



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.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ _____ Unit/Space Number _____

Legal Description² (Lot, Block, Tract) _____

Assessor Parcel Number _____ Total Lot Area _____

2. PROJECT DESCRIPTION

Present Use _____

Proposed Use _____

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project _____

An approval of Plans (from Case No. ZA-2000-2420-CUB-CUX-PA10) to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a 20,672 square foot restaurant with live entertainment, including dancing, live bands, karaoke, and DJ, 465 interior seats, and hours of operation from 7 AM-2 AM. The applicant wishes to modify conditions 7-C, 8, 16, 19, 20, 22, 31, 32-B, D, E.

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 type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park) |

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

☐ 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)

☐ Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

- ☐ 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

- ☐ Removal of protected trees on site or in the public right of way
- ☐ 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)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ 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

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☐ NO

Is your project required to dedicate land to the public right-of-way? ☐ YES ☐ NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

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 Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative:

An approval of Plans (from Case No. ZA-2000-2420-CUB-CUX-PA10) to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a 20,672 square foot restaurant with live entertainment, including dancing, live bands, karaoke, and DJ, 465 interior seats, and hours of operation from 7 AM-2 AM. The applicant wishes to modify conditions 7-C, 8, 16, 19, 20, 22, 31, 32-B, D, E.

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☐ NO

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

⁴ 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) _____

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. _____

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. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form _____

b. Geographic Project Planning Referral _____

c. Citywide Urban Design Guidelines Checklist _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

l. Order to Comply _____

m. Building Permits and Certificates of Occupancy _____

n. Hillside Referral Form _____

o. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____

p. Proof of Filing with the Housing and Community Investment Department _____

q. Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☐ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

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) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip: _____

Telephone _____ E-mail: _____

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
(select only one)

☐ Owner

☐ Applicant

☐ 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.

⁵ 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

7. **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 of 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 _____

Date 7/17/2018

Print Name Terry Wachsner
Vice President

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 LOS ANGELES

On JULY 17, 2018 before me, SANDRA LEA JONES, NOTARY PUBLIC
(Insert Name of Notary Public and Title)

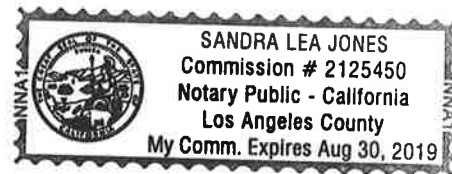
personally appeared TERENCE WACHSNER, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that
by his/~~her~~/their 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.

Sandra Lea Jones
Signature

(Seal)



APPLICANT

8. **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.
- i. 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 is 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: 8/10/18

Print Name: Donald Smith

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

--

6801 W. Hollywood Blvd., Unit 105 – “Hard Rock Cafe”
Attachment A: Condition Compliance Report
ZA-2000-4320-CUB-CUX-PA10

Condition 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.

- The applicant has complied with the regulations of the LAMC and all other applicable government/regulatory agencies.

Condition 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.

- The property has been developed and utilized in a manner that is in substantial conformance with the “Exhibit A” plot plan. The images included in “Attachment B” demonstrate compliance with this condition. However, at this time, the applicants wish to make adjustments to the approved plan, including the replacement of an existing gift shop area with private dining space, expansion of the dance floor area, and other slight modifications.

Condition 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.

- The use has been conducted in a manner that is respectful of the character of the surrounding district and has not generated complaints.

Condition 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.

- The applicant and shopping center management remove all graffiti within 24 hours. The images in “Attachment B” show that the façade is free from graffiti.

Condition 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 Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.

- The conditions were printed on the prior building permit prior to its issuance.

Condition 6 - The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees 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 he defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

- The applicant previously recorded a covenant agreeing to comply with all conditions, including the requirement to indemnify the City in the event of any claim, action, or proceeding.

Condition 7 - Approved herein is the sale and dispensing of a full line of alcoholic beverages, a dance floor and live entertainment in connection with a proposed new restaurant (Hard Rock Cafe) subject to the following limitations:

- a. The restaurant shall not exceed 20,672 square feet.
- b. The maximum number of patrons/seating shall be limited to 703 persons in the dining area; 72 in a fixed bar; and 50 in the Lounge, unless a lower occupancy is required by the Fire Department.
- c. The dance floor shall not exceed 600 square feet.

NOTE: *This authorization is for one of the initial 15 out of a total of 20 establishments on the site previously authorized for the on-site sale of alcoholic beverages by Condition No. 6c of the determination letter dated January 16, 2001 which previously limited the floor area devoted to a bar within a restaurant to 20% of the floor area and to a maximum of 20 persons. In addition, this is one of six of the original ten restaurants authorized for dancing by Condition No. 6h except as further restricted by this Condition 7.*

This grant does not result in any increase in the number of premises on the site authorized by the parent case for the on-site sale of alcoholic beverages, dancing or live entertainment.

- The applicant has complied with these conditions, but at this time, is requesting to increase the area of the dance floor and to modify total project seating.

Condition 8 - The authorization granted herein for the on-site sale of a full line alcoholic beverages, live entertainment and dancing is for a period seven (7) years from the effective date of this action. Thereafter, this authorization shall become null and void and a new conditional use will be required.

- The applicant has filed this Plan Approval renewal request well in advance of the expiration of the prior CUP.

Condition 9 - Any future operator(s) or change in ownership of the site will require the filing of a new Plan Approval application.

- The applicant previously recorded a Master Covenant and Agreement confirming their willingness to comply with this condition.

Condition 10 - At any time during the period of validity of this grant, should documented evidence be submitted showing a violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator reserves the right to require the applicant to file for a plan approval application together with associated fees, the purpose of which will be to hold a public hearing to review the applicant's compliance with and the effectiveness of

these conditions. The applicant shall prepare a radius map and cause a 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 corresponding Division. The applicant/petitioner(s) shall provide a summary and supporting documentation of how compliance with each condition of the grant has been attained. Upon this review the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct the public hearing for nuisance abatement/revocation purposes.

- The applicant previously recorded a Master Covenant and Agreement confirming their willingness to comply with this condition.

Condition 11 - Off-street parking shall comply with the applicable provisions of the LAMC.

- The applicant is in full compliance with LAMC parking regulations.

Condition 12 - There shall be no coin-operated games or video machines maintained upon any of the premises at any time.

- The applicant does not maintain any coin-operated games or video machines on the premises. This is evident in the images included in "Attachment B."

Condition 13 - There shall be no pool tables maintained on any of the premises.

- The applicant does not maintain any pool tables on the premises. This is evident in the images included in "Attachment B."

Condition 14 - The property owner shall install surveillance cameras in all areas of the premises that covers all common areas of such business, including all high-risk areas and entrances or exits, including the lounge, and shall ensure that each applicant(s)/business operator(s) maintains a one-month video library. The videotapes shall be made available to police upon request.

- The applicant maintains surveillance cameras in all common areas, including entrances and exits, and maintains a one-month video library. All security cameras and the storage system are documented in Images 19-37 of "Attachment B."

Condition 15 - 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 each of the premises at each point-of-sale location. These 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 products.

- The applicant maintains age verification devices at all point-of-sale locations on the premises and employees are instructed in their use. Photos of the age verification devices are included as Images 38-40 in "Attachment B."

Condition 16 - Within six months of the issuance of an ABC license for this establishment, all personnel acting in the capacity of a manager of the premise and all personnel serving or dispensing alcoholic beverages shall attend a 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.

- All employees involved in the sale of alcoholic beverages have completed alcohol retailer training.

Condition 17 - The applicant/business operator 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 of the applicant/business operator.

- The applicant maintains on the premises a copy of the Business Permit, insurance information, and a valid emergency contact. Image 42 of "Attachment B" shows the management contact for emergencies.

Condition 18 - The business operator/tenant shall be provided a copy of these conditions which shall also be referenced in any lease agreement and shall be maintained on each of the premises at all times and shall be produced immediately upon the request by any enforcement agency. All tenants and employees shall be made familiar with the conditions of this grant and shall be made aware that a violation of these conditions may result in revocation of the authority to serve alcoholic beverages for on-site or off-site consumption.

- The conditions of approval are maintained on the premises and employees are trained to comply with all conditions.

Condition 19 - The business operator/tenant shall implement a Designated Driver Program (i.e., free soft drinks or coffee to a designated driver of the group), which shall be submitted to the Zoning Administrator for inclusion in the file. The availability of this program shall be made known to patrons either via a two-sided card placed on tables and/or a program description printed on any food or bar menu.

- The applicant has implemented a Designated Driver program, but at this time would like to request the elimination of this condition. A photo demonstrating compliance with this condition is included as Image 41 in "Attachment B."

Condition 20 - [MODIFIED] – ~~The applicant/business operator(s) shall not require an admission charge or cover charge.~~ The Hard Rock Cafe shall be permitted to charge for tickets, ticket sales or admission for "ticketed events" to be permitted only in association with charitable fund-raising events of organizations that hold a 501(c)3 tax status.

No cover charge or "ticketed event" for any other type of event or activity in association with the facility shall be permitted.

The owner/operator shall provide written notice to the Council District Office and the Hollywood Division Community Police Department at least two weeks prior to any ticketed event as defined above. The owner/operator shall maintain records of all such ticketed events, charitable fund accounts, verification of receipt of the funds by the charitable organization, and attendance records for each event, and make these records and receipts available to the Office of Zoning Administration upon request. The applicant has volunteered that there shall be no requirement to purchase a minimum number of drinks.

- The applicant has complied with this condition and only utilizes event ticketing for charitable fundraising events. However, at this time, the applicant would like to request to eliminate this condition, to permit the sale of tickets for other special

events.

Condition 21 - The premises shall be maintained as a bona fide eating place (restaurant) with an operational kitchen and shall provide a menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during normal operating hours.

- The premises is a bona fide eating place and food service is available at all times.

Condition 22 - No karaoke shall be allowed at the location.

- The applicant has complied with this condition, but would like to request its deletion at this time.

Condition 23 - The rear/side door(s) of the premises shall be equipped on the inside with an automatic locking device and shall be kept closed at all times. Temporary use of this door(s) for delivery of supplies does not constitute a violation. Said door(s) are not to consist solely of a screen or ventilated security door.

- The applicant has complied with this condition, equipping the rear door with an automatic locking device and keeping closed at all times. Images 17-18 of "Attachment B" demonstrate compliance with this condition.

Condition 24 - The applicant(s)/business operator(s) shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.

- The applicant and shopping center management regularly remove any litter from the premises and adjacent area. Image 1 of "Attachment B" demonstrates compliance with this condition.

Condition 25 - Any music, sound or noise emitted that is under the control of the applicant(s)/business operator(s) shall not violate Section 116.1 of the Los Angeles Municipal Code.

- The applicant complies with this condition and abides by all LAMC regulations.

Condition 26 - The business operator/tenant 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.

- The premise is maintained as a bona fide eating place and offers regular meal service and food sales revenues.

Condition 27 - 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.

- The applicant has complied with this condition and is in good standing with the Health Department and all related regulations.

Condition 28 - There shall be no entertainment such as topless dancing or male dancers.

- The applicant has complied with this condition.

Condition 29 - The applicant(s)/business operator(s) shall regularly police the area under their control in an effort to prevent the loitering of persons about the premises.

- The applicant and shopping center management regularly police the area in an effort to prevent loitering.

Condition 30 - Lighting shall be maintained at the front entrance of the restaurant at all times.

