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HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

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AREA 3, HOUSING, BUSINESS, TRANSPORTATION COMMITTEES MEETING

Hollywood Hills West Neighborhood Council

June 9, 2020, 6:30 PM

Zoom Meeting Link

<https://zoom.us/j/97118940283>

or

Phone Dial in: +1 253 215 8782

Meeting ID: 971 1894 0283

In conformity with the Governor's Executive Order N-29-20 (MARCH 17, 2020) and due to concerns over COVID-19, the meeting of the Hollywood Hills West Neighborhood Council Area 3, Business, Transportation and Housing Committees will be conducted entirely telephonically.

Every person wishing to address the Neighborhood Council must dial 1 253 215 8782, to join the meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting

The public is requested to dial *9, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Committees are prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Committees. Agenda is posted for public review: on at: the Yucca Community Center, 6671 Yucca St, Los Angeles, CA 90028, Los Angeles; electronically on the Hollywood Hills West Neighborhood Council website www.hhwnc.org; and on the Department Of Neighborhood Empowerment, www.empowerla.org. You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>.

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the Committee members in advance of a meeting, may be viewed at our website at www.hhwnc.org, or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the Board Secretary at secretary@hhwnc.org.

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at 200 N. Spring Street Los Angeles, CA 90012 and at our website: www.empowerla.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Lorenzo Briceno at (213) 978-1551 or email: NCsupport@lacity.org.

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

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Agenda

I. Call to order and welcome:

II. Approval of March 10, 2020 Public Safety, Business, Area 3 Committees meeting minutes, motion and vote:

III. 1818 Cherokee Avenue:

Preliminary design review presentation and discussion of a proposed project to develop a surface street parking into a 7-story apartment building with a proposed height of 80 feet built over 2 levels of subterranean parking garage. Preliminary informational presentation and preliminary discussion of a proposed project. Applicant is requesting 1) CUP to exceed on menu density bonus limitation of SB1818 utilizing 2.5%:1% ratio. 2) 177.5% Density Bonus resulting in 86 total units with 21 designated VLI (68% of Base), and 3) Two floors of additional height. Representative of applicant Cherokee Bliss, LLC, is requesting. Andre Soroudi will present.

IV. Proposed "Restaurant Beverage Program:"

City' Planning Staff has proposed which a Restaurant Beverage Program, which would create an administrative clearance for sit-down restaurants to serve alcohol for onsite consumption subject to a standard set of operational requirements. The City File is CPC-2018-4660-CA. There are not files attached at City Planning. Possible motion and vote.

V. "Slow Streets" Program for Area 3:

Last month, the City of Los Angeles launched the "Slow Streets," which places signs and temporary barricades on some residential streets. The city's Department of Transportation is managing the program and will coordinate with community members to determine where the signs and barriers should be placed indicating the streets are for local traffic only. There must be enough community members volunteering to administer the program (physically moving the cones and barricades). Most streets in Area 3 qualify for the program. The application only allows for two miles within the neighborhood. (Franklin does not). Discussion with **possible motion and vote.**

VI. Committee Business - Comments from the Committee on subject matters within the Committee's jurisdiction

- a. Comment on Committee Member's own activities/ Brief announcements.
- b. Brief response to statements made/questions posed by persons exercising their general public comment rights.
- c. Introduce new issues for consideration by the Board at its next meeting/request that the item be placed on the next meeting's agenda.
- d. Ask Committee Chairpersons to research issues and report back to the Committee at a future time.

VII. Future Agenda Items and other Calendar Events

VIII. Comments from the public on agenda items and non-agenda items within the Committee's subject matter jurisdiction.

IX. Decision on next meeting date(s)

X. Adjournment

AREA 3 COMMITTEE
Hollywood Hills West Neighborhood Council
March 10, 2020, 6:00- 7:50 PM
Yucca Community Center, 6671 Yucca St, Los Angeles, CA 90028
Minutes

- I. **Call to order and welcome:** 6:05 PM
- II. **Approval of February 18, 2020 Area 3 committee meeting minutes, motion and vote:** Passed, unanimous
- III. **Heart of Hollywood / Walk of Fame Concept Plan**

Dan Halden (DH), Director of “Heart of Hollywood” presented the concept plan for an upgrade to the Hollywood Walk of Fame and answered questions. Using legacy CRA funds, CD 13 retained Gensler in 2019 to study and build a concept plan for the Hollywood Walk of Fame to enhance its built environment and improve its pedestrian experience. The concept plan is the first major step toward the final Master Plan. Based on the design and recommendations contained within the Master Plan, the City will plan for targeted construction projects to improve the area.

Walk of Fame currently is not a cohesive experience. Long stretches are not cohesive with others. People trying to experience the Boulevard on foot don’t have a good experience.

“Heart to Heart” meetings have been ongoing with Halden. Meetings are designed to have different opportunities for the public to engage. Sometimes, the meetings have 12 people. Good place for neighborhood. Have had people who say, “you are morons.” Then others say “do more, do more.” That is why there is the round table discussions. To get different people from different walks of life.

Board Member (BM): How long are the meetings going to go on? Is there a target date?

DH: Have Plan released already. Will stop when told to stop. There is also an ongoing survey online.

DH: Had a number of focus groups to hear from everyone before the master plan. Question now: Where are we? What comes next? Concept plan is completed – contains nine different elements. What comes next – Schematic Design phase. Getting the consultant on Schematic Design, infrastructure. If the sidewalks are to be widened, we need to understand what is underneath. One of the consultants on the team lives in Hollywood.

1. Celebrate identity
2. Establish forward looking framework. 60th anniversary
3. Economic development
4. Spaces and amenities that accommodate a range of activities.
5. Protect and preserve valuable historic resources.

Hollywood Blvd, 100’ across. 70% is vehicular. 30% is pedestrian. Did assessment of Stars. Stuff on the Boulevards. Same design element. Different signs, different buildings. Have new 90 wayfinding signs. Working on augmenting the signage. Consultant putting out art deco elements. Parking signs pointing to city parking lots. Working on digital messaging signs. Holliiwood has six existing signs. Have not been on for a number of years. There are a number of gateways. Turning back on and adding new ones at different gateways. The perimeter of the historic core (west of the

Freeway) Five new ones toward Gower. One going North before Hollywood between Sunset and Hollywood. One new on Sunset going west on Van Ness, one on Hollywood going East but West of La Brea. One on Sunset.

Stakeholder (SH): What will they be used for?

BM: Anything. Right now, sensitive to street closures.

DH: But we can try and make a better quality of life.

SH: Will they at any time be used to advertise businesses, like Time Square?

BM: Some signs put in on Sunset. It was done by the City and it is not used. It is a street

DH: Don't know. At the Bus stops?

BM: It was done something for signage. Once of the Council members wanted to use.

DH: Was up at Outpost estates. In your existing experience. What are you dealing with already, as they do a further traffic study? There is a misconception that there is no parking. However, City is a doing a poor job in letting people know. 2% of all parking is away from Walk of Fame. The City controls 4013 spaces. Going back to digital occupancy, part of the HH job is to make sure people are getting to those garages. Cherokee has a low occupancy rate.

BM: Had a complaint that someone was attacked in the Cherokee lot. There is a problem with management.

DH: A new person at DOT was there. We would like to use street parking for other spaces. In the focus group meetings, asked people, what are the priorities? Panels said more historic, balance between tourists and residents, and walking over driving.

DH: Something that will evolve over time. Things won't be exactly as seen. The quality and feel is what they are going for.

Spaces, could be better managed. Flexible event spaces.

SH: On this page (62) what is the ratio?

DH: It depends on the night.

SH: The biggest area - can it be 10 feet? Can it go down? We can get rid of a drive.

DH: Some people say they could shut the whole thing down.

SH: It's a tornado with Hollywood Bowl, all with the development in CD 13, and now all the Uber drivers. I have lived in Hollywood for 36 years. Vastly worse. What SH brought up. Franklin becomes a parking lot between La Brea and Western. Sunset Blvd, completely comes blocked. What I found as a 25 year member of Whitley Heights.

