

**Volunteered Conditions For:**  
**Pace' Joint, 7860 - 62 Sunset Blvd., L.A., CA. 90046**  
**ZA 2015-1542**

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 hours of operation shall start after 6am daily and not exceed 2am daily for patrons. After hours use of the facility, other than Delivery Service, routine clean-up and maintenance, is not permitted between 2am - 6am. The rear outdoor patio area will close daily at 11pm.
4. This grant shall have a life of five (5) years after which time the grant shall lapse and the applicant shall need to file for and win approval of a new conditional use permit in order to continue the use of the land as authorized.
5. The premises shall be maintained as a bona fide eating place (restaurant) with an operational commercial kitchen and shall provide a full menu containing an assortment of foods normally offered in such restaurants. Food service of the full menu shall be available at all times during all operating hours. All alcohol shall be sold in conjunction with food service.
6. 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.
7. All tables and booths shall be furnished with cutlery, condiments and other eating utensils available where food may be comfortably consumed by patrons.
8. Only the front door(s) shall be used for patron access to the facility. 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. 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. Artistic coloration and figures are allowed as long as they are opaque and does not restrict visibility from the exterior into the interior area.
11. All exterior portions of the site, including any parking lot, 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.
12. A subsequent review of conditions will be completed two (2) year after the business has been open to the public. This requires the applicant to file a plan approval application whereby the City can determine if compliance has been obtained. This process will allow the City to amend the conditions granted if deemed appropriate.

**Volunteered Conditions For:**  
**Pace' Joint, 7860 - 62 Sunset Blvd., L.A., CA. 90046**  
**ZA 2015-1542**

13. There shall be no pool table or billiards table, electronic games, coin-operated games, or video machines maintained upon the premises at any time.
14. No amplified music with the exception of ambient music. Any ambient music, sound, or noise emitted that is under the control of the petitioner(s) shall not be audible beyond the location. Any outdoor music must be off by 11pm daily.
15. There shall be no live entertainment of any type including no Disc Jockey. Any advertisement of a Disc Jockey is a violation of the Conditional Use Permit. Karaoke and any style of a fashion show is considered live entertainment and is not permitted.
16. Petitioner(s) shall not require an admission charge or cover charge. Any advertisement of an admission charge or cover charge is prohibited.
17. There shall be no Adult Entertainment of any type pursuant to L.A.M.C. Section 12.70.
18. 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.
19. 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.
20. The owner/restaurant operator shall at all times maintain the abutting sidewalk free of obstruction. Any sidewalk area patio seating must be approved by a revocable permit from the Department of Public Works and be enclosed in such a manner that a passerby cannot grab food or beverages off the tables. Any permitted patio shall be closed to customers by 11pm nightly.
21. Petitioner(s) shall install and maintain security cameras 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 shall be made available to police upon request.
22. 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.
23. 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.
24. Petitioner(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 Valet Company service(s), and the property owner.
25. 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.
26. No Dancing is permitted.

**Volunteered Conditions For:**  
**Pace' Joint, 7860 - 62 Sunset Blvd., L.A., CA. 90046**  
**ZA 2015-1542**

27. Valet service is required starting at 7pm and ending 30 minutes after closing of the patio (11pm) during all days of operation. No street parking is permitted by Valet.
28. No Security Guard will be provided. Security cameras will be maintained as explained in Condition #21.
29. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licensee shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensee's business. Said records shall be kept no less frequently than a quarterly basis and shall be made available at the premises to the Police Department on demand.
30. No portion of the restaurant outside of the floor plan submitted and approved by the Zoning Administration shall be deemed to be "private", for the purpose of dispensing alcoholic beverages to selected patrons. Any large reservation groups utilizing the private dining room must be documented by date, time, and event type. This information will be kept on a numbered list showing the total number of events per year to date. The list would be immediately accessible upon request. This does not include Chef Demonstrations of new food items by invitation only. At no time shall any form of membership card or compensation be a prerequisite for admission to the restaurant at large, or to any sub-portion of the restaurant.
31. No "Buckets" of Beer allowed. Portable bars are prohibited. There shall be no "Happy Hours" during which time beverages are sold at discounted prices. 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.
32. 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. The availability of this program shall be made known to restaurant patrons either via a two-sided card placed on all tables and/or a program description printed on the menu.
33. There shall be no service, sales or possession of an alcoholic beverage on any sidewalk area or adjacent parking lot or patio.
34. 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.
35. Prior to the effectuation of this grant, 24-hour "hot line" 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

**Volunteered Conditions For:**  
**Pace' Joint, 7860 - 62 Sunset Blvd., L.A., CA. 90046**  
**ZA 2015-1542**

The applicant shall maintain a log of all calls, detailing: date complaint received, nature of complaint, and 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. The applicant shall provide photographs of the sign postings and a copy of the log to the Condition Compliance Unit for inclusion in the Case File.

36. Prior to the effectuation of this grant, 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 or the Condition Compliance Unit for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Condition Compliance Unit for inclusion in case file.
37. There shall be no exterior advertising or signs of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages.
38. The restaurant staff shall not dispose of glass bottles in the dumpster after 10:00 p.m. to avoid disturbing its neighbors. All trash bins shall be locked at all times.
39. At no time will the Patron seating for the premises on the interior or on the patio exceed 50 seats.
40. Merchandise display of off-sale beer and wine will be limited to 3 doors of the applicant's 8 door walk - in cooler.