- The front entrance of the restaurant is adequately illuminated. Image 1 of "Attachment B" demonstrates compliance with this condition.

Condition 31 - The applicant shall secure a City permit decal denoting approval of alcoholic beverage sales and dancing from a Planning Department public counter subsequent to the Zoning Administrator's signature on the Planning Department sign-off form and mount it on either the inside of the window of the subject site facing the street or on the outside of the building (if inside mounting is not possible). The decal shall be visible at all times and mounted before the privileges granted herein are utilized.

- The City of Los Angeles no longer issues these decals. As such, the applicant requests deletion of this condition.

Condition 32 - Except as expressly revised or superseded as a result of this action, the applicant shall comply with all of the applicable conditions contained in ZA 98-0449(CUB)(CUX)(CUZ)(ZV) and ZA-2000-4320(CUB)(CUX). For convenience and clarity, the following applicable alcohol related conditions set forth in ZA-2000-4320(CUB)(CUX) as modified by the Planning Department on January 16, 2001 (and carried over from ZA-98-0449(CUB)(CUX)(CUZ)(ZV) with the exception of condition 32 e which was modified by ZA-2000-4320(CUB)(CUX)(PA 10) are repeated in italics below and incorporated herein:

a. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.

- The applicant has complied with this condition and does not sell alcohol for consumption off the premises.

b. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of beverages. Interior displays of beverages or signs, which are clearly visible to the exterior, shall constitute a violation of this condition.

- The applicant has complied with this condition, but at this time would like to request its deletion, as they would like to be able to occasionally advertise the availability of certain drink specials in a tasteful manner. Images 1-3 of "Attachment B" demonstrate compliance with this condition.

- c. *The alcoholic beverage license shall not be exchanged for "public premises " licenses unless approved through a new conditional use authorization. "Public Premises "is defined as a premises maintained and operated for sale or service of alcoholic beverages to the public for consumption on the premises, and in which food is not sold to the public as a bona fide eating place.*
- The applicant has complied with this condition.
- d. *No booth or group seating shall be installed which completely prohibits observation of the occupants.*
- The applicant has complied with this condition, but at this time, they are requesting its modification to permit the conversion of an existing gift shop into a private dining area. Images 4-16 of "Attachment B" demonstrate compliance with this condition.
- e. **[MODIFIED]** ~~The applicant(s)/business operator(s) shall not require an admission charge or cover charge.~~ The Hard Rock Cafe shall be permitted to charge for tickets, ticket sales or admission for "ticketed events" to be permitted only in association with charitable fund-raising events of organizations that hold a 501(c)3 tax status.

No cover charge or "ticketed event" for any other type of event or activity in association with the facility shall be permitted.

The owner/operator shall provide written notice to the Council District Office and the Hollywood Division Community Police Department at least two weeks prior to any ticketed event as defined above. The owner/operator shall maintain records of all such ticketed events, charitable fund accounts, verification of receipt of the funds by the charitable organization, and attendance records for each event, and make these records and receipts available to the Office of Zoning Administration upon request.

- The applicant has complied with this condition, but as stated above, they would like to request to eliminate the request at this time.
- f. *A 24-hour telephone hot line shall be provided to residents and local neighborhood associations for reporting of any complaints. The hotline shall be answered promptly at all times to receive and resolve complaints regarding the operation of the center, including any of its establishments, or violations of the permit.*
- The applicant maintains a 24-hour complaint hotline and all complaints are addressed promptly. Image 42 of "Attachment B" displays the phone number distributed to nearby residents and associations.
- g. *A phone number to a responsible representative of the owner shall be posted at each establishment for the purposes of allowing residents to report an*

emergency or a complaint about the method of operation of any facility serving alcoholic beverages.

- A phone number is posted at the establishment, which allows residents to report emergencies or complaints. Image 42 of "Attachment B" demonstrates compliance with this condition.
- h. Each restaurant operator shall retain full control of all events within the subject premises. No premises may be sublet to an independent promoter for any purpose.*
 - The applicant is in compliance with this condition and does not sublet the premises to outside parties.
- i. The project site managers, individual business owners and employees of all private security officers shall adhere to and enforce the 10 p.m. curfew/loitering laws concerning all minors within the grounds of the project site without a parent or adult guardian.*
 - The applicant is in compliance with this condition.
- j. ~~[DELETED September 22, 2011] Live entertainment within the restaurant shall not disrupt other establishments within the project. To that end, live entertainment should be limited to low key performances such as piano, guitar and vocal performances, with the foregoing being illustrative and not exhaustive.~~*
- k. Amplified music shall not be audible outside the premises, which is under the control of the applicant(s).*
 - The applicant ensures that no amplified music is audible beyond the premises.
- l. Adult entertainment activities including, but not limited to "hostess" type activities, shall not be permitted anywhere within the proposed site.*
 - The applicant does not permit any adult entertainment activities.
- m. State licensed private security personnel shall be maintained on the project site on a 24 hour basis. Such private security shall patrol the entire building including interior, exterior, and multi-level parking facilities. The security shall also patrol the exterior areas adjacent to Highland Avenue and Hollywood Boulevard and report to the proper authorities any loitering, trespassing, or any other criminal activities in the general vicinity of the project site.*
 - The entire premises and surrounding shopping complex is patrolled regularly by 24-hour security.

Condition 33 - The applicant and business operator shall provide and shall comply with a detailed Security Plan to be approved by LAPD prior to opening. The Security Plan approved by the LAPD shall be submitted to the Zoning Administrator for the case file prior to establishment of the use.

- The applicant is in compliance with the approved security plan.

Condition 34 - All conditions enumerated in Environmental Clearance Case No. ENV-2009-3487-WIND are incorporated by reference.

- The applicant is in compliance with all environmental conditions.

Condition 35 - Prior to the issuance of any permits relative to this matter, 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 ~~Zoning Administrator~~ Department of City Planning's 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~~ Development Services Center for attachment to the subject case file.

- The applicant recorded the required covenant following the issuance of the prior Plan Approval.

6801 W. Hollywood Blvd., Unit 105 – “Hard Rock Cafe”
Attachment B: Condition Compliance Report Images
ZA-2000-4320-CUB-CUX-PA10



Image 1: Hollywood Blvd. Entrance.



Image 2: Hollywood Blvd. Signage.



Image 3: Hollywood Blvd. Signage.



Image 4: Entrance from Hollywood Blvd.



Image 5: Entrance from Hollywood Blvd.



Image 6: Front "Rock Shop."



Image 7: Front "Rock Shop."



Image 8: Red Line Tour reservation desk.



Image 9: "Coop" dining area.



Image 10: Dining room.



Image 11: Dining room.



Image 12: Dining room.



Image 13: Dining room.



Image 14: Dining room.



Image 15: Dining room.



Image 16: Dining room.



Image 17: Side automatic locking door.



Image 18: Rear automatic locking door.

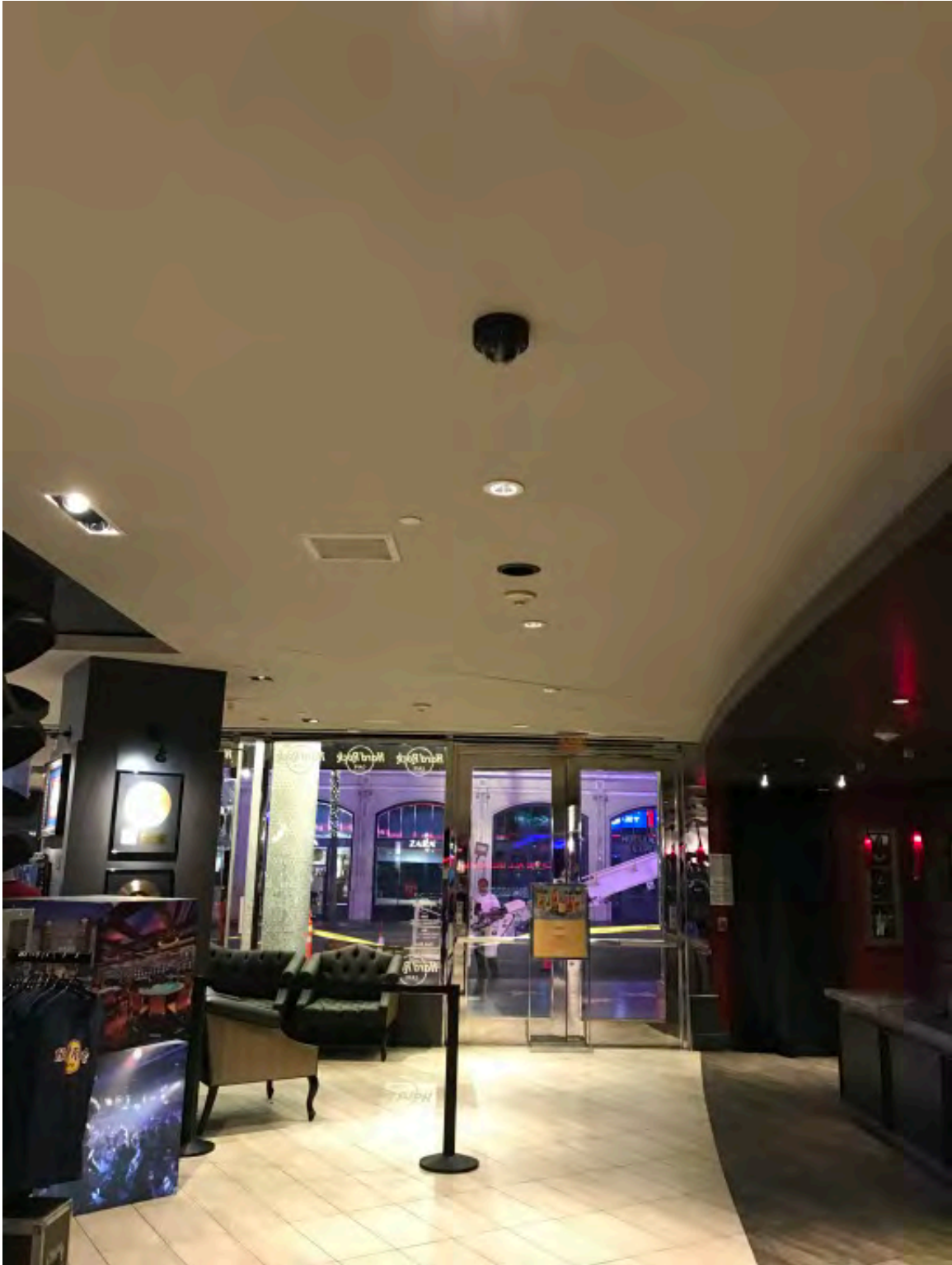


Image 19: Security camera near front entrance.



Image 20: Security camera near front entrance.



Image 21: Security camera near front "Rock Shop."

