

Conditional Use Permit (CUP/ABC) recommendations for:
6633 Hollywood Boulevard

“Escape Hotel”

ZA-

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. The premises shall be maintained as a bona fide restaurant with an operational kitchen and shall provide a menu containing an assortment of foods normally offered in restaurants.
4. A kitchen shall be maintained in the restaurant premises in accordance with the definition of such in the Los Angeles Municipal Code. Food service shall be made available at all times the premises are open for business.
5. The maximum square footage of the restaurant has been proposed to be 5,825 square feet, within a two-level 9,845 square-foot themed Escape Room business. Maximum seating for the restaurant has been proposed to not exceed a total of 146 patron seats. The maximum number of seats permitted in the restaurant structure is to be determined by the Department of Building and Safety and the Los Angeles City Fire Department. If a lower number of seats are approved, the applicant shall submit a revised floor plan to the Department Services Center to be included as part of the Exhibit "A".
6. Any future request for seating above the permitted 146 seats, whether indoors or outdoors, shall be filed pursuant to an Approval of Plans application in compliance with provisions of the Municipal Code.
7. The hours of restaurant/Escape Room operation shall be permitted to extend from 10:30 a.m. to 12:00 a.m. (midnight), Sunday through Wednesday, and from 10:30 a.m. to 2:00 a.m., Thursday through Saturday.
8. 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.
9. There shall be no Dance Floor arrangement permitted in the subject premises. Patron dancing is not permitted nor shall the Petitioner(s) accommodate or endorse dancing features in any fashion.
10. No amplified music with the exception of ambient music is permitted. Employment of any live entertainment features are not permitted at the subject premises. Any ambient music, sound or noise emitted that is under the control or influence of the petitioner(s) shall not be audible beyond the structure that is under the control of the applicant. No music, sound or noise shall be emitted from the subject businesses at a level prohibited by the noise regulations of the Los Angeles Municipal Code. Any sound or noise emitted, that is under the control of the petitioner(s) that is audible beyond the confines of the subject property, 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 restaurant staff or any employees contracted by the restaurant, or any noise associated with the operation of the establishment, or equipment of the restaurant.
11. Only the front door or 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

**Conditional Use Permit (CUP/ABC) recommendations for:
6633 Hollywood Boulevard “Escape Hotel”**

ZA-

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.

12. The organization of an admissions line or a line queue on the public sidewalk fronting the subject premises shall only be permitted for the purposes of inspecting identification and making good faith efforts to identify and deny entry to persons who may be intoxicated or otherwise ineligible to enter the establishment. The petitioner(s) shall conduct such inspections of incoming patrons in a reasonably expedient manner and organize the incoming patrons along the property exterior so as to minimize the impact on sidewalk pedestrian traffic.
13. 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.
14. The exterior windows and glass doors of the store shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police and private security.
15. 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.
16. 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.
17. There shall be no admission or cover charge at any time for customers seeking only to patronize the restaurant portion of the facility. There shall not be a requirement to purchase a minimum number of drinks at any time on the premises.

**This condition may be altered if the procedure of only providing alcoholic beverage service to patrons who have purchased or otherwise attained admission to an Escape Room Game is elected as a more suitable operating condition than conditions requiring more robust security arrangements. **
18. As it relates to operation and use of the restaurant property there shall be no live entertainment features such as live music acts or arrangements, disc-jockeys, karaoke, burlesque dancers, topless entertainment, patron dancing arrangements, or fashion shows.
19. There shall be no Adult Entertainment of any type pursuant to L.A.M.C. Section 12.70.
20. No employee or agent shall be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premises, nor shall the licensee provide, permit, or make available, either gratuitously or for compensation, male or female patrons who act as escorts, companions, or guests of and for the customer.
21. The owner/restaurant operator shall at all times maintain the abutting public access ways free of obstruction.
22. Petitioner(s) shall install and maintain security cameras and a two-month video library that covers all common areas of the business, high-risk areas, sidewalk areas, and entrances or exits. The videotapes or digital recordings shall be made available to police upon request.
23. The Petitioner(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.

Conditional Use Permit (CUP/ABC) recommendations for:
6633 Hollywood Boulevard **“Escape Hotel”**

ZA-

24. The approved conditions shall be retained on the premises at all times and produced upon request of the Police Department, the Department of Building and Safety or City Planning. All licenses, permits and conditions shall be posted in a conspicuous location at the facility. Additionally, copies of the ABC operating conditions and conditional use permit conditions shall be provided to all employees working in the restaurant. Restaurant employees are required to be knowledgeable of the establishment operating conditions and shall sign a document acknowledging that they have read and understood all of the ABC and conditional use permit conditions. Said acknowledgment form(s) shall be maintained at the location by the operator and/or manager who shall present the document(s) to Police Department personnel, ABC Investigators or any other City agency upon request.

25. Parking shall be provided in accordance with the requirements of the Los Angeles Municipal Code, to the satisfaction of the Department of Building and Safety. No variance from said requirements is requested or grant herein.

26. If valet service is used a copy of the contract with the valet company shall be submitted to the Office of Zoning Administration demonstrating that valet service is made available to customers of the petitioner(s) between the hours of 8:00 p.m. and one-half hour after closing. If valet service is implemented the petitioner(s) will additionally be required to provide the Office of Zoning Administration with information pertaining to the valet rates or cost of valet service as it relates to customers utilizing said service. The availability of valet parking/service shall be made known to the public via the restaurant menu, a posting of the information on readily visible locations in the restaurant and on any restaurant website.

27. A copy of the business permit, insurance information, and a valid emergency contact phone number for the valet and security company service(s) used by the business operator shall be maintained on the premises and presented upon request to any law enforcement officer.

