

Conditional Use Permit (CUP/ABC) recommendations for:
6669-6677 W Hollywood Boulevard ZA-2017-1674-CUB

1. Within six months of the date of this determination and within six months of hire, all personnel acting in the capacity of a manager of the premise and all personnel who serve alcoholic beverages shall attend Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department. All employees who serve alcoholic beverages shall attend follow-up STAR classes every 24 months. Upon completion of the training, the applicant shall provide evidence to the Zoning Administrator that such training was provided.
2. Electronic age verifications device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products shall be installed on the premise at each point-of-sale location. This device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverage or tobacco product.
3. Authorized herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a 13, 328 square-foot restaurant and auction showroom with 64 interior seats, 14 bar seats and 48 exterior seats , subject to the following limitations:
 - a. The Lobby seating (as shown on Exhibit A) shall be a maximum of 16 dining seats provided that the number of seats does not exceed the maximum allowable occupancy as determined by the Department of Building and Safety.
 - b. The Museum Exhibit/Bar seating (as shown on Exhibit A) shall be a maximum of 30seats , 14 bar seats and 16 dining seats, provided that the number of seats does not exceed the maximum allowable occupancy as determined by the Department of Building and Safety.
 - c. The Café/Retail seating (as shown on Exhibit A) shall be a maximum of 32 dining seats provided that the number of seats does not exceed the maximum allowable occupancy as determined by the Department of Building and Safety.
 - d. The Patio seating (as shown on Exhibit A) shall be a maximum of 48 dining seats provided that the number of seats does not exceed the maximum allowable occupancy as determined by the Department of Building and Safety.
 - e. The dispensing of alcoholic beverages shall occur in conjunction with the fixed bar in the Museum Exhibit/Bar area, as shown on Exhibit (A).
 - f. **Alcohol sales, service or consumption is not permitted in the Exhibit Storage area, as shown on Exhibit (A). The Exhibit Storage area is restricted for employee access only during all operating hours.**
 - g. **The hours of operation for the Museum Exhibit and Café Restaurant shall be limited to 6:00 a.m. to 11:00 p.m. daily. The hours of operation for the outdoor patio shall be limited to 6:00 a.m. to 10p.m daily. The sales, service and consumption of alcoholic beverages shall be permitted only in conjunction with restaurant operations. After hours use of the facility, other than for routine clean-up and maintenance, is not permitted.**
4. The applicant shall not sublet the premises to outside “promoters” for nightclub activity. The premises shall not be used exclusively for private parties in which the general public is excluded *with the exception of Condition #5*. The owner/operator shall at all times retain operational control of the premises
5. **Up to a maximum of 10 Special and/or Private Events shall be permitted annually. A Special or Private Event is any event which is held weekly, monthly or annually or that includes outside advertisement demonstrating a change in the mode and character of the normal showroom/restaurant operation. The applicant shall seek approval from the LAPD Hollywood Vice**

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for all Private and/or Special events in writing 14 days in advance with the date, duration and type of event being requested. Operating hours for any Special/Private event is permitted to extend until 2 a.m. Upon receiving written approval from the LAPD Hollywood Vice, the applicant may hold said event.

6. **The Applicant shall file a Plan Approval application within one (1) year from the effective date of this determination. The operational date of this determination shall be identified and confirmed by the Planning Department's Condition Compliance Unit. The Plan Approval application shall be subject to filing fees shall be conducted subject to notification requirements established by the Los Angeles Municipal Code Section 12.24-D. The purpose of the Plan Approval is to review the effectiveness of, and compliance with the terms of this grant. Upon review of the effectiveness of and compliance with the conditions, the Zoning Administrator may modify such conditions, delete, or add new ones as appropriate and require a subsequent plan approval, as necessary, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.**
7. The square footage of the premises shall not exceed the proposed square footage on the submitted floor/site plan.
8. Only the front gate/entryway shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times other than to permit temporary access for delivery of supplies and trash removal. These doors shall not consist solely of a screen or ventilated security door but shall be solid.
9. Partitions separating booth/dining areas shall not exceed 54 inches in height. No obstructions shall be attached, fastened or connected to the booth/dining areas within the interior space for the facility that restrict, limit, or obstruct the clear observations of the occupants.
10. All exterior portions of the site, shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site and no floodlighting shall be located as to be seen directly by persons on adjacent properties.
11. There shall be no pool table or billiards table, electronic games, coin-operated games, dart games, or video machines maintained upon the premises at any time.
12. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.
13. The Applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.
14. **There shall be no Public Dancing at any time. Dancing shall require the filing of a new Conditional Use Permit pursuant to LAMC Section 12.24-W,18. No conditional use for patron dancing has been requested or approved herein.**
15. **The premises shall not be leased or rented to outside promoters or to any third parties for private parties or special events. The Applicant/operator may host private parties or events where a fixed number of patrons is predetermined and does not exceed the seating capacity or maximum occupancy approved by the Fire Department. The conduct of the business during any private parties shall be under direct control of the business owner/operator and the showroom/restaurant management staff shall be present during private parties. The person responsible for the private party or event shall be provided with a copy of the conditions of this grant and language below or**

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similar language shall be included in the contract related to any private party or event. Any private party or special event held must adhere to the conditions of this grant. Prior to the beginning of operations, the Applicant shall provide a copy of its standard contract related to private parties or events to the Department of City Planning for inclusion in the case file.