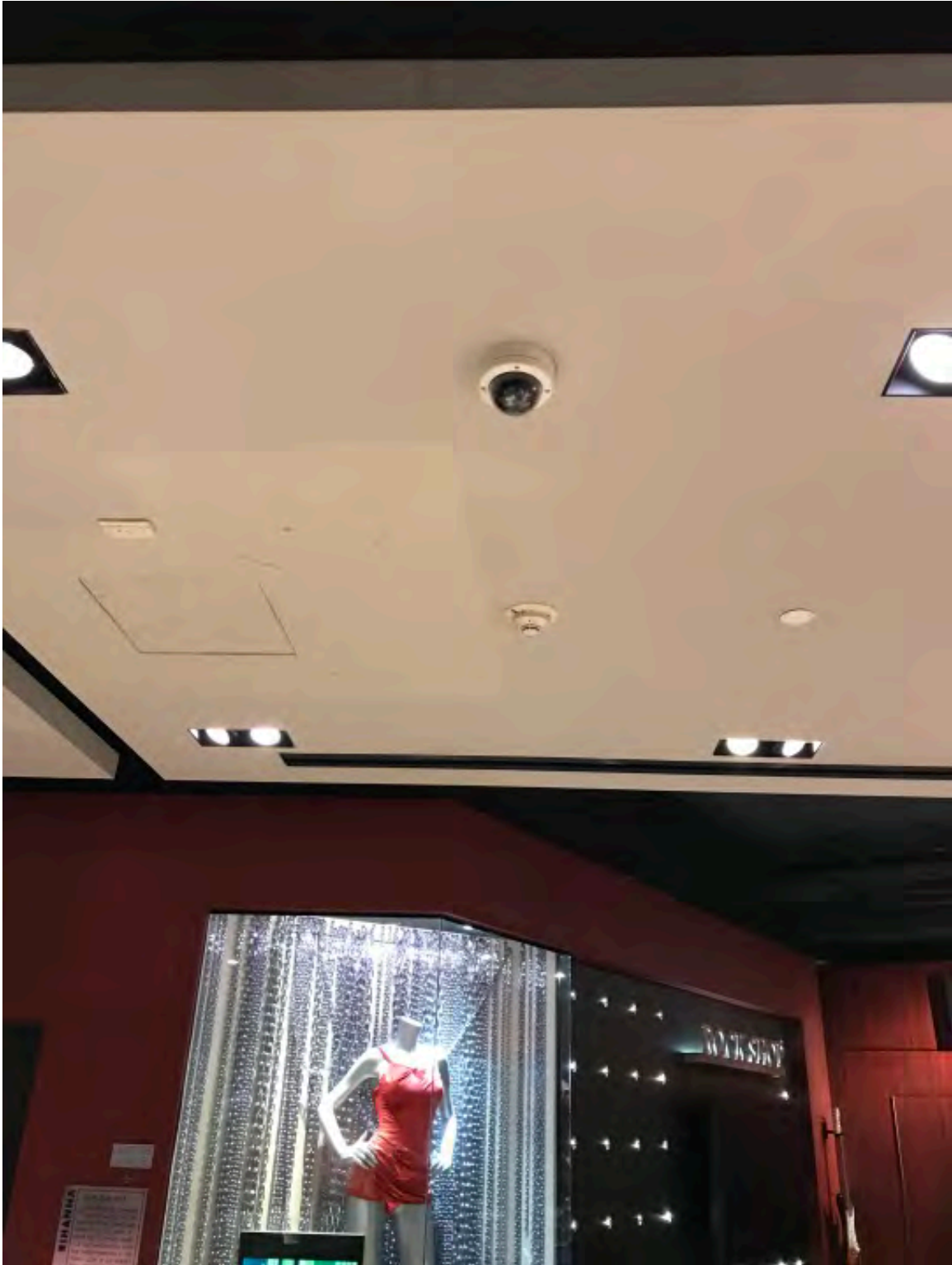


Image 22: Security camera near front "Rock Shop."



Image 23: Security camera near bar.



Image 24: Security camera near bar.



Image 25: Security camera near bar.



Image 26: Security camera near bar.



Image 27: Security camera near rear "Rock Shop."



Image 28: Security camera near rear "Rock Shop."

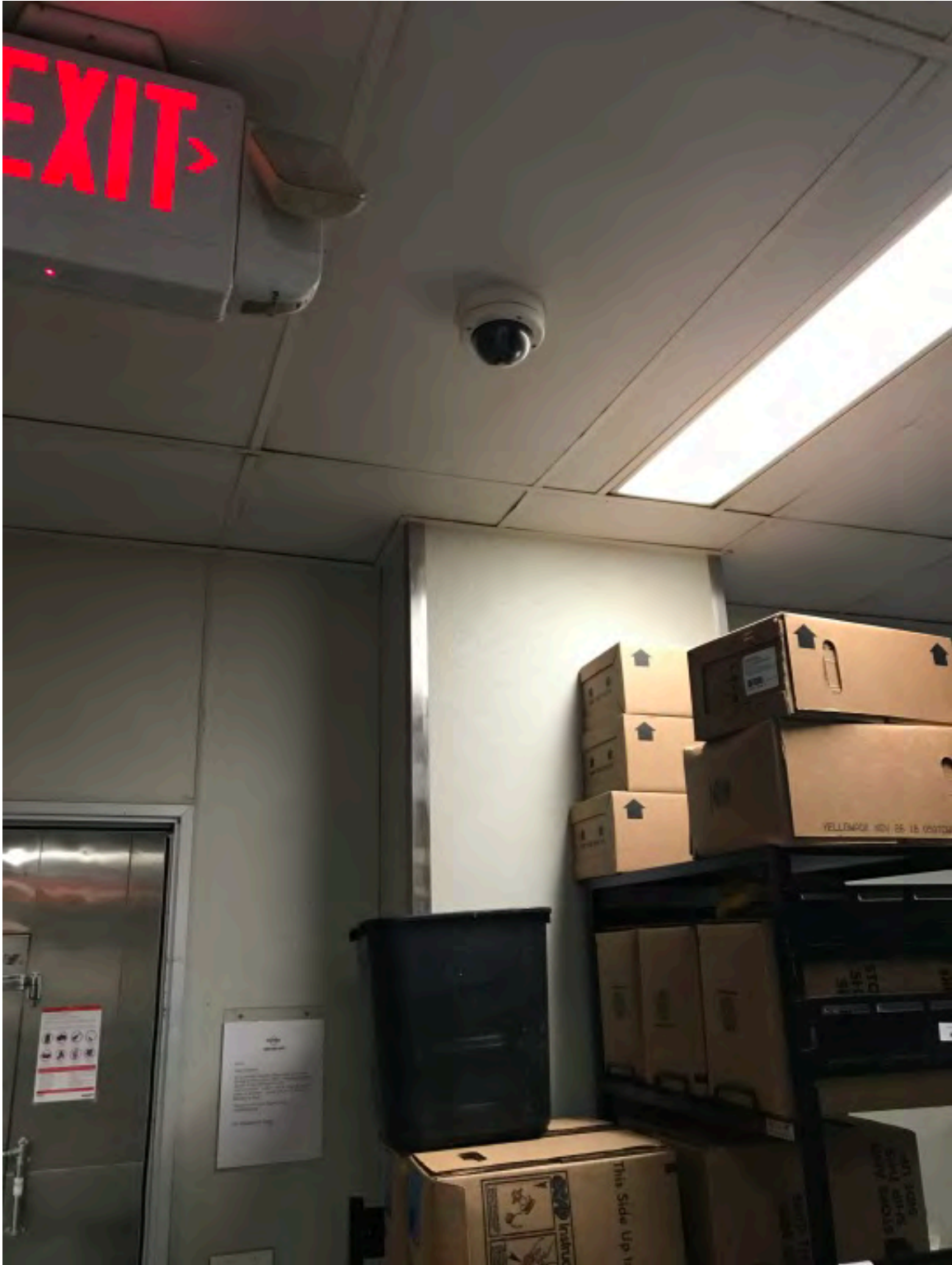


Image 29: Security camera near rear exit.



Image 30: Security camera near restrooms.



Image 31: Security camera near service bar.



Image 32: Security camera near prep room.



Image 33: Security camera near General Manager office.



Image 34: Security camera near IT room.

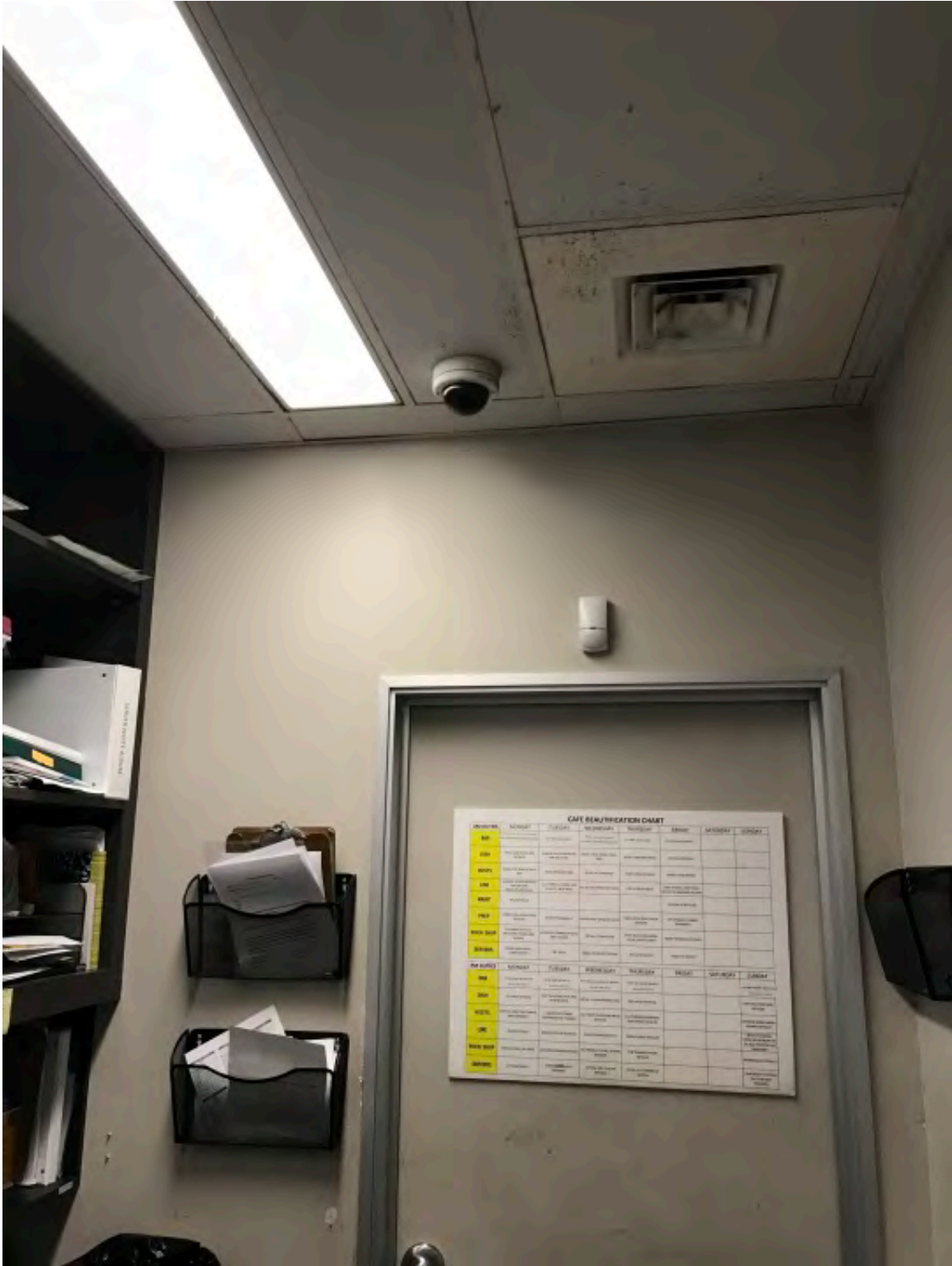


Image 35: Security camera near cash out office.



