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September 30, 2013

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CASE NO. ZA 2013-1335(CUB)
CONDITIONAL USE
6679 Hollywood Boulevard
Hollywood Planning Area
Zone : C4-2D-SN
D. M. : 148-5A185
C. D. : 13
CEQA : ENV-2013-1336-CE
Legal Description: Lot 4, Hollywood
Ocean View Tract

Pursuant to Los Angeles Municipal Code Section 12.24-W,1, I hereby APPROVE:

a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 1,860 square-foot restaurant with 59 seats in the C4-2D-SN Zone,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.



5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceedings against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. Approved herein is the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in an existing 1,860 square-foot restaurant with a maximum of 59 interior seats. No outdoor seating has been requested or permitted. Hours of operation are from 11 a.m. to 2 a.m. daily. The permitted occupancy as authorized by conditional use permit action and by the Fire Department, respectively, shall be posted on the premises.
8. This grant shall have a life of **five years** after which the applicant shall file for and win an authorization from the Office of Zoning Administration in order to continue the sale of a full line of alcoholic beverages for on-site consumption.
9. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require the petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review the petitioner's compliance with and the effectiveness of the conditions of the grant. The petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.
10. Any future operator or owner of the restaurant must file a Plan Approval application to allow the City of Los Angeles to review the "mode and character" of the use.
11. No cover charge or any after-hours use of the restaurant shall be permitted.
12. No dancing, pole dancing, live entertainment, karaoke, or disc jockey is permitted.
13. Amplified recorded music shall not be audible beyond the property lines.
14. There shall be no pool tables, coin-operated games, or video machines.

15. The premises shall be maintained as a bona fide restaurant with an operating kitchen and shall provide a menu containing an assortment of foods normally offered in restaurants. Food service shall be available at all times during normal operating hours.
16. Within six months of the effective date of this action, all employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Follow-up training shall be taken by employees every 24 months. Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Zoning Administrator as evidence of compliance. In the event there is a change in the licensee, within one year of such change, this training program shall be required for all new staff.
17. Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages shall be installed on the premises at each point-of-sale location. The 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 beverages.
18. The owner/operator shall maintain digital video surveillance of all interior public areas, including entrances and exits, and maintain a minimum of a three-month DVR library. All persons acting in the capacity of manager shall be familiar with the security camera system and have the ability to make a copy of the content and provide it to law enforcement officers upon request.
19. The subject establishment will not be used exclusively for private parties where the general public is excluded.
20. The applicant shall not sublet the premises for any nightclub activity.
21. Loitering is prohibited on or around these premises or the area under control of the applicant.
22. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
23. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department or City Planning. All employees working in the restaurant shall be knowledgeable of these conditions and shall sign a document acknowledging receipt of these conditions.
24. Within 30 days of the effective date of this action, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval

before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after OCTOBER 15, 2013, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and

a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.** Public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report of the Zoning Analyst thereon, the statements made at the public hearing on August 22, 2013, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The subject property is a level, corner parcel measuring approximately 9,714 square feet with an approximately 90-foot frontage on the north side of Hollywood Boulevard and a depth of approximately 108 feet along the east side of Las Palmas Avenue. The property is improved with a single structure containing approximately three tenant spaces. The subject restaurant, L'Scorpion, is 1,860 square feet. There is no on-site parking.

The property is located in the Los Angeles State Enterprise Zone, Central City Revitalization Zone, and the Hollywood Entertainment District Business Improvement District. The property is located within the Hollywood Redevelopment Project Area of the former CRA/LA, and the Hollywood Signage Supplemental Use District.

The north adjoining properties are zoned C4-2D-SN and developed with a restaurant/lounge use. The south adjoining properties across Hollywood Boulevard are

also zoned C4-2D-SN and developed with various retail stores. The east adjoining properties are zoned C4-2D-SN and developed with restaurant and retail uses and the west adjoining properties across Las Palmas Avenue are zoned C4-2D-SN and developed with restaurant and retail uses.

The applicant is requesting a conditional use for the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in a 1,860 square-foot restaurant with 59 interior seats and hours of operation from 11 a.m. to 2 a.m. daily. The previous conditional use expired on February 8, 2008, however, the service of alcohol has continued. The arrangement of tables, displays, seating, and restrooms appeared to be substantially consistent with the submitted plans, although there was no ramp inside of the restaurant as indicated on the site plan. Staff noted there was a dance pole in the rear of the restaurant that was not shown on the floor plan.

Hollywood Boulevard is a Modified Major Highway II improved to a 100-foot width.

Las Palmas Avenue is a Local Street improved to a 63-foot width.