The total number of guests shall not exceed the maximum occupancy determined by the Fire Department. Management staff shall be present during the private party or event. **The City's conditions of approval imposed on the operation of the establishment by Case No. ZA 2017-1674-CUB, which permits the sale and dispensation of a full line of alcoholic beverages for on-site consumption, shall be observed at all times during the private party or event.**

- 16. Only ambient music is permitted. The ambient music shall be limited to background music at a low volume to compliment the dining experience.**
17. Any music, sound, or noise which is under control of the applicant shall not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance) and shall not be audible beyond the subject premises. At any time during the term of the grant a City Inspector may visit the site during operating hours to measure the noise levels using a calibrated decibel/sound level meter. If, upon inspection, it is found that the noise level exceeds those allowed by the Citywide Noise Ordinance, the owner/operator will be notified and will be required to modify or, eliminate the source of noise or retain an acoustical engineer to recommend, design and implement noise control measures within the property such as, noise barriers, sound absorbers or buffer zones. Any sound or noise emitted that is under the control of the applicant shall constitute a violation of Section 116.01 of the LAMC, including any loud, unnecessary or unusual noise that disturbs the peace or quiet of any neighborhood or that causes discomfort. The establishment shall make an effort to control any unnecessary noise made by staff or any employees contracted by the theater, or any noise associated with the operation of the establishment, or equipment of the theater.
18. There shall be no Adult Entertainment of any type pursuant to L.A.M.C. Section 12.70.
- 19. No live entertainment including but not limited to live music, Disk Jockey, jukebox or karaoke nights is permitted. Such a request is subject to a Specific Plan Exception.**
- 20. Any future operator or owner for this site must file a new Plan Approval Application or an equivalent to allow the City of Los Angeles to review the "mode and character" of the usage.**
21. The Applicant(s) shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Petitioner(s) shall be removed or painted over within 24 hours of being applied.
22. A copy of these conditions shall be maintained on site in the office. Additionally, a copy shall be provided to all employees who shall sign an acknowledgement form stating that they have read and understood all of the ABC and conditional use permit conditions. Said form shall be maintained at the location by the owner and /or manager who shall present it to Police personnel, ABC investigators or any other City agency upon request. All licenses, permits and conditions shall be posted in a conspicuous location at the subject establishment.
23. The Applicant(s) shall maintain on the premises and present upon request to any law enforcement officer, a copy of the Business Permit, Insurance information and a valid emergency contact phone number for the Security Company service(s), Valet Company service(s), and the property owner.
- 24. A parking plan and supporting documentation shall be submitted to the satisfaction of the Zoning Administrator.**

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25. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the restaurant is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.
26. Prior to the beginning of operations, the manager of the facility shall be made aware of the conditions and shall inform his/her employees of the same. A statement with the signature, printed name, position and date signed by the manager and his/her employees shall be provided to the Department of City Planning. The statement shall state,

We, the undersigned, have read and understood the conditions of approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with the restaurant located at 6675 W. Hollywood Boulevard, and agree to abide and comply with said conditions.

A copy of the conditions of this letter of determination, business permit and insurance information shall be Retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety or the State Department of Alcoholic Beverage Control.

27. Security. During all hours of operation, the Applicant(s) shall provide a minimum of three (3) security guards and (1) one security supervisor on the premise. The security guards shall not have any other activities other than those that are security related. Security personnel shall be licensed consistent with State law and Los Angeles Police Commission standards and maintain an active American Red Cross first-aid card. Security personnel shall be dressed in such a manner as to be readily identifiable to patrons and law enforcement personnel.
28. The Applicant(s) shall install and maintain a security surveillance system and a three-month video library that covers all common areas of the business, high-risk areas, sidewalk areas, and entrances or exits. The videotapes/footage shall be made available to police upon request.
29. The Applicant shall provide the Zoning Administrator a copy of each license, suspension thereof, or citation issued by the State Department of Alcoholic Beverage Control or the Los Angeles Police Department upon such instance.
30. The premises shall be maintained as a bona fide eating place (restaurant) with an operational kitchen and shall provide a full menu containing an assortment of foods normally offered in such restaurants. The restaurant shall not operate as a nightclub. Food service shall be available at all times that the restaurant is open for business.
31. The licensee shall comply with the provisions of Section 23038 of the Business and shall comply with the provisions of Section 23038 of the Business and Professions Code and acknowledges that incidental, sporadic or infrequent sales of meals or mere offering of meals without actual sales shall not be deemed sufficient to consider the premises in compliance with the aforementioned code section.
32. Food facilities must be maintained in sanitary condition and the premises must be equipped with a proper amount of refrigeration for keeping of food on the premises and be equipped with such other facilities as are necessary to comply with all regulations of the local health department.

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6669-6677 W Hollywood Boulevard ZA-2017-1674-CUB

33. **No portion of the showroom/restaurant shall be deemed to be “private”, for the purpose of dispensing alcoholic beverages to selected patrons. At no time, shall any form of membership card or compensation be a pre-requisite for admission to the showroom or restaurant at large, or to any sub-portion of the premise.**
34. There shall be no service, sales or possession of an alcoholic beverage on any sidewalk area or adjacent parking lot or alley way. There shall not be off-site sales of Alcohol beverages.
35. Prior to the beginning of operations, 24-hour “hotline” shall be provided for complaints or concerns from the community regarding the operation. The 24-hour phone number shall be posted at the following locations:
 - a. Entry, visible to pedestrians
 - b. Customer service desk, front desk or near the hostess station

The applicant shall maintain a log of all calls, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved. This log shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department. Complaints shall be responded to within twenty four hours.

36. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon his/her initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-I (Miscellaneous Plan Approval), the purpose of which will be to review the applicant’s compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department’s corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.