Image 36: Security camera near cash out office.



Image 37: Security camera storage computer.



Image 38: Age verification device.

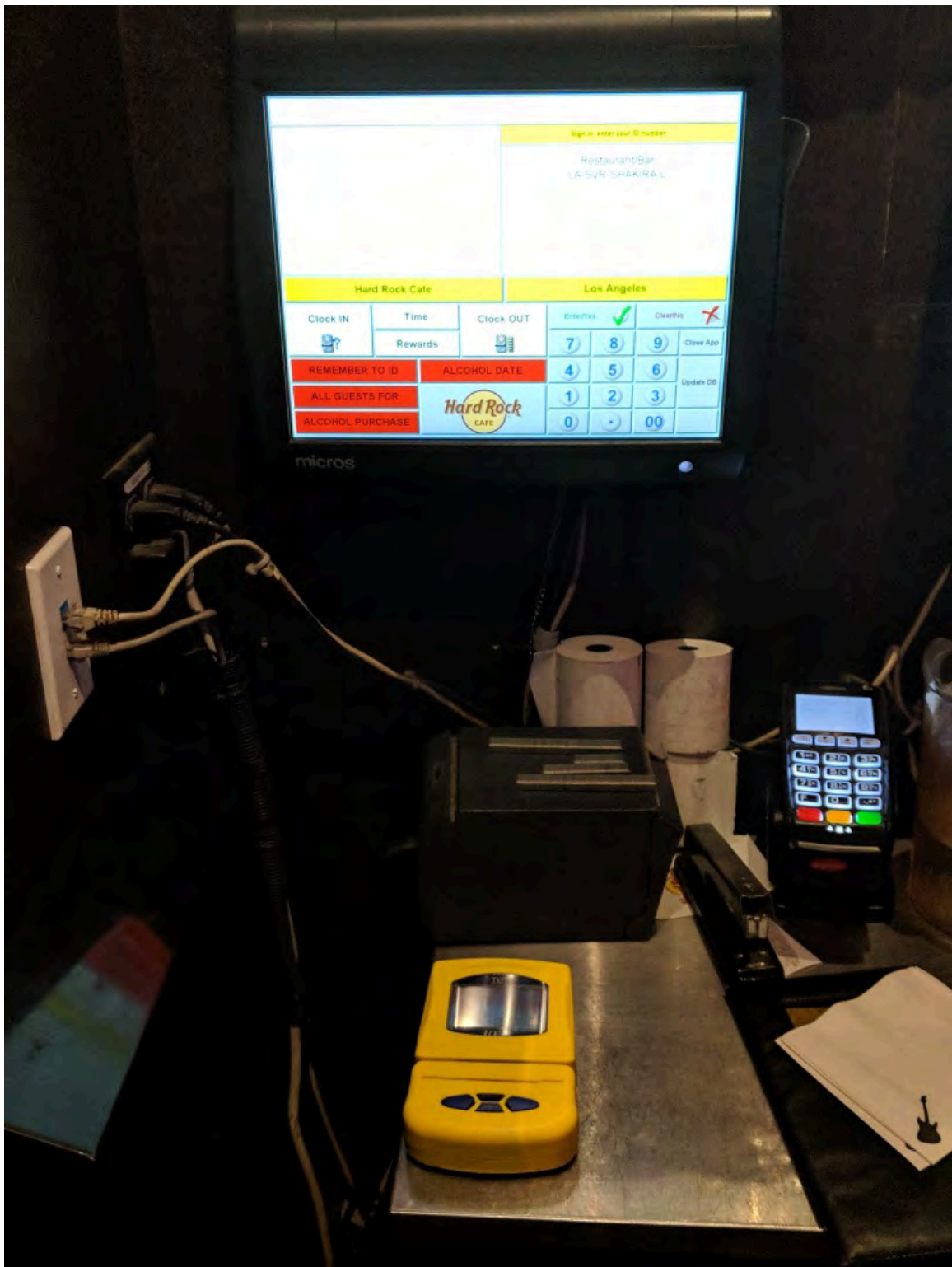


Image 39: Age verification device.



Image 40: Age verification device.

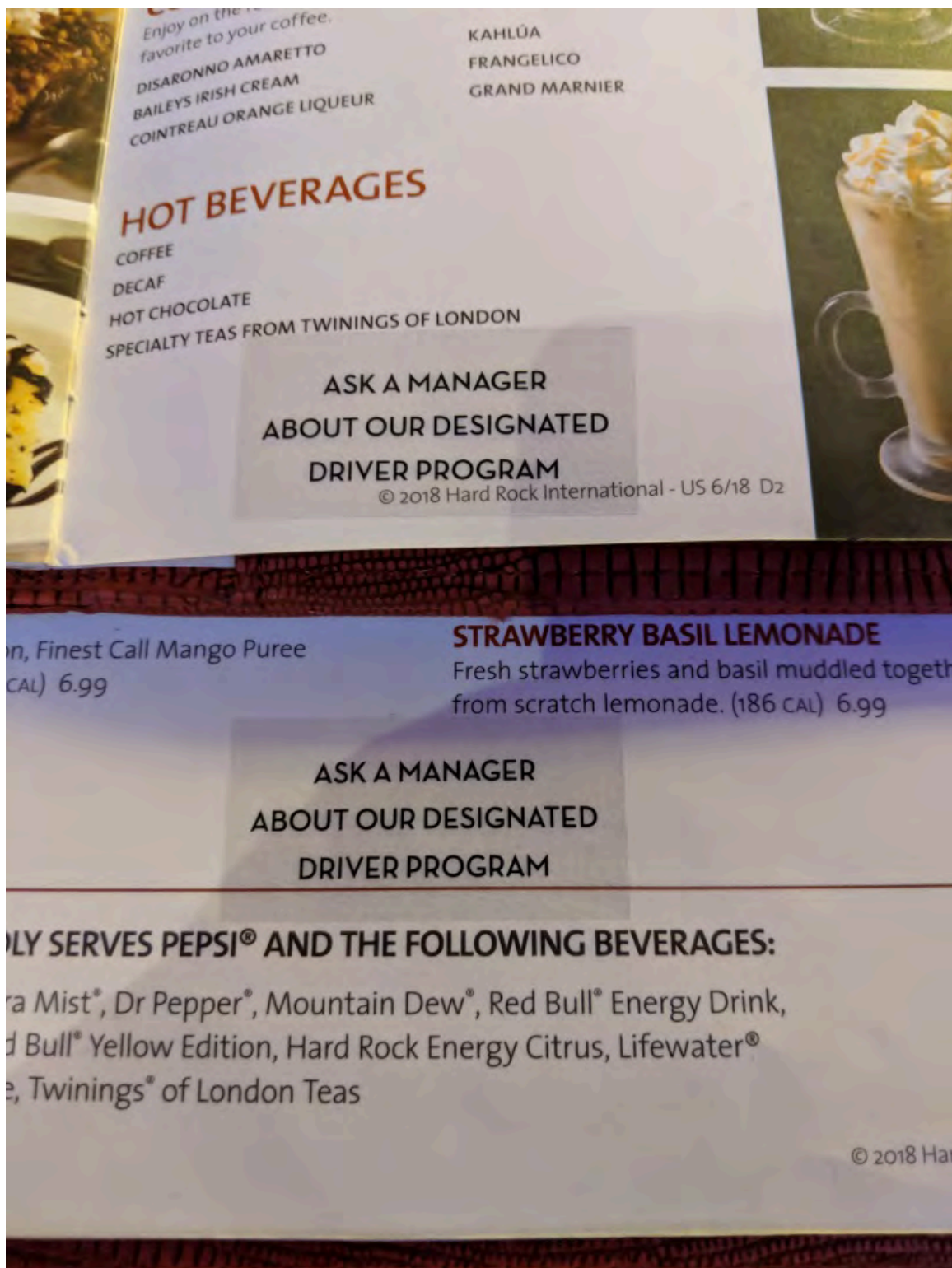


Image 41: Designated driver program.



Image 42: 24-hour management contact.

6801 W. Hollywood Blvd., Unit 105 – “Hard Rock Cafe”
Attachment C: Requested Condition Modifications
ZA-2000-4320-CUB-CUX-PA10

Condition 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.

Condition 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.

Condition 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.

Condition 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.

Condition 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 Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.

Condition 6 - The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees 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 he defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

Condition 7 - Approved herein is the sale and dispensing of a full line of alcoholic beverages, a dance floor and live entertainment in connection with a proposed new restaurant (Hard Rock Cafe) subject to the following limitations:

- a. The restaurant shall not exceed 20,672 square feet.
- b. The maximum number of patrons/seating shall be limited to 703 persons in the dining area; 72 in a fixed bar; and 50 in the Lounge, unless a lower occupancy is required by the Fire Department.
- c. The dance floor shall not exceed 4,680 square feet.

NOTE: This authorization is for one of the initial 15 out of a total of 20 establishments on the site previously authorized for the on-site sale of alcoholic beverages by Condition No. 6c of the determination letter dated January 16, 2001 which previously limited the floor area devoted to a bar within a restaurant to 20% of the floor area and to a maximum of 20 persons. In addition, this is one of six of the original ten restaurants authorized for dancing by Condition No. 6h except as further restricted by this Condition 7.

This grant does not result in any increase in the number of premises on the site authorized by the parent case for the on-site sale of alcoholic beverages, dancing or live entertainment.

~~**Condition 8** - The authorization granted herein for the on-site sale of a full line alcoholic beverages, live entertainment and dancing is for a period seven (7) years from the effective date of this action. Thereafter, this authorization shall become null and void and a new conditional use will be required.~~

Condition 9 - Any future operator(s) or change in ownership of the site will require the filing of a new Plan Approval application.

Condition 10 - At any time during the period of validity of this grant, should documented evidence be submitted showing a violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator reserves the right to require the applicant to file for a plan approval application together with associated fees, the purpose of which will be to hold a public hearing to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause a 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 corresponding Division. The applicant/petitioner(s) shall provide a summary and supporting documentation of how compliance with each condition of the grant has been attained. Upon this review the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct the public hearing for nuisance abatement/revocation purposes.

Condition 11 - Off-street parking shall comply with the applicable provisions of the LAMC.

Condition 12 - There shall be no coin-operated games or video machines maintained upon any of the premises at any time.

Condition 13 - There shall be no pool tables maintained on any of the premises.

Condition 14 - The property owner shall install surveillance cameras in all areas of the premises that covers all common areas of such business, including all high-risk areas and entrances or exits, including the lounge, and shall ensure that each applicant(s)/business operator(s) maintains a one-month video library. The videotapes shall be made available to police upon request.

Condition 15 - 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 each of the premises at each point-of-sale location. These 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 products.

Condition 16 - Within six months of the issuance of an ABC license for this establishment, all personnel acting in the capacity of a manager of the premise and all personnel serving or dispensing alcoholic beverages shall attend a ~~Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department~~ sanctioned alcohol training program session. All employees who serve alcoholic beverages shall attend follow-up ~~STAR~~ classes every 24 months.

Condition 17 - The applicant/business operator 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 of the applicant/business operator.

Condition 18 - The business operator/tenant shall be provided a copy of these conditions which shall also be referenced in any lease agreement and shall be maintained on each of the premises at all times and shall be produced immediately upon the request by any enforcement agency. All tenants and employees shall be made familiar with the conditions of this grant and shall be made aware that a violation of these conditions may result in revocation of the authority to serve alcoholic beverages for on-site or off-site consumption.

