size, height and physical characteristics.

In terms of the operational compatibility and impact upon adjacent properties, surrounding uses, and the public health, welfare and safety, the Applicant's experience at this location and elsewhere has been that alcohol sales comprise only a very small percentage of gross sales at the restaurant. Further, the Applicant recognizes an obligation to be a respectful operator within the community, and welcomes input from the Planning Department, the LAPD, and the Hollywood Hills West Neighborhood Council. Ultimately, the reputation of the company depends in part on its ability to ensure that all of its locations operate in a manner which is not detrimental to the character of the development of the neighborhoods in which its restaurants are located. Chipotle has established procedures in place in its restaurants to ensure the responsible management of these products. Finally, the owners and operators of the restaurant are committed to providing a safe and enjoyable experience to their patrons, and to operating the restaurant in a manner which is consistent with this goal. Thus, the restaurant with modest operating hours (10:30 a.m. – 10:00 p.m. daily) and alcohol service has operated in a manner which has been compatible with and not adversely affecting of its surroundings, and can be expected to continue to do so pursuant to the requested new CUB.

For all of the above reasons, the restaurant's location, size, height, operations and other significant features are compatible with and do not adversely affect or 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.**

The restaurant with the requested CUP for continued service of alcoholic beverages for on-site consumption substantially conforms to the purpose, intent and provisions of the portion of the General Plan applicable to the Site. The Hollywood Plan Map designates the property for Neighborhood Commercial land uses with corresponding zones of C1, C4, C2, and P, and Height District No. 1VL. The property is not currently within the area of any specific plans or interim control ordinances.

The Community Plan text does not specifically address the requested conditional use for the sale of alcohol beverages. However, the Los Angeles Municipal Code authorizes the Zoning Administrator to grant the requested conditional use in the zones corresponding to the Plan land use designation. The General Plan promotes the provision of services throughout the city in locations that are convenient to the public yet do not impact nearby properties. The subject request is thus in harmony with the various elements and objectives of the General Plan.

**B. Additional Findings**

**i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.**

The approval of the requested Conditional Use Permit will not detrimentally affect nearby properties. The Site's location along Sunset Boulevard, the design and physical orientation of the restaurant, and the responsible operational and management practices of the restaurant will ensure that the Applicant's ability to continue to serve alcoholic beverages at this location will not adversely affect the welfare of the adjacent community. Chipotle restaurants offer a unique dining experience that is not found in

typical fast food restaurants. The company sets itself apart by providing high quality food and a unique dining atmosphere akin to that more frequently found in fine dining restaurants than in fast-food venues. The ability of customers to enjoy alcoholic beverages at Chipotle's Sunset location is part of this dining experience, and an important factor in the overall success of Chipotle restaurants at its over 1,900 locations worldwide. The long-term success of the restaurant, in turn, benefits the surrounding community as the success of the various uses within the vicinity synergistically support each other. The Applicant believes that its uniquely progressive corporate philosophy, its commitment to high quality standards for its raw ingredients, and the attractive physical design of its restaurant contribute positively to the community as a whole.

Furthermore, Chipotle's responsible operation of the restaurant and outstanding record of compliance with the California ABC and other parallel agencies in all its locations ensure that the ability to serve alcoholic beverages at this Site will continue to not be a detriment to the surrounding community. Chipotle's hours of operation are modest -- 10:30 a.m. – 10:00 p.m. daily--and Chipotle requests coterminous hours of alcohol sales. In addition, alcohol sales typically constitute only a small fraction of gross sales, and thus the approval of the requested CUB to allow continued service of these items will not have a significant impact on the surrounding area. Finally, Chipotle has established itself as a responsible company which can be trusted to manage the ABC license and local agency permits at all of its locations. For all these reasons, the Applicant believes that the approval of the requested CUB will not have an adverse effect on the pertinent community.

**ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.**

Although there are other alcohol-related uses near the Site, the granting of the application will not result in an undue concentration of alcohol-serving establishments. The Applicant already has an active license at this location and approval of the requested CUB will not change the total number of licenses. Nor would continued service of alcohol at this location lead to an undue concentration of such uses in the context of applicable State laws, the ABC's guidelines for undue concentration, the crime rate in the area, and whether revocation or nuisance proceedings have been initiated for any nearby use. According to the State Department of Alcoholic Beverage Control, 3 on-site licenses are allocated to Census Tract No. 1898, while 19 currently exist, including Chipotle's license. Those licenses are as follows:

<b>Name of Establishment</b>	<b>Address</b>	<b>License Type</b>
GREENBLATTS	8019 W. SUNSET BLVD	41 (ON-SALE BEER/WINE )
LAUGH FACTORY	8001 W. SUNSET BLVD	47 (ON-SALE GENERAL )
GRIDDLE CAFE	7916 W. SUNSET BLVD	41 (ON-SALE BEER/WINE )
HYDE	8029 W. SUNSET BLVD	47 (ON-SALE GENERAL )
EVO KITCHEN	7950 W. SUNSET BLVD STE 104	41 (ON-SALE BEER/WINE )
THE COUNTER	7919 W. SUNSET BLVD	41 (ON-SALE BEER/WINE )
VINTAGE ENOTECA	7554 W. SUNSET BLVD	41 (ON-SALE BEER/WINE )
<b>CHIPOTLE MEXICAN GRILL</b>	<b>7660 W. SUNSET BLVD</b>	<b>41 (ON-SALE BEER/WINE )</b>
SUNSET HORSES LLC	7617-19 W. SUNSET BLVD	47 (ON-SALE GENERAL )
ACABAR	1510 N. STANLEY AVE	47 (ON-SALE GENERAL )
SUNDANCE LA	8000 SUNSET #D230	41 (ON-SALE BEER/WINE )
MALIBU FISH GRILL	8000 SUNSET STE A120	41 (ON-SALE BEER/WINE )
THE VEGGIE GRILL	8000 SUNSET STE 112	41 (ON-SALE BEER/WINE )

ROCK N ROLL	8000 SUNSET STE A202	47 (ON-SALE GENERAL )
VIVOLI CAFÉ & TRATTORIA	7994 W. SUNSET BLVD	41 (ON-SALE BEER/WINE )
9021PHO	7950 W. SUNSET BLVD UNIT E	41 (ON-SALE BEER/WINE )
TACO LOVE	7980 W. SUNSET BLVD	41 (ON-SALE BEER/WINE )
WOKCANO	8000 SUNSET STE A110	47 (ON-SALE GENERAL )

Within 600 feet of the Site there are a total of 4 on- and off-site licenses, including Chipotle's. Those licenses are as follows:

<b>Name of Establishment</b>	<b>Address</b>	<b>License Type</b>
LIQUOR MART	7580 SUNSET BLVD	21 (OFF-SALE GENERAL)
7 ELEVEN MART	7600 SUNSET BLVD	20 (OFF-SALE BEER/WINE)
THE PIKEY REST'N	7617 SUNSET BLVD	47 (ON-SALE GENERAL)
<b>CHIPOTLE MEXICAN GRILL</b>	<b>7660 SUNSET BLVD</b>	<b>41 (ON-SALE BEER/WINE )</b>

Between 600-1000 feet of the Site, there are 7 on sale licenses. Those licenses are as follows:

<b>Name of Establishment</b>	<b>Address</b>	<b>License Type</b>
TOI THAI REST'N ON SUNSET	7505 SUNSET BLVD	41 (ON-SALE BEER/WINE)
SUNSET THAI CUISINE	7513 SUNSET BLVD	41 (ON-SALE BEER/WINE)
CHEEBO ITALIAN REST'N	7533 SUNSET BLVD	41 (ON-SALE BEER/WINE)
PARAPLUIE INC	7551 SUNSET BLVD #202	17 (BEER/WINE WHOLESALER) 20 (OFF-SALE BEER/WINE)
VINTAGE ENOTECA WINE BAR	7554 SUNSET BLVD	41 (ON-SALE BEER/WINE)

In terms of sensitive uses, there are 2 sensitive uses, including churches, public schools, nursery schools, child-care facilities, parks, public playgrounds, recreational areas or hospitals, located within a 600 foot radius of the Site. Those uses are as follows:

<b>Name of Establishment</b>	<b>Address</b>
CENTER FOR SPIRITUAL LIVING AT HARMONY GOLD THEATRE	7655 W. SUNSET BLVD #109
PEARLMAN ACTING ACADEMY	7700 W. SUNSET BLVD #200