DH: I am not a traffic expert. As move forward with design

BM: Gets' meeting on track

DH: Heard people want more trees. Continue the row of Palm trees. Lack of cohesion. Looking at continuous row of shade trees.

Celebrate History. If we can add signage. Increase Safety and Accessibility for all. So there are some other ideas. Raised. Street is a little higher. Slows you down. You would be more visible.

Simplify access and parking. So, it is not a kind of free for all. With sidewalk and Lyft. Dedicated areas to drop off. Alternative mobility. Lots of different options. Some kind of trolley. There is another photo of the red car.

Augment experience with lighting technology.

The rendering goes on. See. The Hollywood BID is working on a master plan. Making sure that lighting efforts. Walked or driven down Hollywood.

One last thing. How did they arrive on street configuration? Asked people what comfort level was. People that are stakeholders in the area. All these different ideas from a crowd sourced idea. To some degree need to add more staff. Will study more. How the public arrives. From which direction. This is a concept. Encourage people to check it on website. Heart of Hollywood, with link of comments. Have something. Reading through it. Is a survey. Email in advance, enough room.

SH: What does Hollywood Heritage think of this?

DH: Any impact on the Historic monument, the terrazzo and the stars. Right now, the entirety of the Walk of Fame is terrazzo. Where utilities are. that is where the terrazzo is in the worse shape. You are changing the material. So maybe changing the concept. Presented to the Historical Commission in December. Not totally off course. Don't know if it comes to pass.

SH: If Hollywood Blvd., if it is on historic street. Le Frak, design buildings, since they can't build on Hollywood. If you are going to care, design review. They are looking like Miami. If he takes over Boulevard.

DH: Have you been in touch with Craig Bullock. Make sure Craig has information.

SH: There is only this works is a 50/50 split. Would it be better if I came to the round table.

IV. Support for Yucca Community Center's Spring Festival

\$1000 for jumpers, crafts, and prizes for the event in return for an outreach table and presence at the event.

Possible motion and vote.

Motion: To support Yucca Community Center's request for 1000, in return for an outreach table and presence.

Motion passed unanimously.

V. Homeless

Area 3 has a visible homeless population. Three governmental bodies, the City of Los Angeles, the County of Los Angeles and CalTrans need to be coordinated to address this issue. In preparation for an April meeting to provide information dedicated to the homeless issues in HHHWNC, The Public Safety chair and Area 3 chair will lead a discussion on Federal, state and local laws, the infrastructure currently in place, and the issues that arise between interface of homeowner rights and the rights of those without homes. Government officials have been invited to the April meeting where we will continue the discussion.

Very little information. Trespassing.

BM: If you have a picture of someone trespassing.

Officer White (OW): Once you have a picture – you have to do a report. You can call 911 if someone is trespassing.

SH: You can't call 911. Here's a text (read text)

City won't prosecute. As far as trespassing. Same guy from this morning. Calling 911 won't report. The operator will dissuade you.

OW: Tell them what happened and stay with it.

BM: 19 million dollars to tackle homeless. What happened, the homeless went up. We need to help them. We have taxed ourselves, more.

When you have a person who can steal up to \$950, they actually caught the guy on the video. He is calculating the price of the item to steal. Then he knows if he can still it and be released. If you are homeless, and you refuse treatment, you cannot be removed from the street. If someone steals up to \$950, there is nothing to do to convict.

BM: You need to build housing. Where it is cheaper. Most of the people shouting. Can't take it out of the community. Great to live on the street. Where you have housing. Something in our society is off.

CD 13 rep: Address a couple things. Housing, historically not the responsibility of the City to build housing. It is another level of government pushing housing down on the City. Why not Lancaster? Ask your state and County representatives. When all else fails, the City can not fail. HHH on property owners. 1.2 billion being allocated. All, but most of it being allocated for projects. Subsidized. City is backing the landlord. Subsidizing landowners

to create housing. You will start seeing in July 1000 units. Next, you will see the other 7000. Some flex funding. The first time that we as a City to have housed. Measure H, 350 million dollars to do wrap around. Also has LAHSA working with people. Previously had 16 teams, now has 420 employees. Now hired and working every day. We recognize as a City, not fast enough, (it is going to be worse), the Mayor said immediately, using his fund, Bridge Home (one on Schraeder) sprung structures that can be done immediately. Get something from Gower into Schrader, why homeless, their traumas, get them used to being an adult again, Section 8 voucher, ideally transition out to their own. Now a pipeline to get them into their own house. Homeowners will come out this June. Confident June 2021 will see a decrease.

BM: Talking about it for many, many years. Mayor proud of 20K units, what he did was 12, 8 plexes market rate. Beat that dog to death. Now rent for 6k. You have to manage affordable housing. Not to stop it.

SH: 50% of homeless that you can't house

CD 13 There is no alternative for them.

OW:BM: How many objects can they have outside the tent?

OW: That is in flux. That's sign off construction. It is not illegal to keep it up.

BM: they can put enough,

OW: This care plus. The police can't enforce.

BM: IF a LAHSA worker comes and offers a bed.

OW: There really isn't anywhere to take them. They don't have to accept services. The shelters fill up at night. The majority are only open during the night.

CD 13 If someone needed a bed, it would be the salvation army in Bell.

BM: The issue, is some of the homeowners...

OW: That authority is not there.

SH: Security meeting at home. People at various agencies. Set up an email address. If you see him, you write to an email address. Google doc sheet. Neighborhood watch. Volunteer at Center, help people fight trauma.

OW: Person needed better circumstances. It does work when you get the right person in the right circumstances. Still call 911 when threatened. Don't have to call they aren't out there and don't care.

VI. Hot Motha Clucker, 1708 N. Las Palmas, Permit Application [ZA-2020-620-CUB](#)

Requested Entitlement: pursuant to LAMC Section 12.24 W 1, a conditional use to allow for the sale, dispensation and on-site consumption of a full line of alcohol beverages in conjunction with a 1,880 square-foot restaurant with indoor seating for 73 patrons and with hours of operation from 10:00 a.m. 2:00 a.m. Monday - Friday and 8:00 a.m. to 2:00 a.m., Saturday and Sunday. **Possible motion and vote**

Rep: – Property at 1708. Most people familiar. It is in tourism. Two blocks for H&H. It is what Hollywood is. We can look at the stars on the street. But we do these tourism things. The perfect area. Have had conversations with people in the room about concentrations. The state will butt out if the city wants it. It is a regional commercial. There are three or four areas, where these areas are. It is expected in this area. If you think of Hollywood, two nodes, and there is Hollywood. Vine to Cahuenga. The City plans for it. When it comes to the area.

George, Greg, Z. Partners cousins, brothers. Had concept. Open up in Sherman Oaks. See 150 people a night. Staple in Studio City. Purchased old Rusty Mullet. They are falling under bad stereo type. Lenient for that. Let us know. Clean up the corner, clean up feces. Give drunk people water. Can't serve alcohol. Restaurant is empty 95% of the time. Since not allowed to serve. Falling under bad stigma.

OR: Bona fide restaurant all indoors. Pretty small. Has a conditional use, or cancelled.

With existing rights, trying to make sure codified. Never expired. Instructed, hey look, lets go through the process. Let's be legit.

BM: We will round and round about the CUP. Thank you. Everyone wants to support you. We all want you to succeed. After everything you know, why are you asking for a full line of alcohol. Why not say give me a beer and wine, since you know, since it will be

OR: Personal .

SH:: Problems with Rusty Mullett full on bar. What you guys do as operators. Will you cut people off after ordering too many drinks? If you get the full line. People coming in to get chicken. One of the things that is important.

OR: Right now can't have security unless you have alcohol.

OW: Biggest concerns. Public intoxication. Something going within hand and hand, volume. You will have hard sell.

OR: That is something we can have

BM: Can we have beer and wine.

BM: Was there alcohol.