~~**Condition 19** - The business operator/tenant shall implement a Designated Driver Program (i.e., free soft drinks or coffee to a designated driver of the group), which shall be submitted to the Zoning Administrator for inclusion in the file. The availability of this program shall be made known to patrons either via a two-sided card placed on tables and/or a program description printed on any food or bar menu.~~

~~**Condition 20 - [MODIFIED]** - The applicant/business operator(s) shall not require an admission charge or cover charge/ The Hard Rock Cafe shall be permitted to charge for tickets, ticket sales or admission for "ticketed events" to be permitted only in association with charitable fund-raising events of organizations that hold a 501(c)3 tax status.~~

~~No cover charge or "ticketed event" for any other type of event or activity in association with the facility shall be permitted.~~

~~The owner/operator shall provide written notice to the Council District Office and the Hollywood Division Community Police Department at least two weeks prior to any ticketed event as defined above. The owner/operator shall maintain records of all such ticketed events, charitable fund accounts, verification of receipt of the funds by the charitable organization, and attendance records for each event, and make these records and receipts available to the Office of Zoning Administration upon request. The applicant has volunteered that there shall be no requirement to purchase a minimum number of drinks.~~

Condition 21 - The premises shall be maintained as a bona fide eating place (restaurant) with an operational kitchen and shall provide a menu containing an

assortment of foods normally offered in such restaurants. Food service shall be available at all times during normal operating hours.

~~**Condition 22** - No karaoke shall be allowed at the location.~~

Condition 23 - The rear/side door(s) of the premises shall be equipped on the inside with an automatic locking device and shall be kept closed at all times. Temporary use of this door(s) for delivery of supplies does not constitute a violation. Said door(s) are not to consist solely of a screen or ventilated security door.

Condition 24 - The applicant(s)/business operator(s) shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.

Condition 25 - Any music, sound or noise emitted that is under the control of the applicant(s)/business operator(s) shall not violate Section 116.1 of the Los Angeles Municipal Code.

Condition 26 - The business operator/tenant 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.

Condition 27 - 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.

Condition 28 - There shall be no entertainment such as topless dancing or male dancers.

Condition 29 - The applicant(s)/business operator(s) shall regularly police the area under their control in an effort to prevent the loitering of persons about the premises.

Condition 30 - Lighting shall be maintained at the front entrance of the restaurant at all times.

~~**Condition 31** - The applicant shall secure a City permit decal denoting approval of alcoholic beverage sales and dancing from a Planning Department public counter subsequent to the Zoning Administrator's signature on the Planning Department sign-off form and mount it on either the inside of the window of the subject site facing the street or on the outside of the building (if inside mounting is not possible). The decal shall be visible at all times and mounted before the privileges granted herein are utilized.~~

Condition 32 - Except as expressly revised or superseded as a result of this action, the applicant shall comply with all of the applicable conditions contained in ZA 98-0449(CUB)(CUX)(CUZ)(ZV) and ZA-2000-4320(CUB)(CUX). For convenience and clarity, the following applicable alcohol related conditions set forth in ZA-2000-

4320(CUB)(CUX) as modified by the Planning Department on January 16, 2001 (and carried over from ZA-98-0449(CUB)(CUX)(CUZ)(ZV) with the exception of condition 32 e which was modified by ZA-2000-4320(CUB)(CUX)(PA 10) are repeated in italics below and incorporated herein:

- a. *The sale of alcoholic beverages for consumption off the premises is strictly prohibited.*
- ~~b. *There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of beverages. Interior displays of beverages or signs, which are clearly visible to the exterior, shall constitute a violation of this condition.*~~
- c. *The alcoholic beverage license shall not be exchanged for "public premises" licenses unless approved through a new conditional use authorization. "Public Premises" is defined as a premises maintained and operated for sale or service of alcoholic beverages to the public for consumption on the premises, and in which food is not sold to the public as a bona fide eating place.*
- d. *No booth or group seating shall be installed which completely prohibits observation of the occupants, with the exception of the two private dining areas.*
- ~~e. **[MODIFIED]** *The applicant(s)/business operator(s) shall not require an admission charge or cover charge/ The Hard Rock Cafe shall be permitted to charge for tickets, ticket sales or admission for "ticketed events" to be permitted only in association with charitable fund-raising events of organizations that hold a 501(c)3 tax status.*~~

~~*No cover charge or "ticketed event" for any other type of event or activity in association with the facility shall be permitted.*~~

~~*The owner/operator shall provide written notice to the Council District Office and the Hollywood Division Community Police Department at least two weeks prior to any ticketed event as defined above. The owner/operator shall maintain records of all such ticketed events, charitable fund accounts, verification of receipt of the funds by the charitable organization, and attendance records for each event, and make these records and receipts available to the Office of Zoning Administration upon request.*~~
- f. *A 24-hour telephone hot line shall be provided to residents and local neighborhood associations for reporting of any complaints. The hotline shall be answered promptly at all times to receive and resolve complaints regarding the operation of the center, including any of its establishments, or violations of the permit.*
- g. *A phone number to a responsible representative of the owner shall be posted at each establishment for the purposes of allowing residents to report an emergency or a complaint about the method of operation of any facility serving*

alcoholic beverages.

- h. Each restaurant operator shall retain full control of all events within the subject premises. No premises may be sublet to an independent promoter for any purpose.*
- i. The project site managers, individual business owners and employees of all private security officers shall adhere to and enforce the 10 p.m. curfew/loitering laws concerning all minors within the grounds of the project site without a parent or adult guardian.*
- j. [DELETED September 22, 2011] ~~Live entertainment within the restaurant shall not disrupt other establishments within the project. To that end, live entertainment should be limited to low key performances such as piano, guitar and vocal performances, with the foregoing being illustrative and not exhaustive.~~*
- k. Amplified music shall not be audible outside the premises, which is under the control of the applicant(s).*
- l. Adult entertainment activities including, but not limited to "hostess" type activities, shall not be permitted anywhere within the proposed site.*
- m. State licensed private security personnel shall be maintained on the project site on a 24-hour basis. Such private security shall patrol the entire building including interior, exterior, and multi-level parking facilities. The security shall also patrol the exterior areas adjacent to Highland Avenue and Hollywood Boulevard and report to the proper authorities any loitering, trespassing, or any other criminal activities in the general vicinity of the project site.*

Condition 33 - The applicant and business operator shall provide and shall comply with a detailed Security Plan to be approved by LAPD prior to opening. The Security Plan approved by the LAPD shall be submitted to the Zoning Administrator for the case file prior to establishment of the use.

Condition 34 - All conditions enumerated in Environmental Clearance Case No. ENV-2009-3487-WIND are incorporated by reference.

Condition 35 - Prior to the issuance of any permits relative to this matter, 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 Zoning Administrator Department of City Planning's 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 Development Services Center for attachment to the subject case file.

6801 W. Hollywood Blvd., Suite 105 – “Hard Rock Café”
Attachment D: Findings and Justifications

I. Project Description

The applicant requests an Approval of Plans (from Case No. ZA-2000-2420-CUB-CUX-PA10) to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a 20,672 square foot restaurant with live entertainment, including dancing, live bands, karaoke, and DJ, with 465 interior seats, and hours of operation from 7 AM-2 AM. The applicant also requests modification of the following conditions: 7-C; 8; 16; 19; 20; 22; 31; and 32-B, D, & E.

II. Conditional Use Findings

A. 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 current request will allow the applicant to continue its valued restaurant operation, expand the size of the dance floor area for occasional special events, utilize an alternative employee alcohol sales training program, offer ticketed events, host live-band karaoke, and eliminate certain cumbersome requirements included in the prior conditional approval that are not necessary to ensure responsible operation of the facility.

The Hard Rock Café is an important Hollywood institution, helping to anchor a key section of Hollywood Boulevard in the heart of the tourism and entertainment district. Given the location and context, the proposed condition changes are appropriate and will allow Hard Rock Café to better serve the neighborhood and its clientele.

B. The project’s location, size, height, operations or 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 current request will not substantially modify the physical layout or operations of the Hard Rock Café. The restaurant will continue to operate in the same general mode as before, but will now have more flexibility in its business operations. The Hard Rock Café is a positive contributor to the Hollywood tourism and entertainment district, and in granting the request, the City will permit the restaurant to continue to serve as a valued institution in the neighborhood, positively, rather than adversely, impacting adjacent properties, the surrounding neighborhood, and public health, welfare, and safety.

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

The Hollywood Community Plan establishes the following objectives and policies:

- Objective 1: To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry.
- Objective 4: To promote economic well being and public convenience through:
c. Encouraging the revitalization of the motion picture industry.
- Policies, Land Use, Commerce: "The focal point of the Community is the Hollywood Center, located generally on both sides of Hollywood and Sunset Boulevards between La Brea and Gower Street...This center area shall function: 1) as the commercial center for Hollywood and surrounding communities, and 2) as an entertainment center for the entire region."

The Hard Rock Café has for many years served to further the growth of Hollywood as a major center of tourism, entertainment, and economic activity in the region and to perpetuate its image as an international center of the film, music, and entertainment industry. The current request will allow the Hard Rock Café to continue operating successfully, by authorizing an extension of the present grant and by allowing for greater operational flexibility, which will in turn result in further support of the goals, objectives, and policies of the Hollywood Community Plan.

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

The current request will offer the Hard Rock Cafe greater operational flexibility, allowing the organization to better serve the Hollywood community, but the changes are of a minor nature and will not result in any adverse impact on the surrounding community.

E. 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 1,000-foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale and 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.

The applicant is maintaining their existing license and so no additional concentration will occur as a result of this request.

F. 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 the sale or other consideration, alcoholic beverages, including beer and wine.

The operation will continue in substantially the same manner as before, and as such, will not have any negative impacts on residences or other consideration points in the area.

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT
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PROJECT TITLE W	LOG REFERENCE ENV
--------------------	----------------------

PROJECT LOCATION W

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: W
--

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: W

CONTACT PERSON W	AREA CODE W	TELEPHONE NUMBER W	EXT.
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EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
9 MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
9 DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
9 EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
U CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1
Class <u>5</u> Category <u>23</u> (City CEQA Guidelines)		
9 OTHER	(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.	