Between 600-1000 feet of the Site, there is 1 sensitive use (an improve school), as follows:

<b>Name of Establishment</b>	<b>Address</b>
NERDIST SCHOOL	7518 W. SUNSET BLVD

This part of the City is densely developed with a variety of commercial uses. In that context, the number of sensitive uses in the area is not very high. In addition, the ABC recognizes that in many areas where the demand for licenses exceeds the allocation, it is still appropriate to grant additional licenses because the large number of visitors and workers who frequent the vicinity push the effective population count significantly above census numbers. This is certainly the case with regard to commercially developed corridors such as Sunset Boulevard. While there are other alcohol-serving establishments in the vicinity, the heavily populated, commercially dense nature of the area supports the current number of licenses. Furthermore, having a concentration of on-sale uses can actually be a benefit to a community, as it may be conducive to the liveliness and vitality of an area. Often, restaurant and retail patrons appreciate having a variety of options in an area when going out for a meal. In any case, the requested Conditional

Use Permit will have no impact on the number of licenses since it will simply allow the continuation of an existing use.

For the reasons stated above, the granting of the requested Conditional Use Permit will not result in an undue concentration of alcohol-serving establishments.

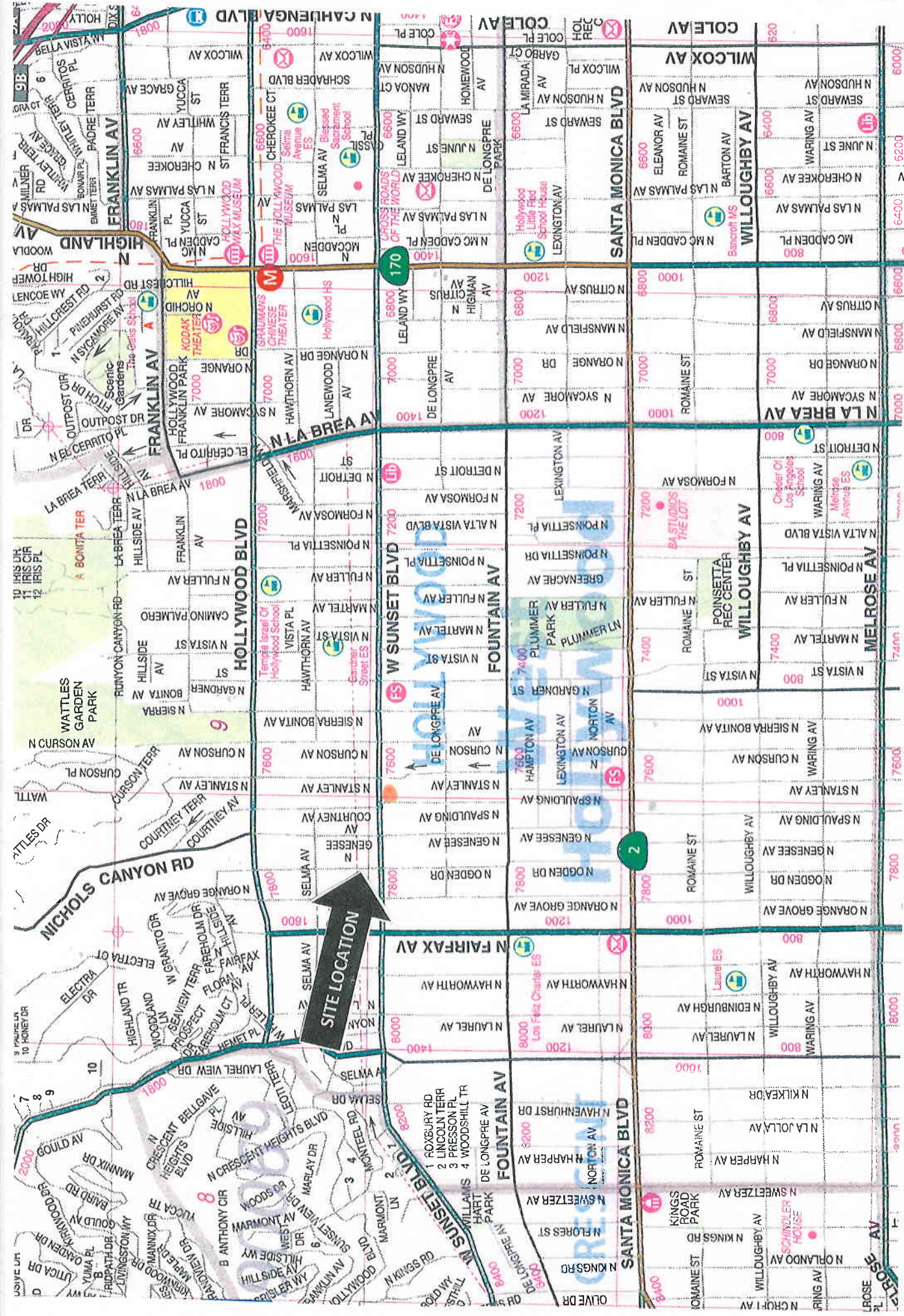
**iv. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.**