OR: Been there and had not complaints about noise. Do you have issues with homeless?:

BM: We want you to succeed. Would love you to have security. We have been treating everyone new. No full line of alcohol. We can talk about beer and wine. I don't want you to go back and waste your time and energy. Will give you my phone number. After six years as Business chair, issues come from new CUBs with new operators. We have done it.

OR: Understand this is the committee. If you are working with ZA. Problem from a procedural point.

SH: Is this a landmark building. It was a beautiful before Rusty Mullett. Don't know if you are putting any money up. Have to put up. Are you contributing to a more positive aesthetic at that corner. Before

Owner. Plain building. New awning. Where we are with money, we don't have too much money to make money. You will see. We lose clients to next door because they want.

BM: If they are bad operators. If anyone is objecting. Do live closer.

VII. Committee Business - Comments from the Committee on subject matters within the Committee's jurisdiction

- a. Comment on Committee Member's own activities/ Brief announcements. No comment
- b. Brief response to statements made/questions posed by persons exercising their general public comment rights.
- c. Introduce new issues for consideration by the Board at its next meeting/request that the item be placed on the next meeting's agenda.
- d. Ask Committee Chairpersons to research issues and report back to the Committee at a future time.

VIII. Future Agenda Items and other Calendar Events: None

IX. Comments from the public on agenda items and non-agenda items within the Committee's subject matter jurisdiction. (none)

X. Decision on next meeting date(s), None

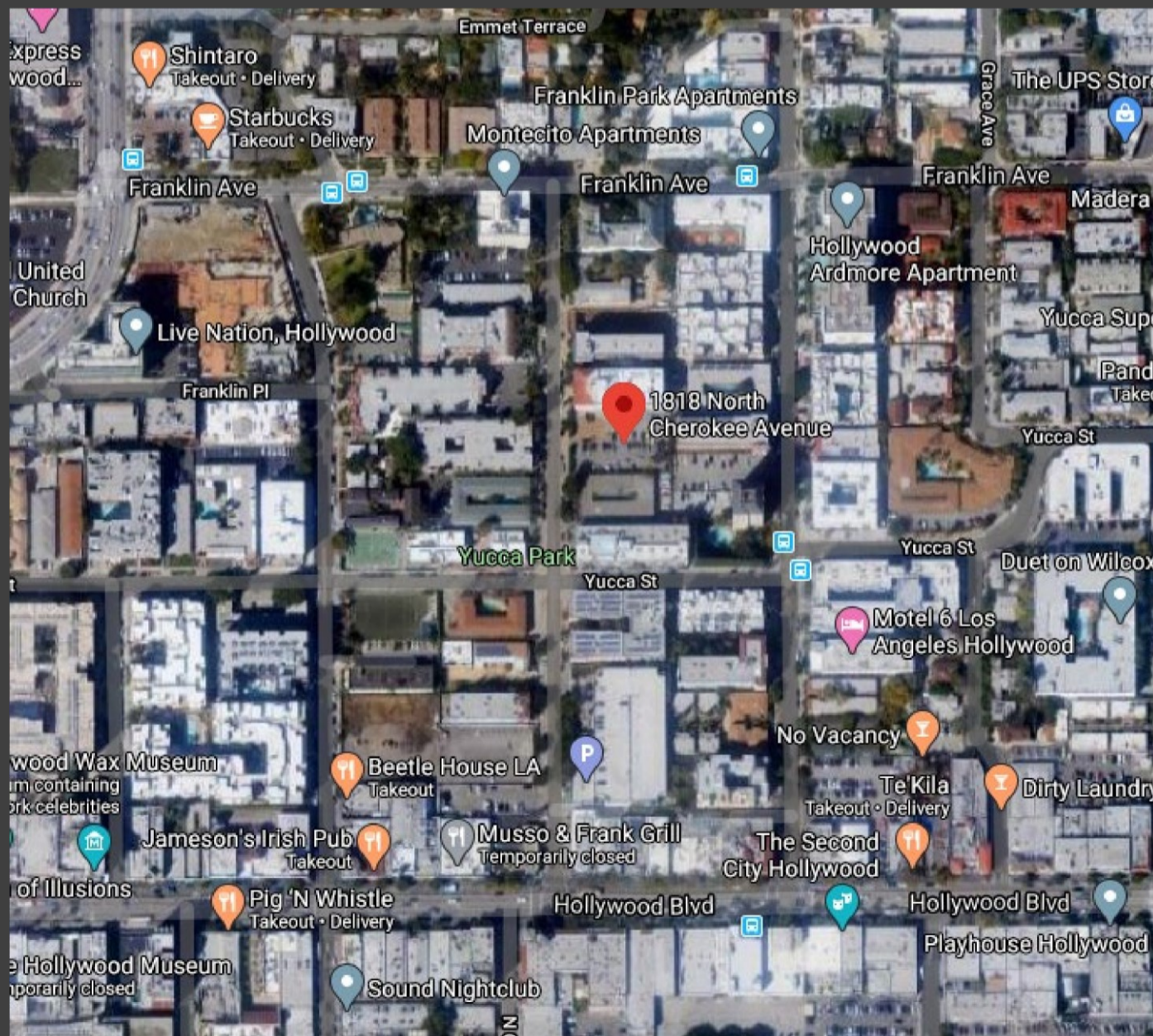
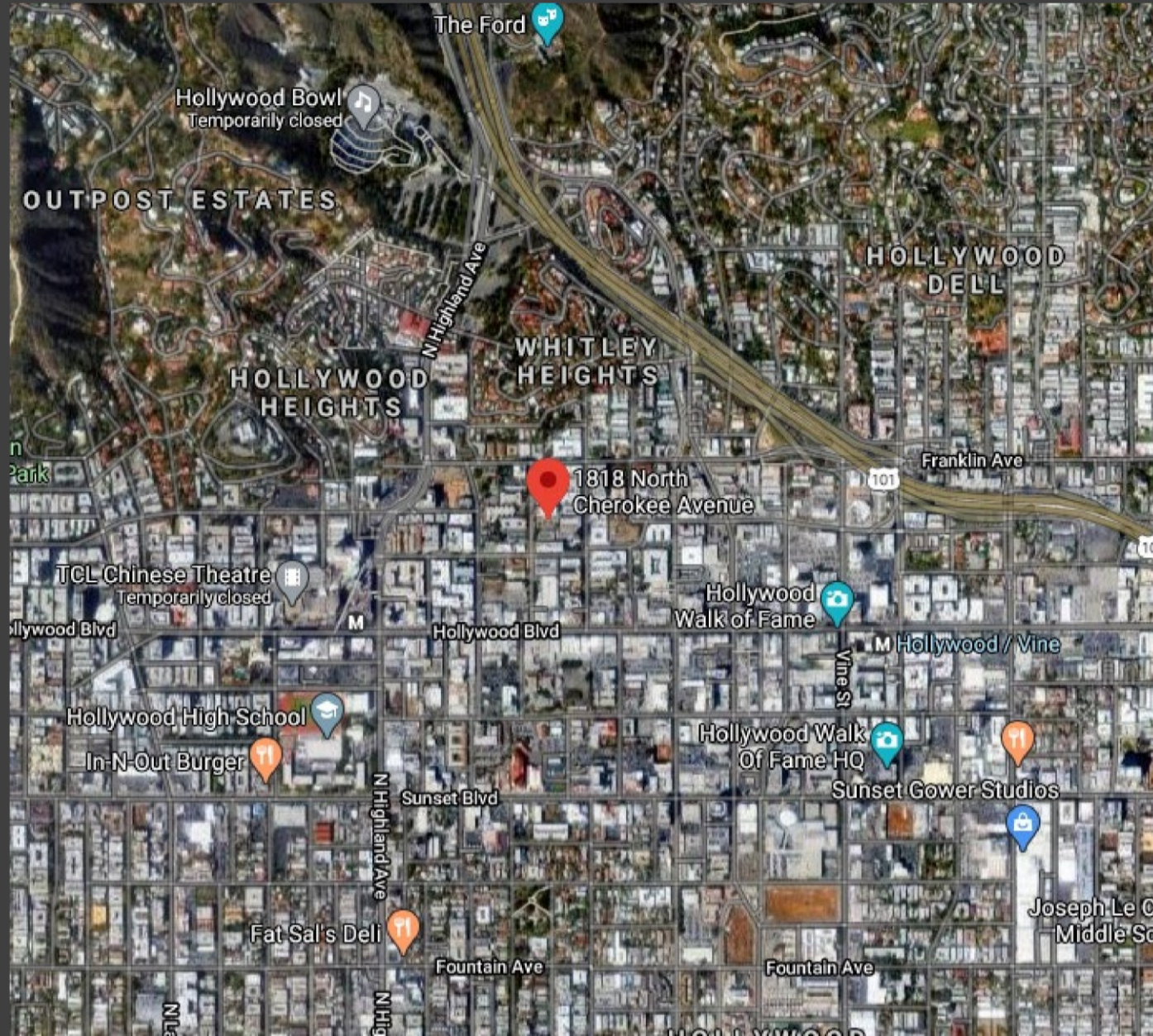
XI. Adjournment 7:55 PM