Previous zoning related actions on the site/in the area include:

Subject Property

Case No. ZA 2009-2714(CUB) - On August 20, 2010, the Chief Zoning Administrator terminated the case due to deficiencies in the application.

Order to Comply No. A-2040349 - On February 20, 2009, the Department of Building and Safety cited the property owner for failing to maintain a valid conditional use permit.

Case No. ZA 2004-4547(CUB)(CUX)(PA1) - On June 12, 2007, the Zoning Administrator determined that full compliance with the conditions of the prior action has been attained in association with the sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption in conjunction with three restaurants; and the sale and dispensing for consideration for on-site consumption of beer and wine to be upgraded to a full line of alcoholic beverages in conjunction only with the establishment of a new restaurant; and that the applicant's request to remove prior zoning entitlements associated with the sale and dispensing for consideration for on-site consumption of alcoholic beverages associated with a 2,695 square-foot restaurant (formerly Bar Deluxe), currently Rokbar) located at 1710 North Las Palmas has been acknowledged and is effectuated.

Case No. ZA 2005-7932(CUB)(CUX) - On May 25, 2006, the Zoning Administrator approved patron dancing and the continued sale of a full line of alcoholic beverages for on-site consumption in a restaurant.

Case No. ZA 2004-4547(CUB)(CUX) - On January 21, 2005, the Zoning Administrator approved the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with three restaurants; and to permit an existing conditional use for the sale and dispensing for consideration for

on-site consumption of beer and wine to be upgraded to a full line of alcoholic beverages in conjunction only with the establishment of a new restaurant.

Surrounding Properties

Case No. ZA 2013-0832(CUB)(CUX) – On August 19, 2013, the Zoning Administrator approved the continued sale of a full line of alcoholic beverages for on-site consumption in a bar with dancing, located at 6364 Hollywood Boulevard.

Case No. ZA 2012-2850(CUB) - On May 23, 2013, the Zoning Administrator approved the continued sale of a full line of alcoholic beverages for on-site consumption in a restaurant, located at 1708 North Palmas Avenue.

Case No. ZA 2011-1956(CUB) - On July 12, 2012, the Zoning Administrator approved a conditional use to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a new 3,970 square-foot restaurant, located at 1724 North Highland Avenue.

Case No. ZA 2011-2376(CUB) - On November 7, 2011, the Zoning Administrator approved the continued sale of a full line of alcoholic beverages for on-site consumption in a restaurant, located at 6683 Hollywood Boulevard.

Case No. ZA 2009-2638(CUB)(CUX) - On February 17, 2011, the Zoning Administrator approved the continued sale of a full line of alcoholic beverages for on-site consumption at a restaurant; with dancing and live entertainment, located at 6633 Hollywood Boulevard.

Case No. ZA 2010-3061(CUB) - On February 10, 2011, the Zoning Administrator approved a conditional use to allow the sale of a full line of alcoholic beverages for on-site consumption in a proposed 2,638 square-foot restaurant with 109 seats, located at 6615-6617 Hollywood Boulevard.

Case No. ZA 2010-0789(CUB) - On July 1, 2010, the Zoning Administrator approved a conditional use to allow the sale of beer and wine for on-site consumption in an existing 2,121 square-foot restaurant, located at 6719-6721 Hollywood Boulevard.

Case No. ZA 2008-636(CUB)(CUX) - On December 23, 2009, the Zoning Administrator approved a conditional use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, and patron dancing, located at 1710 North Las Palmas Avenue.

Case No. ZA 2009-1840(CUB)(CUX) - On October 8, 2009, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in an existing nightclub; and to allow patron dancing and live entertainment, located at 6623-6625 West Hollywood Boulevard.

Case No. ZA 2008-3710(CUB)(CUX) - On July 23, 2009, the Zoning Administrator approved the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in a restaurant; and to allow public dancing in a restaurant, located at 6714 Hollywood Boulevard.

Case No. ZA 2008-4721(CUB) - On June 16, 2009, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full-line of alcoholic beverages in an existing 2,592 square-foot restaurant with 51 seats and 24 seats in the patio, located at 6669 Hollywood Boulevard.

Public Hearing

The public hearing was held on August 22, 2013 in City Hall.