JUSTIFICATION FOR PROJECT EXEMPTION: Granting or renewal of a variance or conditional use for a non-significant change of use of land.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE	TITLE	DATE
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

W
NAME (PRINTED)

W *Gary Benjamin*
SIGNATURE

W
DATE

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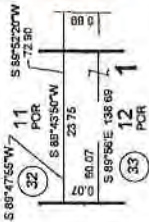
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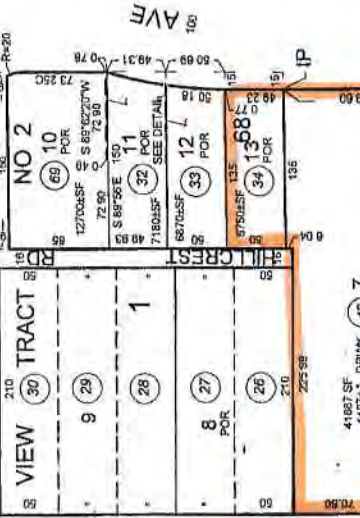
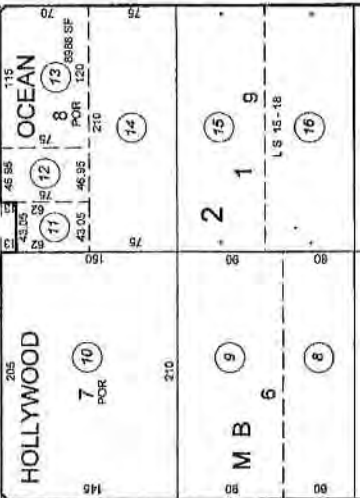
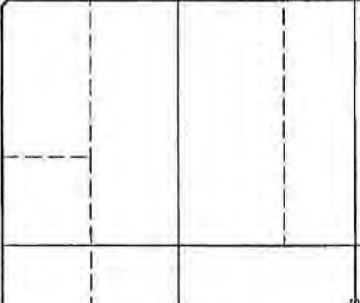
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COUNTY OF LOS ANGELES
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OF LOS ANGELES UNLESS OTHERWISE NOTED