An aerial photograph of the Hollywood Hills in Los Angeles. In the foreground, the iconic Hollywood sign is visible, with its large, white, block letters partially obscured by the text overlay. The sign is situated on a grassy hillside. In the background, the dense urban landscape of Los Angeles is visible, with the city skyline and the Hollywood Boulevard sign visible in the distance. The sky is a clear, pale blue.

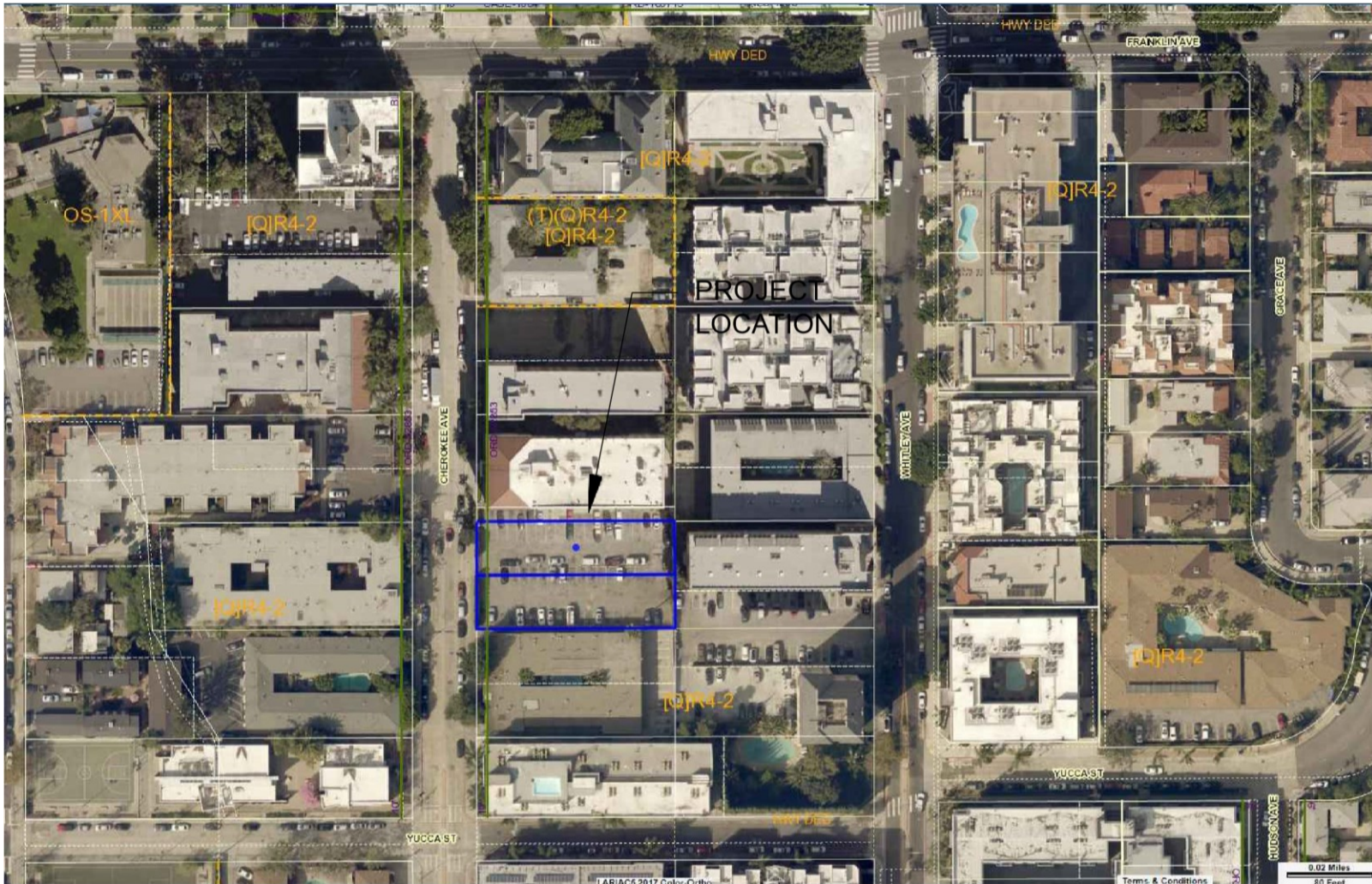
1818 Cherokee Ave

Hollywood Multifamily Development

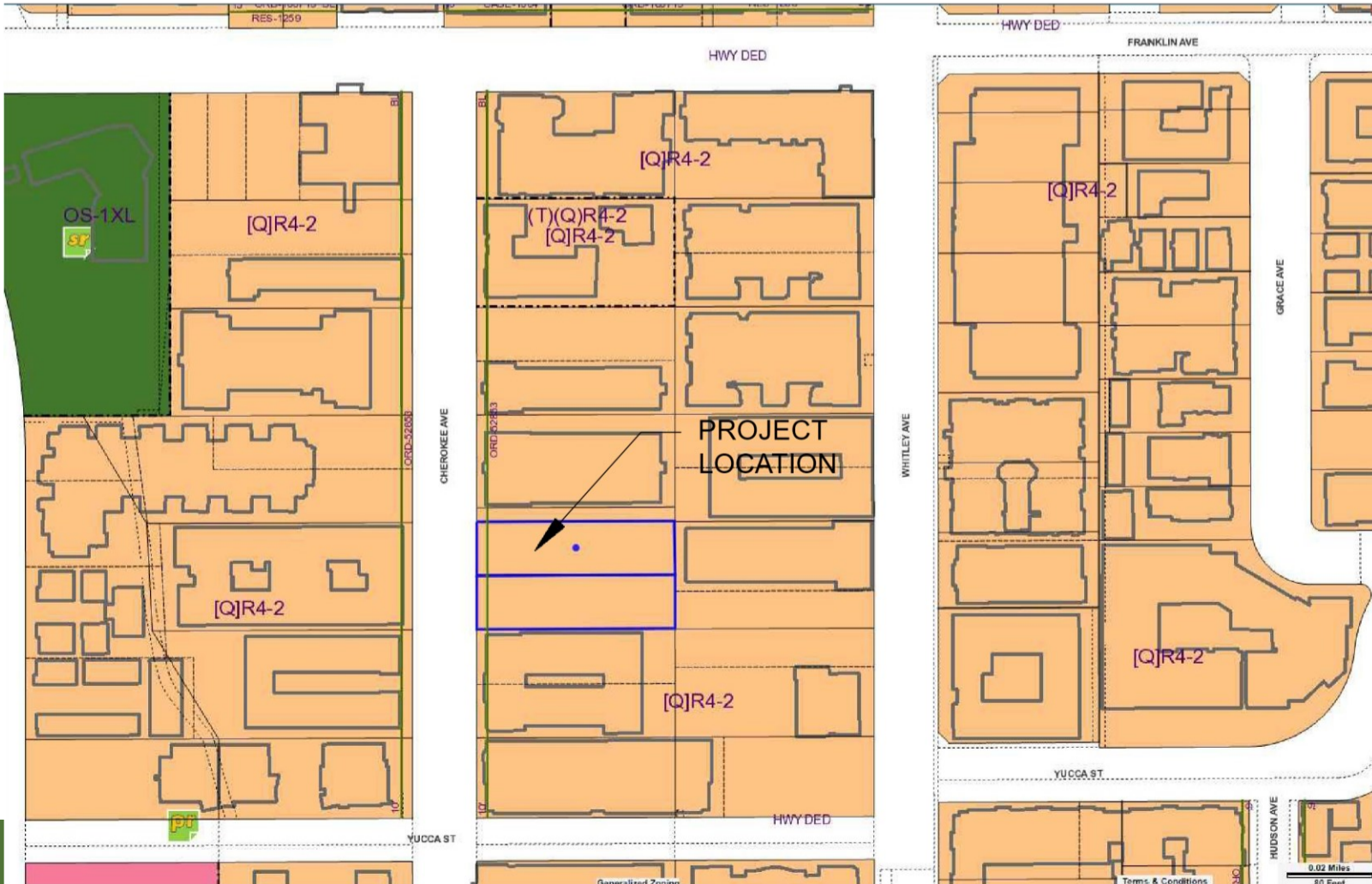
Location Map



Aerial Photos:



Zoning Map:



Project Location:

Cherokee Ave & Yucca St in Hollywood
1818 Cherokee Avenue
Los Angeles, CA 90028

Zoning

| APN | Lot Area (sf) | Buildable Area (sf) | Zoning |
|--------------|---------------|---------------------|---------|
| 5547-004-048 | 18,487 | 14,403 | [Q]R4-2 |

Maximum Density

| | [Q] Conditions | SB 1818 | CUP |
|----------------------|----------------------------|----------------------------|--|
| Density | 18,487 sf / 600 = 31 Units | 31 Units x 1.35 = 42 Units | 86 Units 2.5% bonus for every additional 1% set-aside |
| Affordable Set Aside | | | 21 VLI |

Proposed Density = 86 Units

Allowable FAR = 6 : 1 (86,418 sf)

Proposed FAR = 5.82 : 1 (83,785 sf)

Maximum Height per [Q] Conditions = 60 ft

Maximum Height with 20 ft increase (Off-Menu Request) = 80 ft

Proposed Height = 80 ft