Michael Gonzalez:

- This is a new conditional use to allow the sale of alcohol in an 1,860 square-foot restaurant open from 11 a.m. to 2 a.m., daily
- It usually only opens at 11 a.m. on the weekends
- It has operated for ten years
- I will have to defer to my client on the pole staff noticed in the restaurant
- We go to the full board on August 21
- Oren Feldman will forward you the NC's letter
- We did not meet with the Council Office since it is a continuation
- We are fine with LAPD's conditions

Officer Gray, Hollywood Vice Division:

- Our only issue with the use was their expired CUB
- We don't want any cover charge, dancing or live entertainment
- The pole should be removed if there is no dancing permitted
- We will submit a letter with our conditions within a week
- We now require a three month DVR storage library for the security cameras

Martin Torrez, applicant:

- The pole is used after midnight, we remove the tables and chairs
- We can remove it if it is an issue.

Correspondence

The Hollywood Hills West Neighborhood Council voted in support of the project on August 21, 2013.

A letter dated August 29, 2013, was submitted by Captain Girmala of the Hollywood Community Police Station. LAPD does not oppose the issuance of the conditional use as long as the prior conditions relating to no cover charge, dancing or live entertainment are carried over.

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

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- No "Happy Hour" or promotional discount of alcoholic drinks shall be permitted.
- There shall be no requirement for a minimum purchase of drinks.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- The sale of alcoholic beverages for consumption off the premises is prohibited.
- The applicant shall not exchange any of the alcoholic beverage licenses for a public premises type license.
- The sale of distilled spirits by the bottle for same day or future consumption shall be prohibited.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for the sale of a full line of alcoholic beverages for on-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

FINDINGS

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **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 applicant is requesting a conditional use to allow for the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 1,860 square-foot restaurant (L'Scorpion). The restaurant has 59 interior seats and hours of operation from 11 a.m. to 2 a.m. daily. L'Scorpion has operated at the subject location since 2004. The applicant's conditional use permit lapsed in February of 2008 resulting in the operator being cited by LADBS. A representative from LAPD's Vice Division stated the only issue they have had was the expired conditional use permit. The Police Department was not opposed to the request as long as the prior conditions are imposed. The conditions relating to the sale and service of alcoholic beverages are recommended above for the consideration of ABC when the license is renewed. The other conditions recommended by LAPD regarding no cover charge, no dancing and live entertainment, and no pole dancing have been incorporated herein along with numerous other conditions to ensure that the restaurant operates in a manner that enhances the surrounding neighborhood. The restaurant serves area residents and tourists and the sale of alcoholic beverages incidental to food service is offered as an amenity to the patrons. As conditioned, the continued sale of a full line of alcoholic beverages for on-site consumption will provide a beneficial service to the Hollywood community.

2. **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.**

There are no proposed changes to the restaurant's location, size, height, operation or any other significant features. The adjacent properties are all zoned C4-2D-SN and developed with a mixture of restaurant, bar and retail uses. L'Scorpion has operated in a compatible manner with these uses for nine years. As noted above, the prior conditions of approval have been incorporated to ensure that the restaurant continues to operate in a manner that is compatible with and does not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

There are eleven elements of the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies

derived from these Elements are in the form of Code requirements of Los Angeles Municipal Code. Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The Hollywood Community Plan designates the property for Regional Center Commercial land uses with the corresponding zones of C2, C4, RAS4, R5, P and PB. The property is not located within a Specific Plan area.

The Hollywood Community Plan Goal L.U.2 encourages a range of employment opportunities in Regional Centers located near transit. The grant of the conditional use to allow the continued sale of alcoholic beverages at a restaurant is consistent with Objective 7.3 of the Framework Element which states "maintain and enhance the existing businesses in the City" as well as Policy 7.3.2 which states "retain existing neighborhood commercial activities within walking distance of residential areas." The restaurant is located on a commercial corridor within walking distance of residential areas. In light of the above, the project substantially conforms to the purpose, intent and provisions of the General Plan and the Hollywood Community Plan.

4. **The proposed use will not adversely affect the welfare of the pertinent community.**

No evidence was submitted for the record demonstrating that the continued sale of a full line of alcoholic beverages for on-site consumption at the restaurant will adversely affect the welfare of the surrounding community.

5. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the State of California Department of Alcoholic Beverage Control (ABC) licensing criteria, 2 on-site and 1 off-site licenses are authorized to Census Tract No. 1902.02. There are currently 20 on-site and 2 off-site licenses in this census tract. The applicant has an active ABC license (No. 502894) and no active disciplinary history is noted.