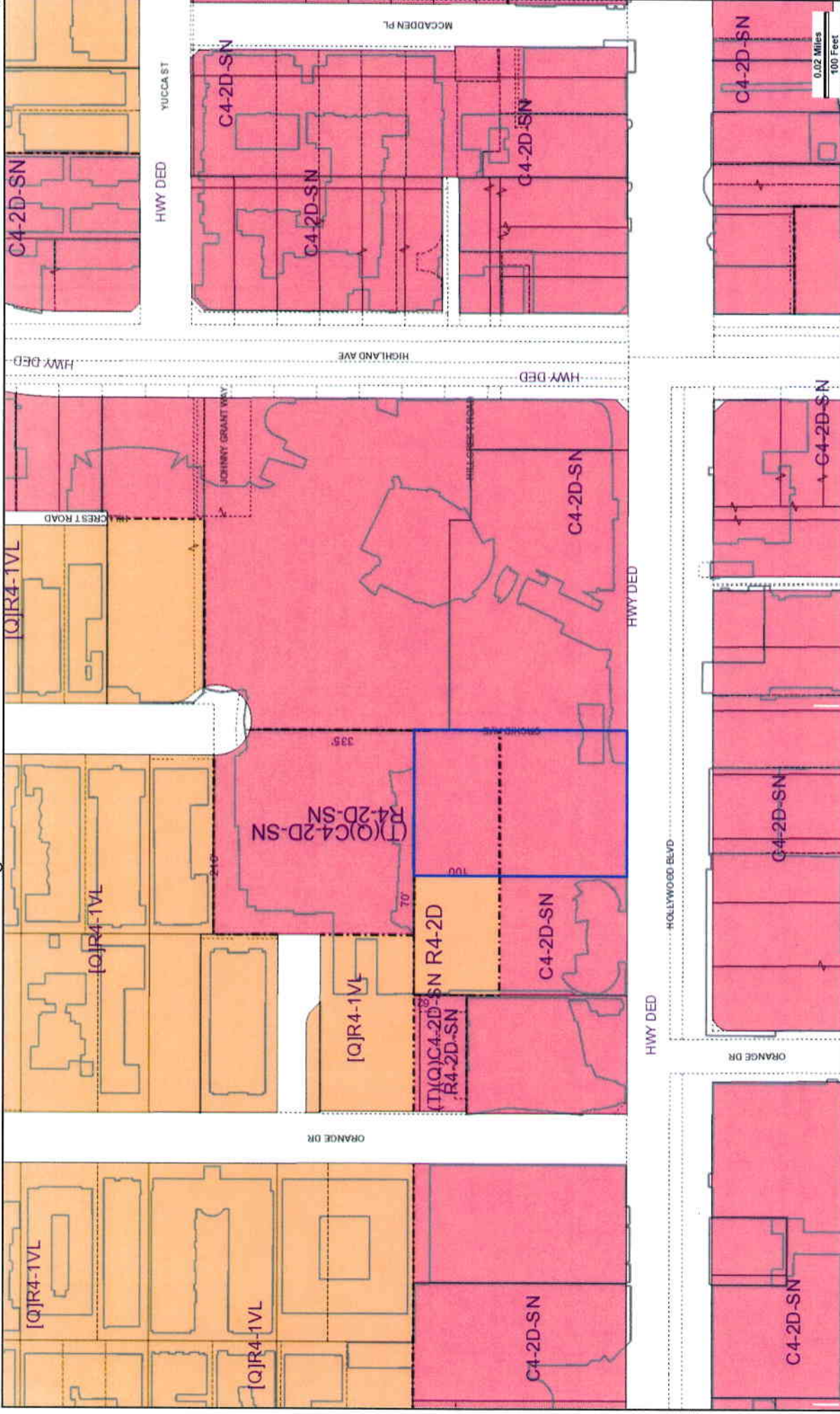
FRANKLIN



08/17/2018

Generalized Zoning

ZIMAS PUBLIC

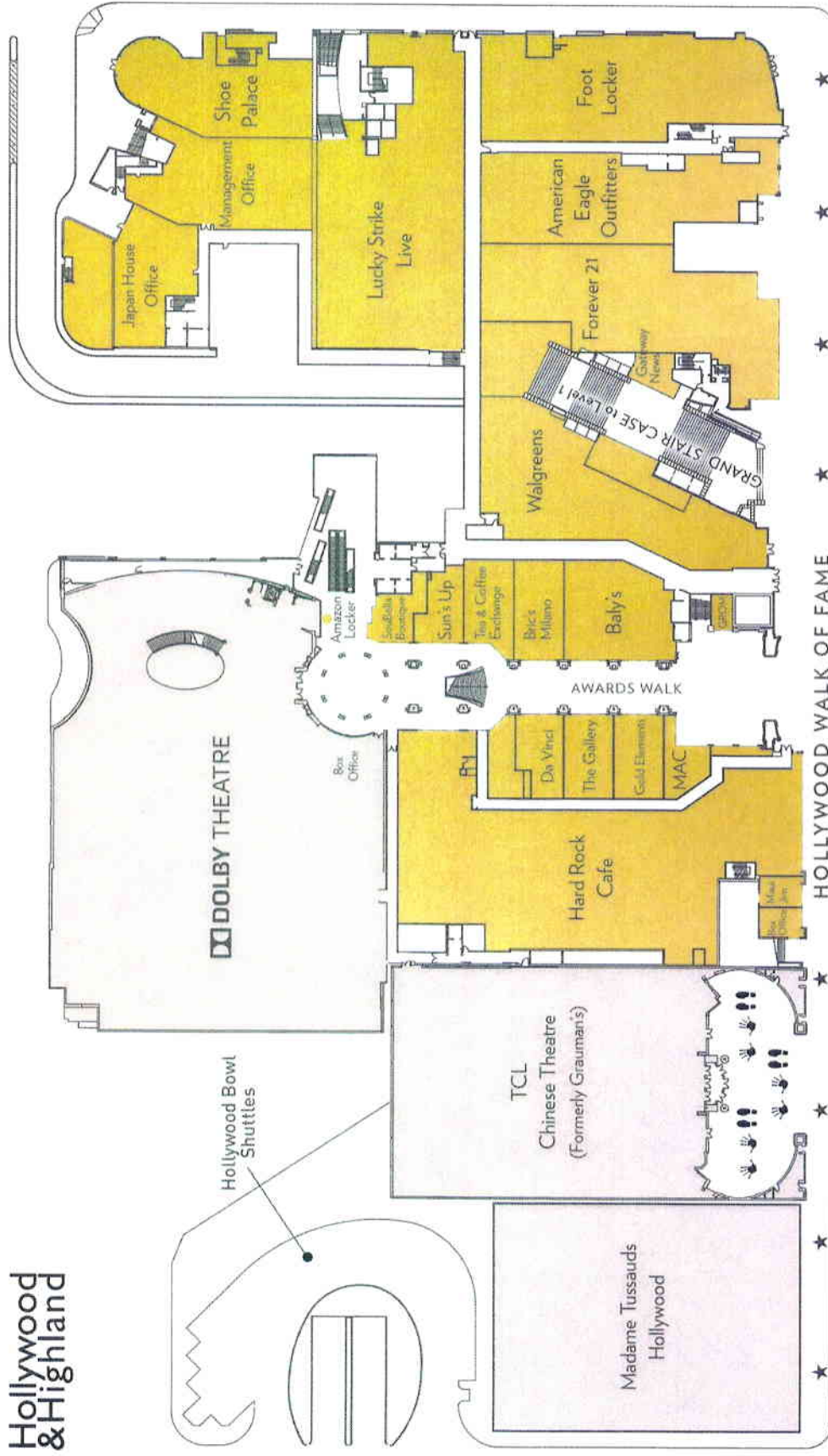


Zoning: (T)(Q)C4-2D-SN, C4-2D-SN
General Plan: Regional Center Commercial

Tract: TR 52496
Block: None
Lot: 3
Arb: None

Address: 6909 W HOLLYWOOD BLVD
APN: 5548004BRK
PIN #: 147B181 1137

Hollywood & Highland



LEVEL 1



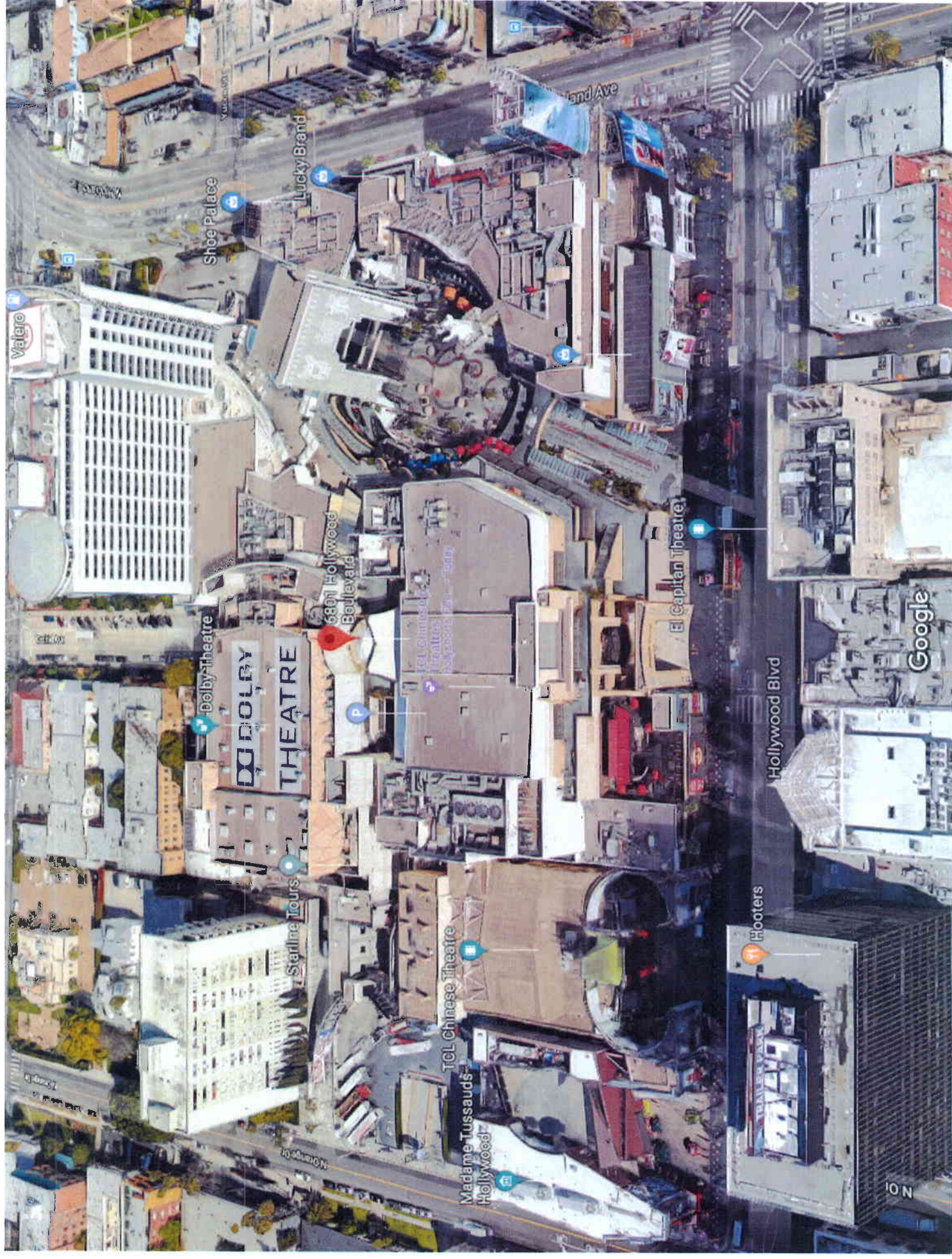
FOREVER 21

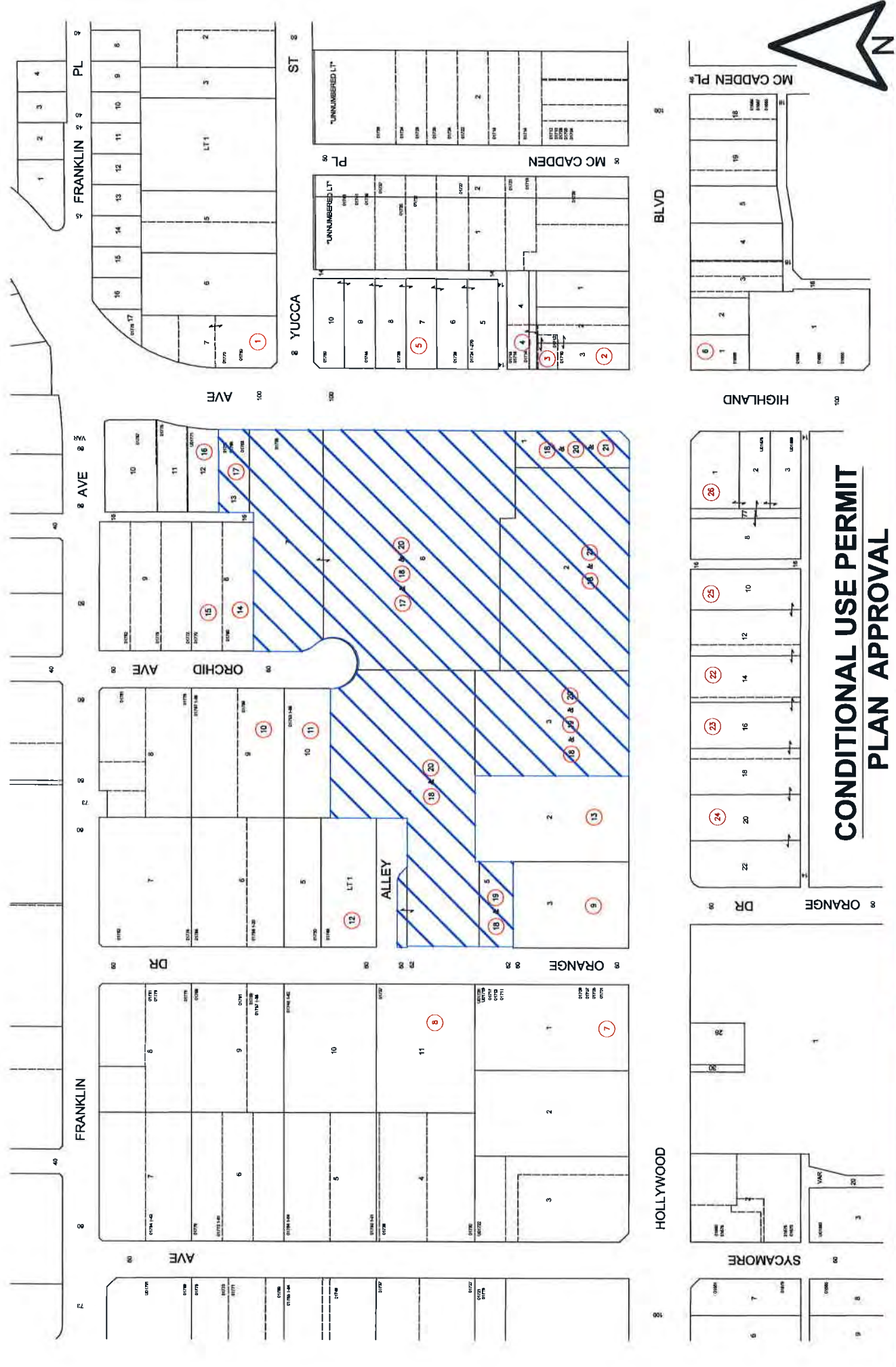


Roosevelt Hotel

Jimmy Kimmel Live

El Capitan Theatre





CONDITIONAL USE PERMIT PLAN APPROVAL

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

SITE LOCATION:
HARD ROCK CAFE
6801 W. HOLLYWOOD BOULEVARD #105
LOS ANGELES CA 90028

LEGAL DESCRIPTION:
LOTS 1-7, 8-10, 12-54, TRACT NO. 52496, M.B. 1258-1134;
LOT 13, BLOCK 1, HOLLYWOOD OCEAN VIEW TRACT NO. 2,
M.B. 1-68; FRAC. LOT 4, BLOCK 2, HOLLYWOOD OCEAN
VIEW TRACT NO. 2, M.B. 1-68. (SEE APPLICATION)

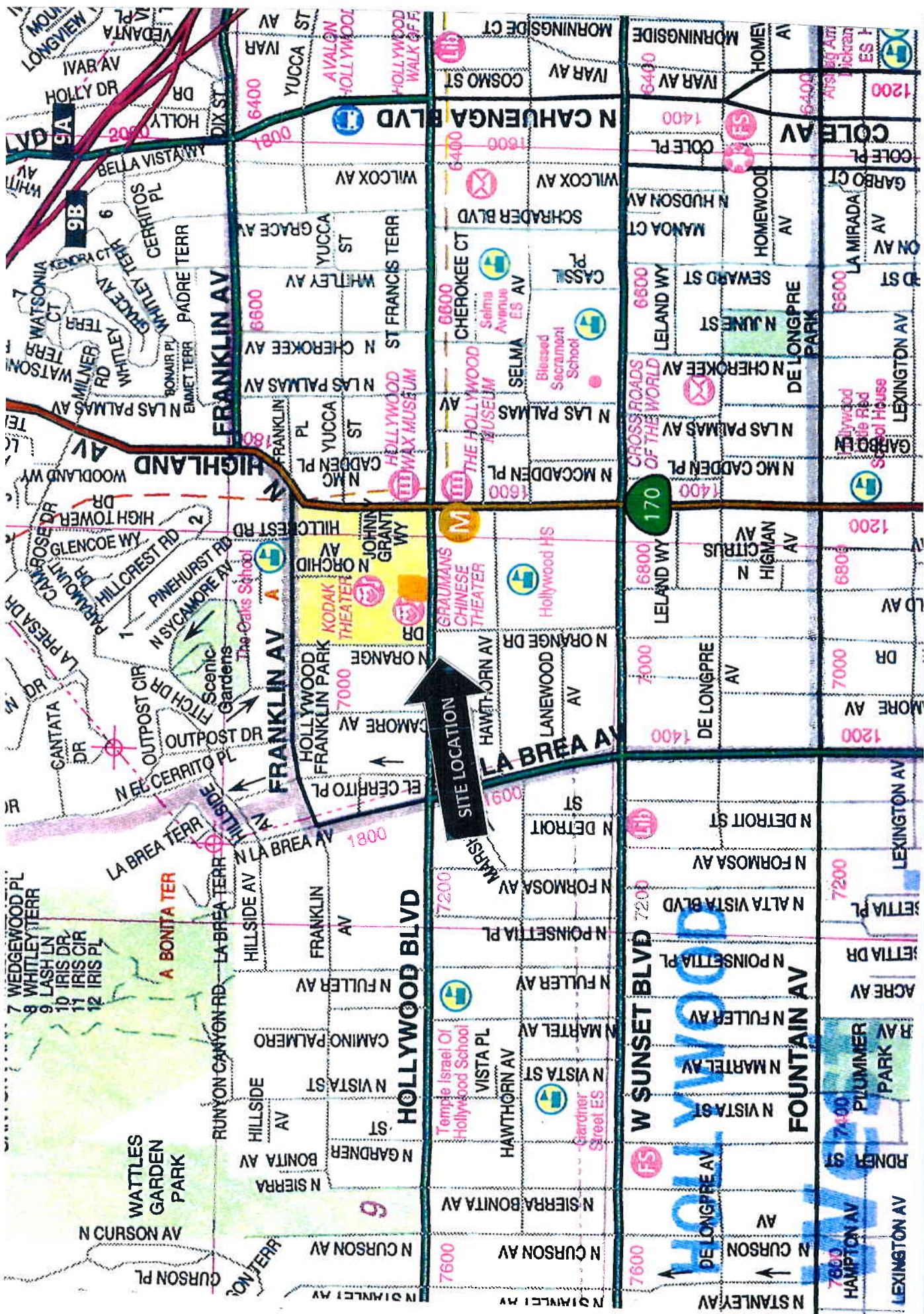
LEGEND

(18) OWNERSHIP NO.

OWNERSHIP HOOK

CASE NO.