Setbacks Required

Front - 10 ft
Side - 10 ft (5 ft + 1 ft for each story above 2nd)
Rear - 19 ft (15 ft + 1 ft for each story above 3rd)

Open Space Required = 9,050 sf

S = 14 Units x 100 sf = 1,400 sf
1B = 54 Units x 100 sf = 5,400 sf
2B = 18 Units x 125 sf = 2,250 sf

Open Space Required after 20% Reduction = 7,240 sf

Open Space Provided = 9,348 sf

Amenity = 1,368 sf
Pool Deck = 2,090 sf
Rear Yard = 1,590 sf
Private Balconies = 86 Units x 50 sf = 4,300 sf

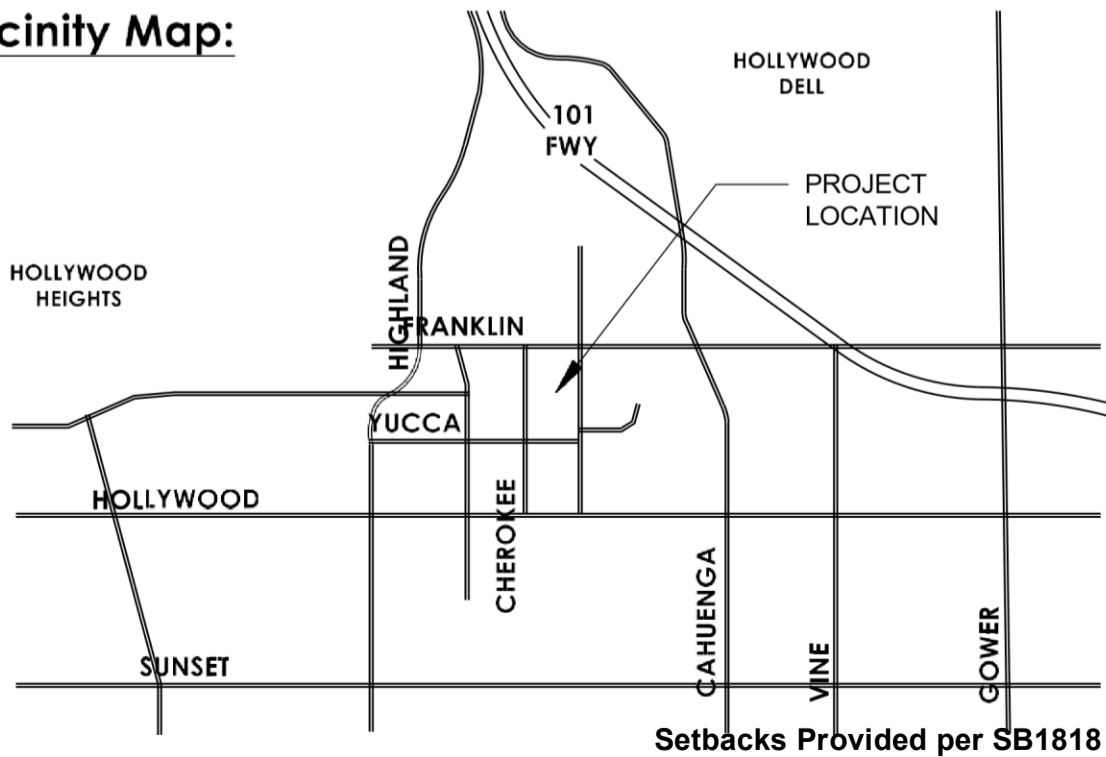
Affordable Housing Incentives On-Menu Requests

Open Space Reduction, Yard Setback

Affordable Housing Incentives Off-Menu Requests

Height Increase, Yard Reduction

Vicinity Map:



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Project View:



Drawing Index:

- G-0.0 Project Information
- G-0.1 Development Summary
- A-0.0 Existing Site Survey
- A-0.1 Proposed Site Plan
- A-1.0 P2 Basement Level Plan
- A-1.1 P1 Basement Level Plan
- A-1.2 Ground Floor Plan
- A-1.3 Typical Floor (2nd thru 6th)
- A-1.4 Seventh Floor
- A-2.1 Enlarged Unit Plans
- A-3.0 Building Section
- A-3.1 Building Elevations - West / South
- A-3.2 Building Elevations - East / North

Directory:

Developer / Owner

Cherokee Bliss LLC

6300 Canoga Avenue, Suite 1100
Woodland Hills, CA 91367
Phone: 310.773.9518
Contact: David Estrada, Development Manager
Email: destrada@cgiecm.com

Architect

Togawa Smith Martin, Inc.