The approval of the requested Conditional Use Permit will not detrimentally affect nearby residential properties. Chipotle has been operating in a manner which is compatible with its residential neighbors since it opened in 2011; the within request is simply a request to renew the existing grant.

Moreover, the sale of alcoholic beverages accounts for only a small fraction of each restaurant's gross sales. This is an incidental/accessory use to the main premium fast-casual restaurant. The desire to renew its existing CUB is based on the fact that, in the Applicant's experience, its customers appreciate the option to purchase alcoholic beverages with their Mexican-style meals. The Applicant's hours of operation, 10:30 am to 10 pm, are modest, consistent with the character of the neighborhood, and compatible with the other commercial and restaurant uses in the vicinity. The Applicant has established itself as a reputable and successful company by virtue of its attention to detail and quality with respect to all aspects of its business. Indeed, its responsible management and training of all employees selling and handling alcoholic beverages is critical to the company's continued success. As a result, the Applicant has an outstanding record of compliance with the California Alcoholic Beverage Control agency and other parallel agencies wherever its restaurants are located.

For the reasons stated above, the Applicant believes that approval of the requested Conditional Use Permit to permit continued service of alcoholic beverages at its existing restaurant will not detrimentally affect nearby residential zones or uses.







CASE NO:

DATE: 02 - 19 - 2016

T.B. PAGE: 593 GRID: B.C-5

**SITE LOCATION:**

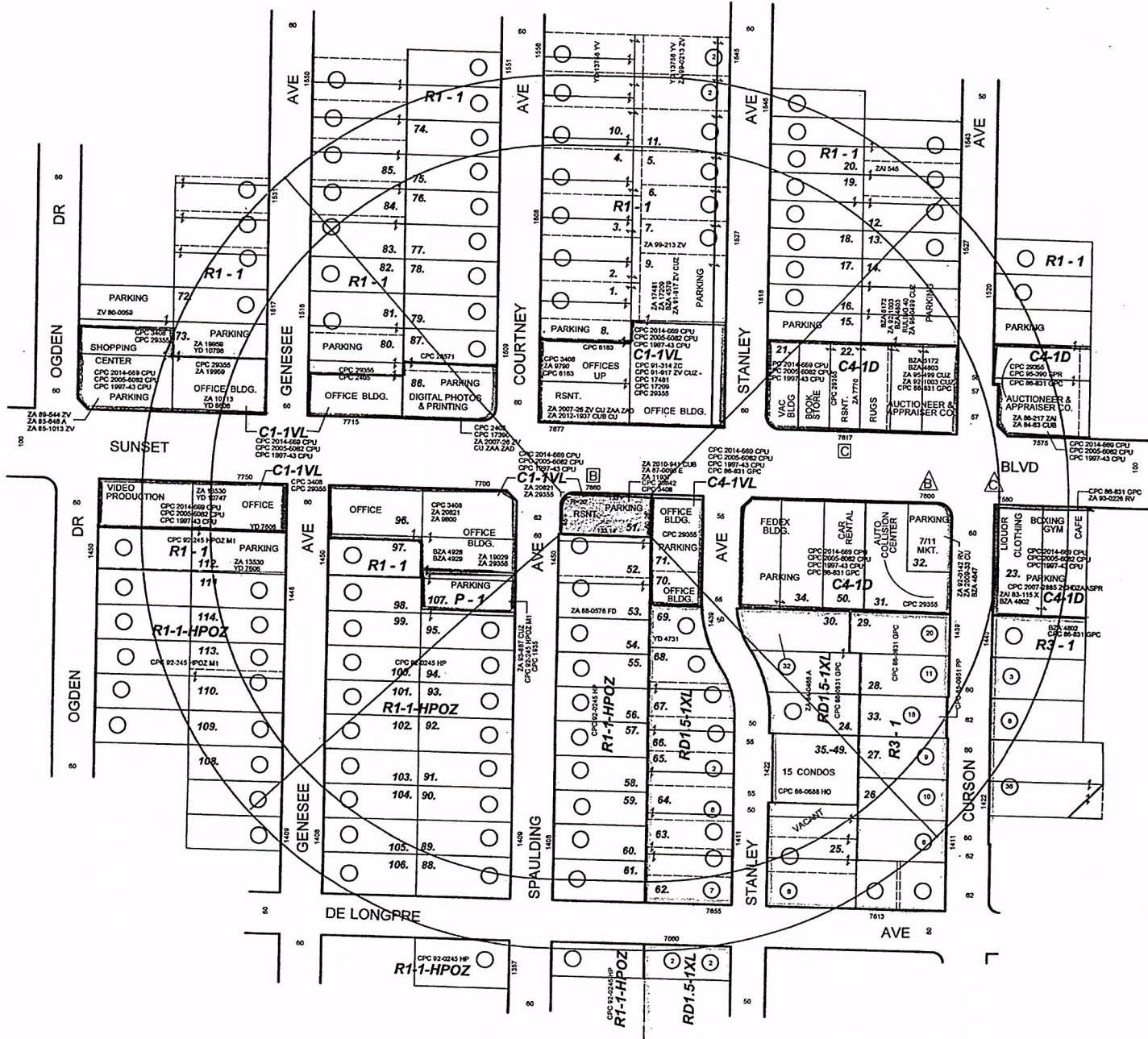
**CHIPOTLE MEXICAN GRILL #04-1413**

7660 W. SUNSET BOULEVARD

LOS ANGELES, CA 90046

# VICINITY MAP





#### LEGEND

- ☐ ON-SITE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES.
- ☐ ON-SITE CONSUMPTION OF BEER AND/OR WINE
- △ OFF-SITE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES
- △ OFF-SITE CONSUMPTION OF BEER AND/OR WINE

C.D. 4  
C.T. 1898.00  
P.A. HOLLYWOOD  
N.C. HOLLYWOOD HILLS WEST

## CONDITIONAL USE - ALCOHOL BEVERAGES



0.182 NET AC.

### RADIUS MAPS ETC

3544 PORTOLA AVENUE  
LOS ANGELES CA 90032  
OFF/FAX (323) 221-4555  
RADIUSMAPSETC@SBCGLOBAL.NET

#### SITE LOCATION:

CHIPOTLE MEXICAN GRILL #04-1413  
7660 W. SUNSET BOULEVARD  
LOS ANGELES CA 90046

#### LEGAL DESCRIPTION:

PORTION LOT 1, (ARB 1) OF TRACT NO. 2508, M.B. 27-76 (SEE APPLICATION)

#### CASE NO.:

DATE: 04 - 27 - 2016  
SCALE: 1" = 100'  
USES: FIELD  
D.M.: 147 B 177  
T.B. PAGE: 593 GRID: B,C-5  
APN: 5550-030-001









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2.



3.



4.





5.



6.





7.



8.



9.



10.





11.



12.