28. A) Between the hours of 8:00 PM and until thirty minutes after the closing hours, the Petitioner(s) shall provide a minimum of **three (3)** security guards on the premises, Sunday through Thursday. Between the hours of 8:00 PM and until thirty minutes after the closing hours, the Petitioner(s) shall provide a minimum of **four (4)** security guards on the premises, Friday through Saturday. The establishment security guards fulfilling this requirement shall not have any other activities other than those that are security related. Security personnel shall be licensed in accordance with State Law and Police Commission standards and maintain valid Bureau of Security and Investigative Services Guard Credentials along with active American Red Cross first-aid credentials. Establishment security personnel shall be dressed in such a manner as to be readily identifiable as facility security guards to patrons and law enforcement personnel.

B.) The applicant shall be required to provide the Police Department with a security plan that satisfactorily conforms to Police Department and City Planning standards. The security plan shall include a delineation of the video surveillance arrangements for both the licensed premises and the adjoining areas (Outdoor dining areas) developed or otherwise used by the applicant. The security plan shall also include a delineation of the security personnel scheme including specifications pertaining to staffing, structure and arrangement of security guards for both the licensed premises and the adjoining areas developed or used by the applicant. The applicant’s security plan will be included in the ZA Case File following Police Department and City Planning approval.

** If the applicant elects to adopt the condition that restricts the sales of food and/or alcoholic beverages to only those patrons who have registered to participate in an Escape Room game then the applicant will be required to provide less security personnel (Such as three guards – Thursday through Saturday and two guards Sunday through Wednesday).**

29. No portion of the 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 restaurant at large, or to any sub-portion of the restaurant.

Conditional Use Permit (CUP/ABC) recommendations for:
6633 Hollywood Boulevard **“Escape Hotel”**

ZA-

30. Loitering shall be prohibited on or around these premises as well as the properties adjacent to the subject premises. The applicant shall be responsible for ensuring that persons are dissuaded from loitering on or immediately around the subject premises.
31. Signs shall be prominently posted in English and the predominant language of the facility’s clientele, if different and a notice shall be placed therein stating that California State Law prohibits the sale of alcoholic beverages to persons under the age of twenty-one years or to intoxicated persons and that no such sales will be made.
32. The petitioner(s) shall place legible signs on the exterior walls of the subject property alerting patrons to keep noise to a minimum, and to be respectful of the properties surrounding neighbors.
33. A “Free Designated Driver Program” shall be implemented in which “FREE Non-Alcoholic Beverages” will be offered to the designated drivers: such as coffee, tea, or sodas approved by the Zoning Administrator. An explanation of the program shall be print on the restaurant menus.
34. 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.
35. The business operator and/or the operator’s agents shall comply with California Labor Code Section 6404.5(b) which prohibits the smoking of tobacco or any non-tobacco substance, including from electronic smoking devices, within any place of employment.
36. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition 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.
37. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business.
38. The on-duty manager’s responsibilities shall include the monitoring of the interior of the premises to ensure compliance with all State laws, Municipal Codes and Conditions imposed by the Department of Alcoholic Beverage Control and the Department of City Planning.

**Conditional Use Permit (CUP/ABC) recommendations for:
6633 Hollywood Boulevard “Escape Hotel”**

ZA-

39. The number of special events permitted on the subject property shall be limited to a maximum of 12 events per year. A special 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 restaurant operation or any significant live entertainment features that would stipulate an ABC one-day permit application or some other special endorsement. Operational occurrences or arrangements wherein the applicant(s) demands or requests an admission fee from restaurant patrons will be considered special events as will any events that involve the exclusion of the general public from gaining admission to the restaurant premises. The applicant shall seek approval from the Hollywood Vice Unit for all special events 14 days in advance of the date of each special event, in writing. LAPD shall respond to requests for special events in writing. Outside advertisement as it pertains to this provision shall include any promotional material or notification commissioned by any entity that is not directly associated with the operation or under the direct employ of the applicant(s).
40. Any future operator(s) or changes in ownership of the subject site will require the filing of a new Plan Approval Application.
41. The applicant/restaurant operator shall identify a contact person and provide a 24-hour "hot line" telephone number for any inquiries or complaints from the community regarding the subject facility. Prior to the utilization of this grant, the phone number shall be posted on the site so that is readily visible to any interested party. The hot line shall be:
- posted at the entry, and the cashier or customer service desk,
 - responded to within 24-hours of any complaints/inquiries received on this hot line, and
 - The applicant shall document and maintain a log of complaints received, the date and time received and the disposition of the response. The log shall be made available for review by the Los Angeles Police Department and the Zoning Administrator upon request.

CONDITIONS FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

42. There shall be no service, sales or possession of an alcoholic beverage on any sidewalk area with the exception of the approved patio area. There shall not be off-site sales of Alcohol beverages.
43. The quarterly gross sales of alcohol shall not exceed the gross sales of food. The business operator shall maintain records which reflect these numbers and make them available to the Police Department upon request.
44. Bottle and/or Table service involving the distribution of distilled spirits shall be prohibited. “Buckets” of beer and portable bars are prohibited. There shall be no “Minimum drink” required of patrons. In addition, there shall be NO sales of table(s) and/or seating where alcoholic beverages are in any way included in the sale cost of the seating.
45. “Happy Hour” is permitted between the hours of 4:00 pm and 8:00 pm, daily. There may be no more than a fifty percent discount on alcoholic beverages.
46. A “Free Designated Driver Program” shall be implemented in which free non-alcoholic beverages such as water, coffee, tea and soft drinks will be offered to the designated driver of a group.
47. No signs are permitted on the outside of the building or patio enclosure or directed from inside to the outside which display or advertise the availability of alcoholic beverages.