444 S. Flower Street, Suite 1220
Los Angeles, CA 90071
Phone: 213-614-6050
Web: tsminc.com
Contact: Matt Cobo, Principal
Email: mcobo@tsminc.com

Jurisdiction

City of Los Angeles

201 North Figueroa Street
Los Angeles, CA 90012
Web: <http://www.ladbs.org>



1818 Cherokee Ave

000000-00 | May 28, 2020

CG Strategies

General Information

Front - 10 ft
Side - 5 ft Rear
- 17 ft

Unit Summary

| | Unit Type | Studio | One Bedroom | | Two Bedroom | | | | | | | |
|--------------|-----------|--------|-------------|------|-------------|-------|-------|------|--------|--------|--------|-----|
| | | ST-1 | 1B-1 | 1B-2 | 2B-1 | 2B-2 | 2B-3 | | | | | |
| Area (Sf) | | 600 | 778 | 778 | 1,162 | 1,151 | 1,063 | | | | | |
| (01) Ground | | 2 | 2 | 0 | 0 | 1 | 0 | 5 | 7,345 | 3,907 | 6,550 | 53% |
| (02) Second | | 2 | 7 | 2 | 1 | 1 | 1 | 14 | 14,401 | 11,578 | 13,224 | 80% |
| (03) Third | | 2 | 7 | 2 | 1 | 1 | 1 | 14 | 14,401 | 11,578 | 13,224 | 80% |
| (04) Fourth | | 2 | 7 | 2 | 1 | 1 | 1 | 14 | 14,401 | 11,578 | 13,224 | 80% |
| (05) Fifth | | 2 | 7 | 2 | 1 | 1 | 1 | 14 | 14,401 | 11,578 | 13,224 | 80% |
| (06) Sixth | | 2 | 7 | 2 | 1 | 1 | 1 | 14 | 14,401 | 11,578 | 13,224 | 80% |
| (07) Seventh | | 2 | 7 | 0 | 0 | 1 | 1 | 11 | 12,209 | 8,860 | 11,115 | 73% |
| | | | | | | | | | | | | |
| Total | | 14 | 44 | 10 | 5 | 7 | 6 | 86 | 91,559 | 70,657 | 83,785 | 77% |
| | | 16% | 51% | 12% | 6% | 8% | 7% | 100% | | | | |

*Per California Building Code - The area included within surrounding exterior walls or exterior walls and fire walls, exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within horizontal projection of the roof or floor above

Parking Provided:

| | Parking | Standard | Tandem | Acessible | Total | Area (Sf) |
|-------------|---------|----------|--------|-----------|-------|-----------|
| (01) Ground | | 7 | 0 | 0 | 7 | 6,790 |
| P1 | | 23 | 0 | 2 | 25 | 19,342 |
| P2 | | 29 | 0 | 0 | 29 | 19,342 |
| Total | | 59 | 0 | 2 | 61 | 45,474 |

Bike Parking Required / Provided

| | Parking | Short Term | | Long Term | |
|----------------|---------|--------------|---|---------------|----|
| 1 - 25 Units | | 25 Unit / 10 | 2 | 25 Unit / 1 | 25 |
| 25 - 100 Units | | 61 Unit / 15 | 4 | 61 Unit / 1.5 | 41 |
| Total | | | 6 | | 66 |

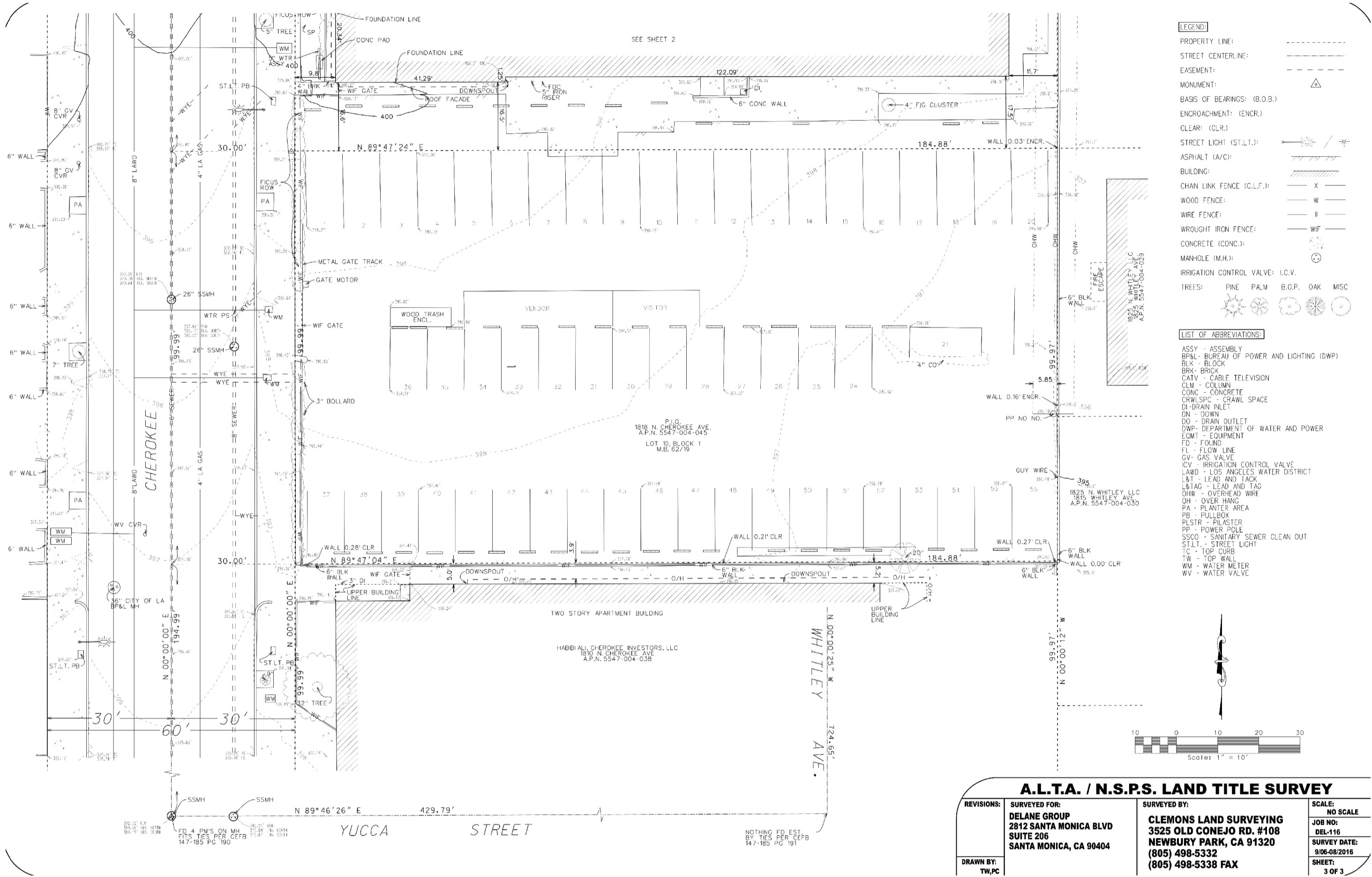
NOTE:

PARKING PROVIDED PER AB744 AS SITE IS WITHIN A ½ MILE OF A MAJOR TRANSIT STOP.”

FLOOR AREA CALCULATION PER LAMC 12.03 IN ZONING CODE WHICH IS: THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

Development Summary

G 0.