# **RADIUS MAPS, ETC.**

3544 Portola Avenue  
Los Angeles, CA. 90032  
Tel/Fax: (323) 221-4555

*radiusmapsetc@sbcglobal.net*

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## **CITY OF LOS ANGELES 600 FT. RADIUS ALCOHOL BEVERAGE LIST**



# 600 FT. RADIUS ALCOHOL BEVERAGE LIST

**Site Address:** 7660 W. SUNSET BOULEVARD  
LOS ANGELES, CA 90046

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**LIQUOR MART**

7580 SUNSET BLVD

TYPE 21 OFF-SALE GENERAL



**7 ELEVEN MART**

7600 SUNSET BLVD

TYPE 20 OFF-SALE BEER/WINE



**THE PIKEY REST'N**

7617 SUNSET BLVD

TYPE 47 ON-SALE GENERAL EATING PLACE



**CHIPOTLE MEXICAN GRILL**

7660 SUNSET BLVD

TYPE 41 ON-SALE BEER/WINE EATING PLACE



# RADIUS MAPS, ETC.

3544 Portola Avenue

Los Angeles, CA. 90032

Tel/Fax: (323) 221-4555

*[radiusmapsetc@sbcglobal.net](mailto:radiusmapsetc@sbcglobal.net)*

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## CITY OF LOS ANGELES 600 FT. TO 1,000 FT. RADIUS ALCOHOL BEVERAGE LIST



# 600 FT. TO 1,000 FT. RADIUS ALCOHOL BEVERAGE LIST

**Site Address:** 7660 W. SUNSET BOULEVARD  
LOS ANGELES, CA 90046

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**TOI THAI REST'N ON SUNSET**

7505 SUNSET BLVD

TYPE 41 ON-SALE BEER/WINE EATING PLACE



**SUNSET THAI CUISINE**

7513 SUNSET BLVD

TYPE 41 ON-SALE BEER/WINE EATING PLACE



**CHEEBO ITALIAN REST'N**

7533 SUNSET BLVD

TYPE 41 ON-SALE BEER/WINE EATING PLACE



**PARAPLUIE INC**

7551 SUNSET BL #202

TYPE 17 BEER/WINE WHOLESALER  
TYPE 20 OFF-SALE BEER/WINE



**VINTAGE ENOTECA WINE BAR**

7554 SUNSET BLVD

TYPE 41 ON-SALE BEER/WINE EATING PLACE

# RADIUS MAPS, ETC.

3544 Portola Avenue

Los Angeles, CA. 90032

Tel/Fax: (323) 221-4555

*[radiusmapsetc@sbcglobal.net](mailto:radiusmapsetc@sbcglobal.net)*

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## CITY OF LOS ANGELES 600 FT. RADIUS CHURCHES, SCHOOLS, NURSERY SCHOOLS, CHILD-CARE FACILITIES, PARKS, PUBLIC PLAYGROUNDS, RECREATIONAL AREAS AND HOSPITALS LIST



**600 FT. RADIUS CHURCHES, SCHOOLS, NURSERY  
SCHOOLS, CHILD-CARE FACILITIES, PARKS, PUBLIC  
PLAYGROUNDS, RECREATIONAL AREAS AND  
HOSPITALS LIST**

**Site Address:** 7660 W. SUNSET BOULEVARD  
LOS ANGELES, CA 90046

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**CENTER FOR SPIRITUAL LIVING  
AT HARMONY GOLD THEATRE**

7655 W SUNSET BLVD #109

**PEARLMAN ACTING ACADEMY  
(KIDS/TEEN CLASSES)**

7700 W SUNSET BLVD #200

# RADIUS MAPS, ETC.

3544 Portola Avenue  
Los Angeles, CA. 90032  
Tel/Fax: (323) 221-4555

*[radiusmapsetc@sbeglobal.net](mailto:radiusmapsetc@sbeglobal.net)*

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## CITY OF LOS ANGELES 600 FT. TO 1,000 FT. RADIUS CHURCHES, SCHOOLS, NURSERY SCHOOLS, CHILD-CARE FACILITIES, PARKS, PUBLIC PLAYGROUNDS, RECREATIONAL AREAS AND HOSPITALS LIST

**600 FT. TO 1,000 FT. RADIUS CHURCHES, SCHOOLS,  
NURSERY SCHOOLS, CHILD-CARE FACILITIES,  
PARKS, PUBLIC PLAYGROUNDS, RECREATIONAL  
AREAS AND HOSPITALS LIST**

**Site Address:** 7660 W. SUNSET BOULEVARD  
LOS ANGELES, CA 90046

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**NERDIST SCHOOL**

7518 W SUNSET BLVD