Statistics from the Los Angeles Police Department reveal that in Crime Reporting District 636, which has jurisdiction over the subject property, a total of 1,148 Part I crimes and Part II arrests were reported in 2012. The citywide average for 2012 was 146 Part I crimes and Part II arrests, while the high crime reporting district average

was 176. The restaurant is located in an area of high crime where there are a number of alcohol-serving establishments. The applicant met with LAPD and agreed to continue the conditions from the prior grant. These conditions, such as no cover charge, dancing, or live entertainment prohibit the restaurant from evolving into a night club which would drain LAPD's limited resources. The conditions require that a plan approval be filed if there is a change of operator to evaluate the mode and character and to allow for additional LAPD review. The granting of the conditional use will not result in an undue concentration of ABC licenses in the area as a new license is not required.

6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

There are a number of sensitive uses in the area, including churches, schools, and multi-family residences. There was no testimony or letters submitted by anyone in opposition to the continued sale of alcoholic beverages. The applicant met with the Hollywood Hills West Neighborhood Council, and their Board voted in support of the conditional use. The operation of the restaurant with incidental sales of alcohol has not detrimentally affected nearby sensitive uses.

ADDITIONAL MANDATORY FINDINGS

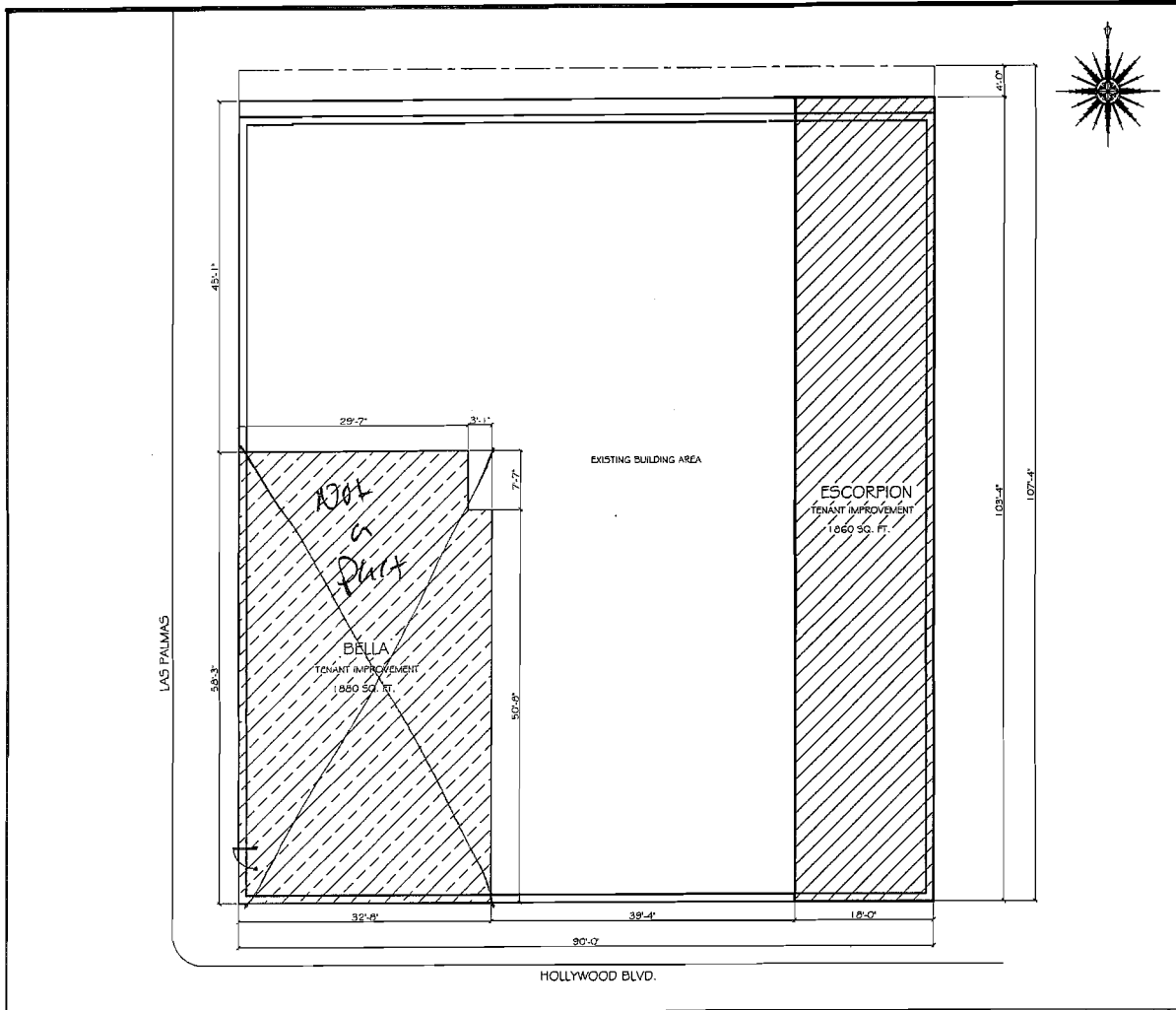
7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
8. On July 11, 2013, the subject project was issued a Notice of Exemption (Article III, Section 3, City CEQA Guidelines), log reference ENV-2013-1336-CE, for a Categorical Exemption, Class 5, Category 34, Section 1, State EIR Guidelines, Section 15100. I hereby adopt that action.