Existing Site Survey

0 0



1818 Cherokee Ave LOS ANGELES, CALIFORNIA

CGI Strategies

togawa smith martin, inc. | www.tsminc.com

00000000.00 | May 28, 2020

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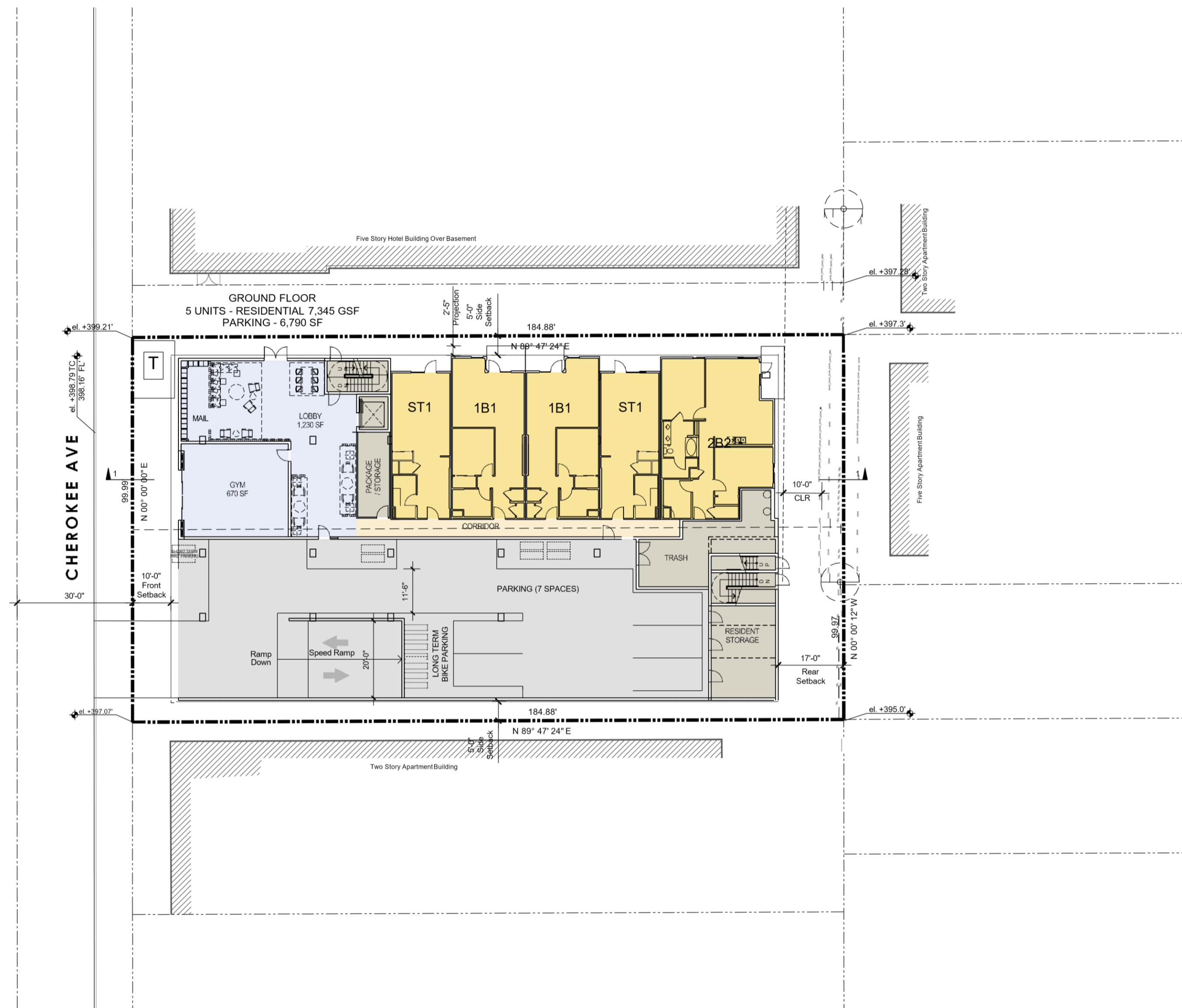
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A-



- Legend**
- Amenity**
 - Utility / Storage**
 - Parking**
 - Residential**



Proposed Site Plan
0.



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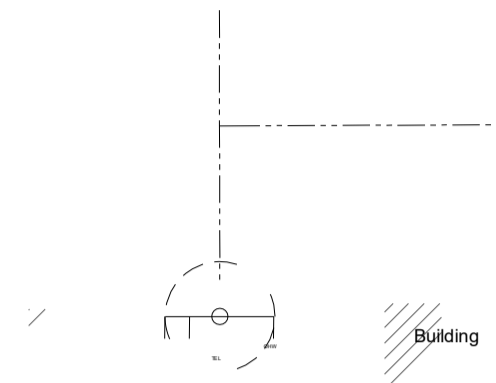
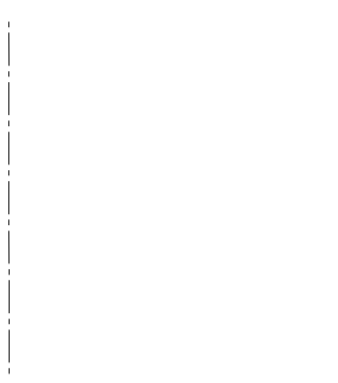
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A-







| Legend | |
|---|--------------------|
|  | Amenity |
|  | Utility / |
|  | Storage Parking |



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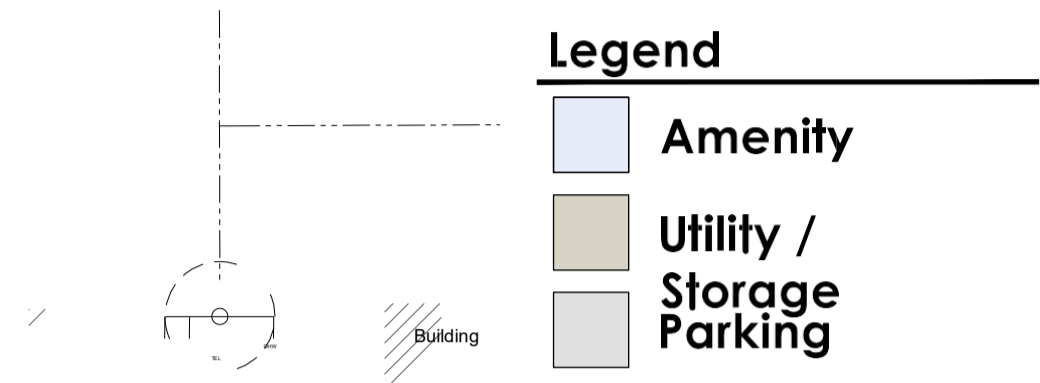
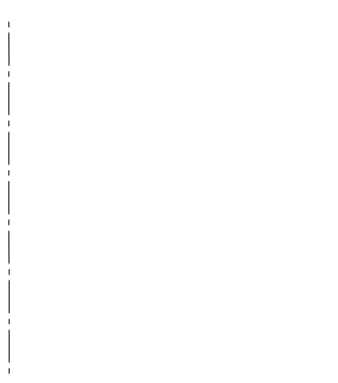
 Utility /



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A-1.



P2 Basement Level Plan



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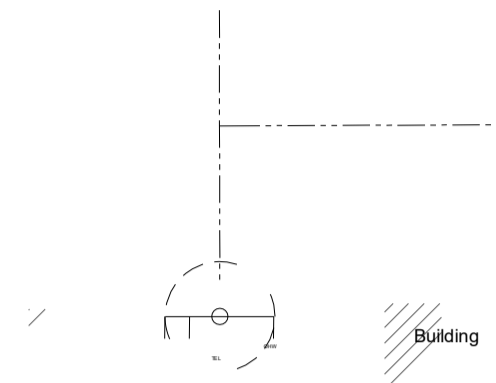
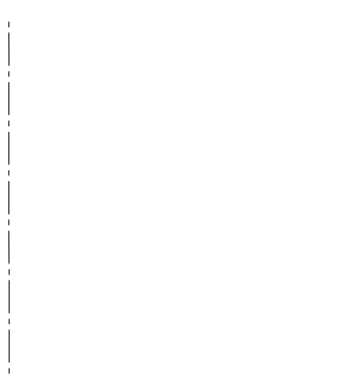





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A-1.

scale:



| Legend | |
|---|--------------------|
|  | Amenity |
|  | Utility / |
|  | Storage Parking |