DATE: 08 - 17 - 2018
SCALE: 1" = 100'
D.M.: 147 B 181, 148.5 A 185
T.B. PAGE: 593 GRID: D-4
APN: 5548-004-034, 037 TO 042, 044 TO 068
APN: 5548-004-901 TO 924



CASE NO:
T.B. PAGE: 593 GRID: D-4

SITE LOCATION:
HARD ROCK CAFE
6801 W. HOLLYWOOD BOULEVARD #105
LOS ANGELES, CA 90028

VICINITY MAP

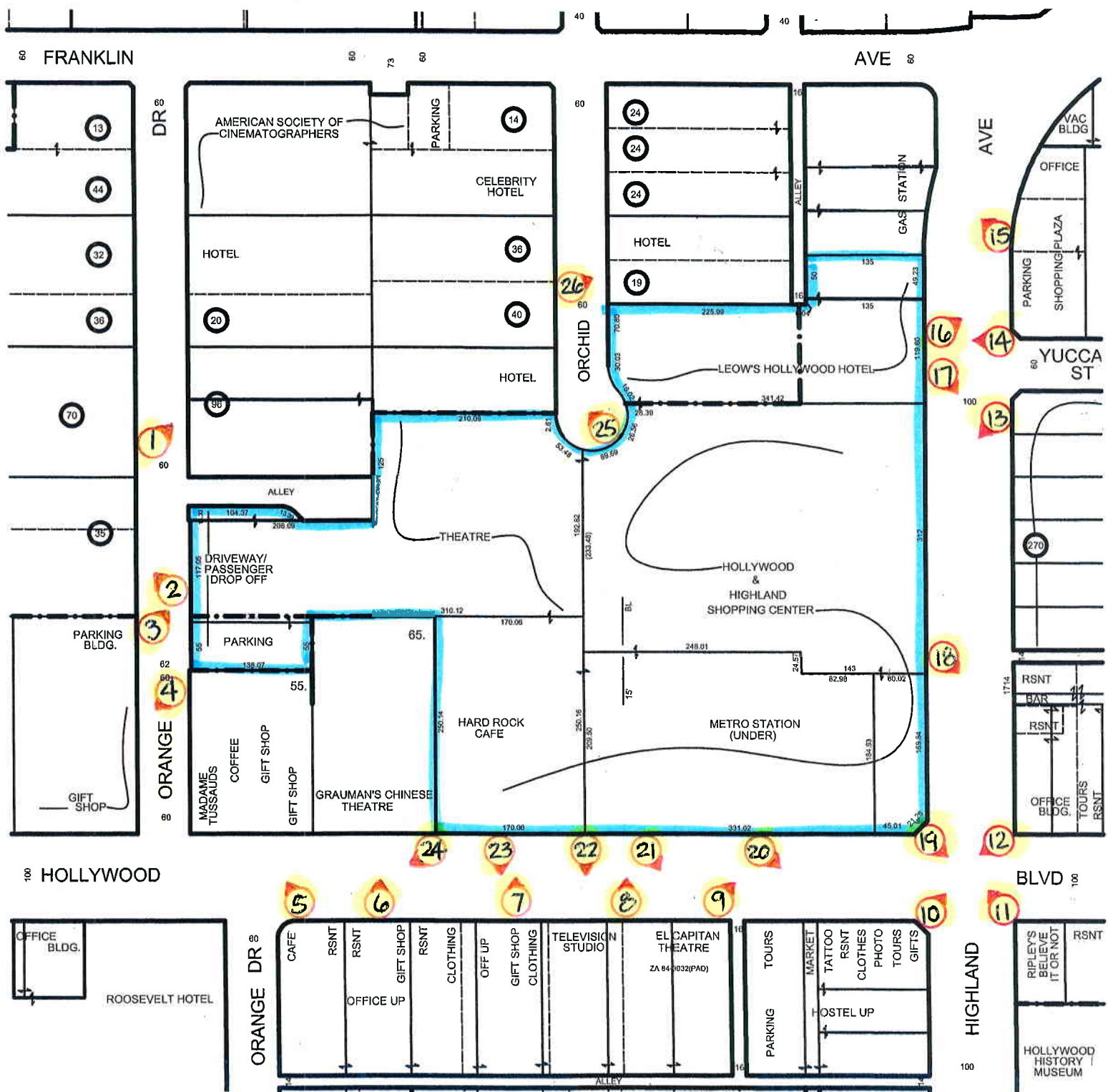


PHOTO BROCHURE



RADIUS MAPS ETC

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

SITE LOCATION:

HARD ROCK CAFE

6801 W. HOLLYWOOD BOULEVARD #105
LOS ANGELES CA 90028

CASE NO.:

DATE: 08 - 17 - 2018
T.B. PAGE: 593 GRID: D-4
D.M. 147 B 181, 148.5 A 185
APN: 5548-004-034, 037 TO 042,
044 TO 068, 901 TO 924



1.



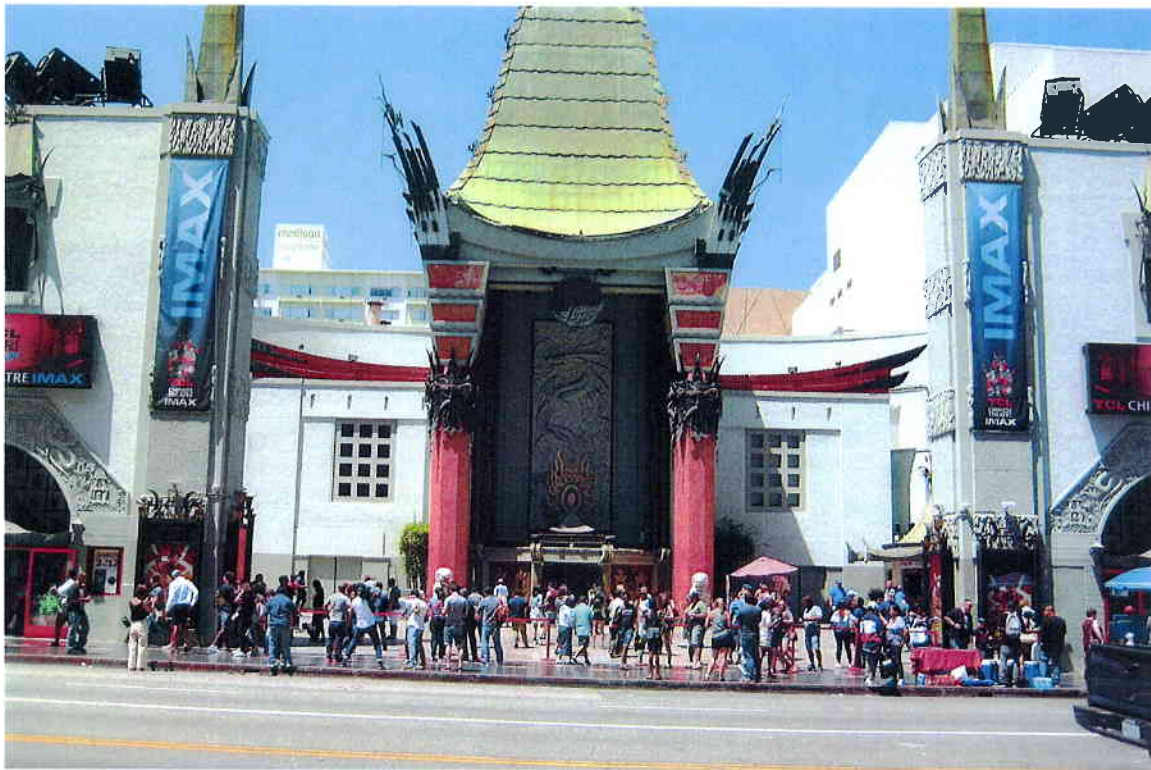
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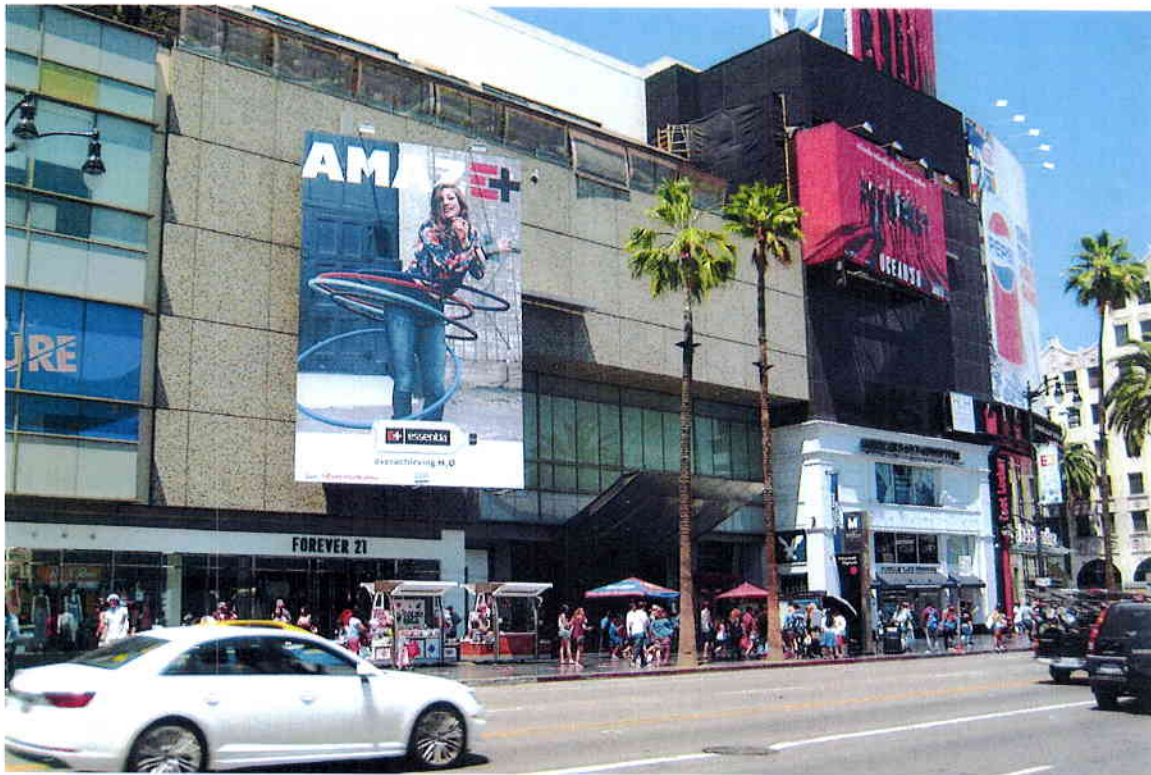
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24.

25.



26.

ORANGE DR.
(Q)R4-1VL
[T]Q[C4-2D
R4-2D

ORCHID AVE.

AVE.

HIGHLAND

HOLLYWOOD

BLVD

Site Description

Total Site Area = 8.7 Acres
Total Floor Area (Subject Premise) = 20,672 Sq.Ft.

Floor Area

Comm'l/Entertainment Retail =	302,000 Sq.Ft.
Restaurants =	100,000 Sq.Ft.
Theaters =	100,000 Sq.Ft.
Studio =	20,000 Sq.Ft.
Theatre/Exhibition/Ballroom =	260,000 Sq.Ft.
Live Entertainment =	60,000 Sq.Ft.
Hotel =	130,000 Sq.Ft.

Floor Area = 972,000 Sq.Ft.
Open Spaces / Plazas / Walkways/
Services Areas = 200,000 Sq.Ft.
Total Floor Area = 1,172,000 Sq.Ft.

Legal Description

Lots 4-7, 14-21, Por. Lot 8, Block 1, Hollywood Ocean View
Tract No. 2; Lots 1-3, Tract No. 2071; Lots 1, 4, 11,
Por. Lots 3 and 10, Block 2, Hollywood Tract No. 2

Parking Required

Total Spaces Required On-site = 3,000 Spaces
Total Spaces Required Off-site = 417 Spaces
Total Spaces Required = 3,417 Spaces
per Condition Number 40 and 41 of Case No.
ZA 98-0449(CUB)(CUX)(CUZ)(ZV)

Parking Provided

Total Spaces Provided On-site = 3,011 Spaces
Total Spaces Provided Off-site = 417 Spaces
Total Spaces Provided = 3,428 Spaces

SEATING CAPACITY

DINING	380
LOUNGE	34
PRIVATE DINING	24
FIXED BAR	27
TOTAL	465

PLOT PLAN

SCALE: 1" = 40'



D.M. : 148.5 A 185

ALCHEMY PLANNING + LAND USE
4470 W. SUNSET BLVD. #547
LOS ANGELES, CA 90027

SITUS: HARD ROCK CAFE
6801 HOLLYWOOD BL. # 105
LOS ANGELES, CA 90028
TS 09-2814

DATE: JUNE 20, 2018