Maya E. Zaitzevsky

MAYA E. ZAITZEVSKY
Associate Zoning Administrator
Direct Telephone No. (213) 978-1416

MEZ:lmc

cc: Councilmember Mitch O'Farrell
Thirteenth District
Adjoining Property Owners



DAVID MAMAN DESIGN
 6541 Hollywood Blvd
 Los Angeles, Ca. 90028
 Tel. 323-466-8066
 Fax. 323-466-8067

PROJECT #
 ISSUE DATE :
 DRAWING TITLE
SITE PLAN PLAN

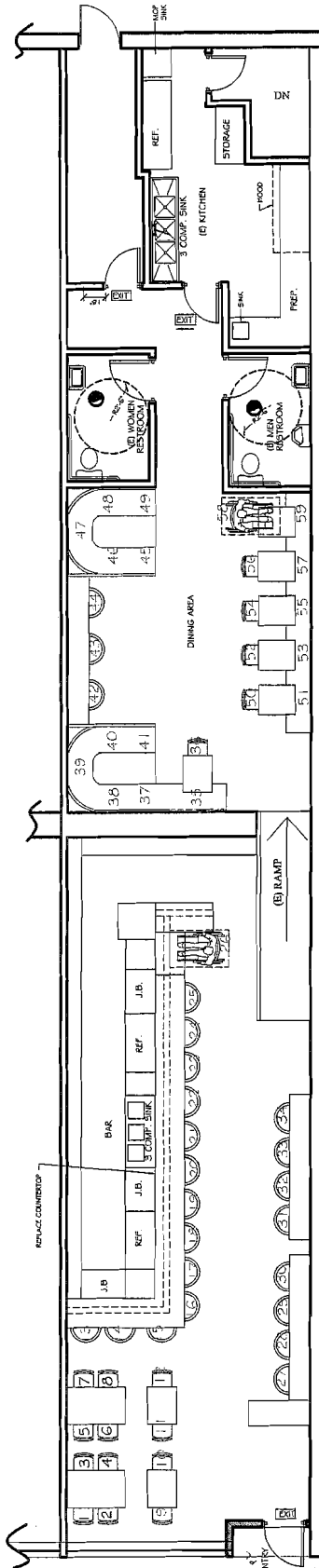
PROJECT NAME: BELLA # ESCORPION RESTAURANT
 OWNER NAME: LONNIE MORE & ADOLFO SUAYA
 ADDRESS: 6679-09 HOLLYWOOD BLVD HOLLYWOOD, CA. 90028

<p>BELLA RESTAURANT</p> <p>LEGAL DESCRIPTION</p> <p>LOT: 4 TRACT: HOLLYWOOD OCEAN VIEW TRACT MAP REFERENCE: MB 1-62 ASSESSOR PARCEL NUMBER: 5547009021 ZONE: C4-2D-SN</p> <p>BUILDING SUMMARY</p> <p>TOTAL RESTAURANT AREA: 1,860 SF. TYPE OF CONSTRUCTION: III I HR. SEATS: 71 LOT AREA.: 9,713.9 SF.</p>		<p>ESCORPION RESTAURANT</p> <p>LEGAL DESCRIPTION</p> <p>LOT: 4 TRACT: HOLLYWOOD OCEAN VIEW TRACT MAP REFERENCE: MB 1-62 ASSESSOR PARCEL NUMBER: 5547009021 ZONE: C4-2D-SN</p> <p>BUILDING SUMMARY</p> <p>TOTAL RESTAURANT AREA: 1,860 SF. TYPE OF CONSTRUCTION: III I HR. SEATS: 59 LOT AREA.: 9,713.9 SF.</p>	<p>PROJECT: DAVID MAMAN</p> <p>ADDRESS: 6541 HOLLYWOOD BLVD SUITE 203 LOS ANGELES, CA 90028 (323) 466-8066</p> <p>PHONE NO.: (323) 466-8066</p> <p>FAX NO.: (323) 466-8067</p>
<p>PROJECT DATA</p>		<p>CONSULTANT</p>	

REVISION
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1 ESCORPION SEATING PLAN

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