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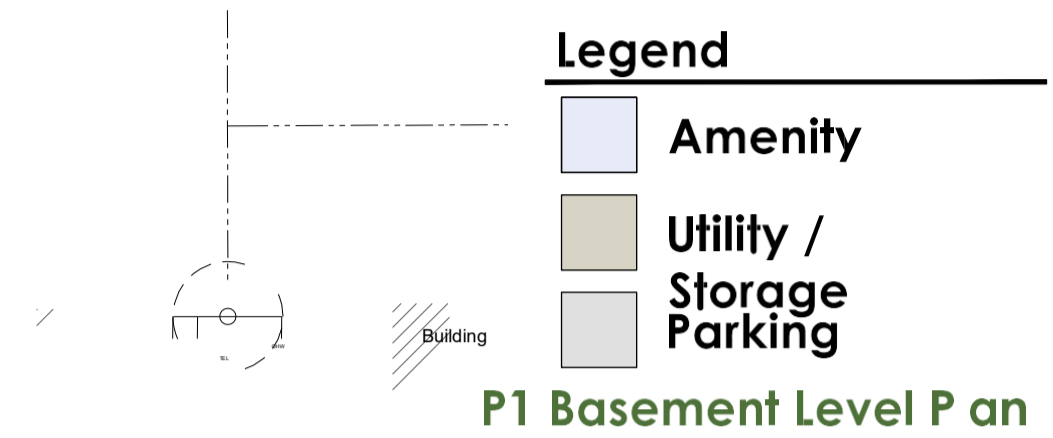
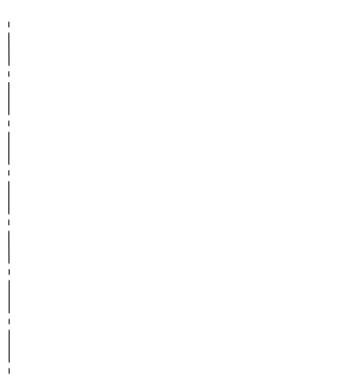
 Utility /

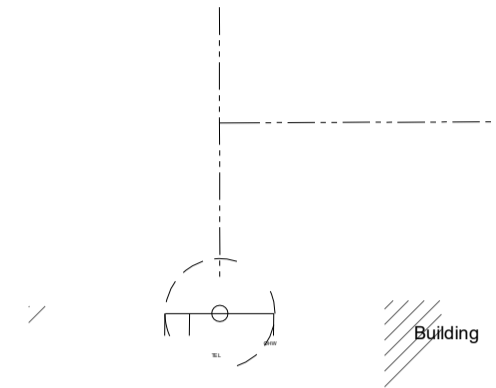
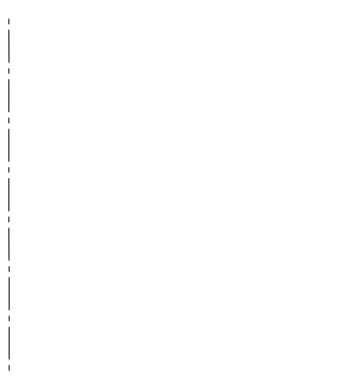
0 8' 16' 32'

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A-1.





| Legend | |
|-------------|-------------------|
| <div></div> | Amenity |
| <div></div> | Utility / Storage |
| <div></div> | Parking |



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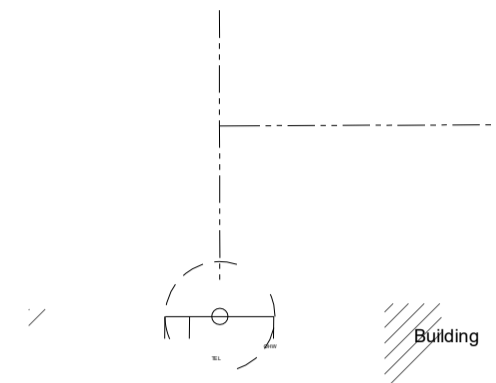
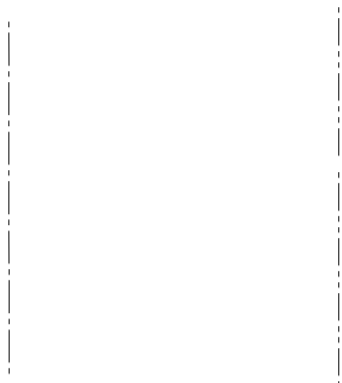
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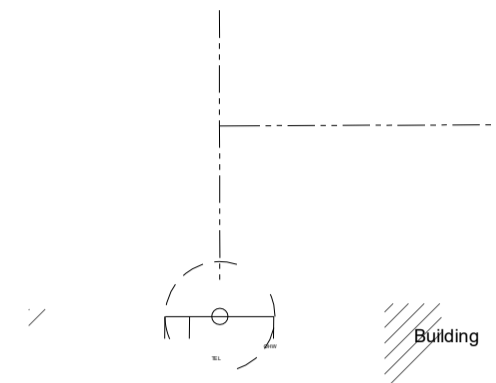
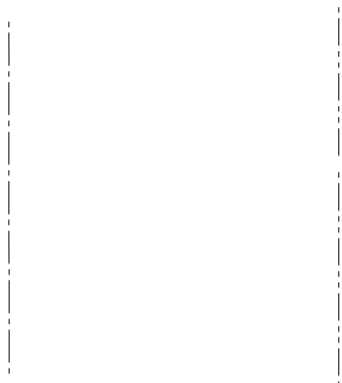







- Legend**
-  **Amenity**
 -  **Utility / Storage**
 -  **Parking**

Ground Floor Plan
2





| Legend | |
|---|--------------------|
|  | Amenity |
|  | Utility / |
|  | Storage Parking |



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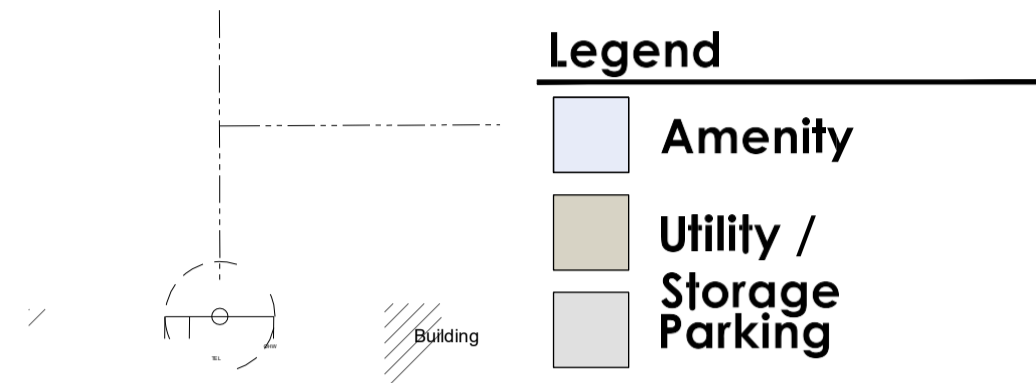
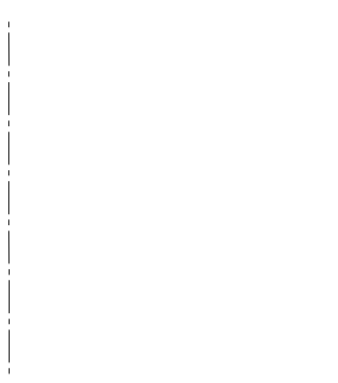
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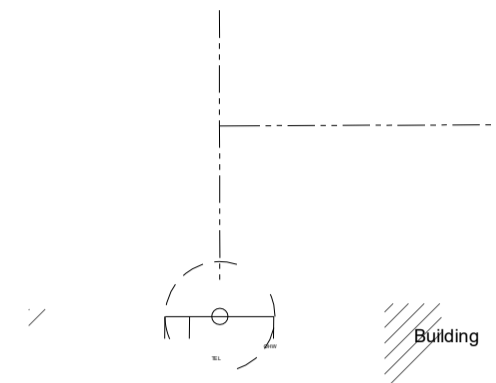
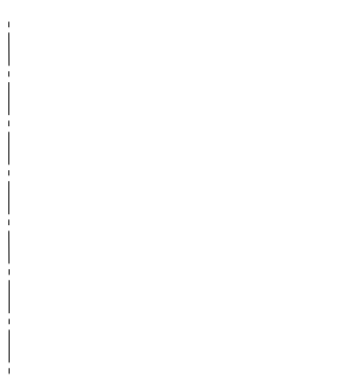
A-1



Typical Floor Plan (2nd - 6th)

.3





| Legend | |
|-------------|-------------------|
| <div></div> | Amenity |
| <div></div> | Utility / Storage |
| <div></div> | Parking |



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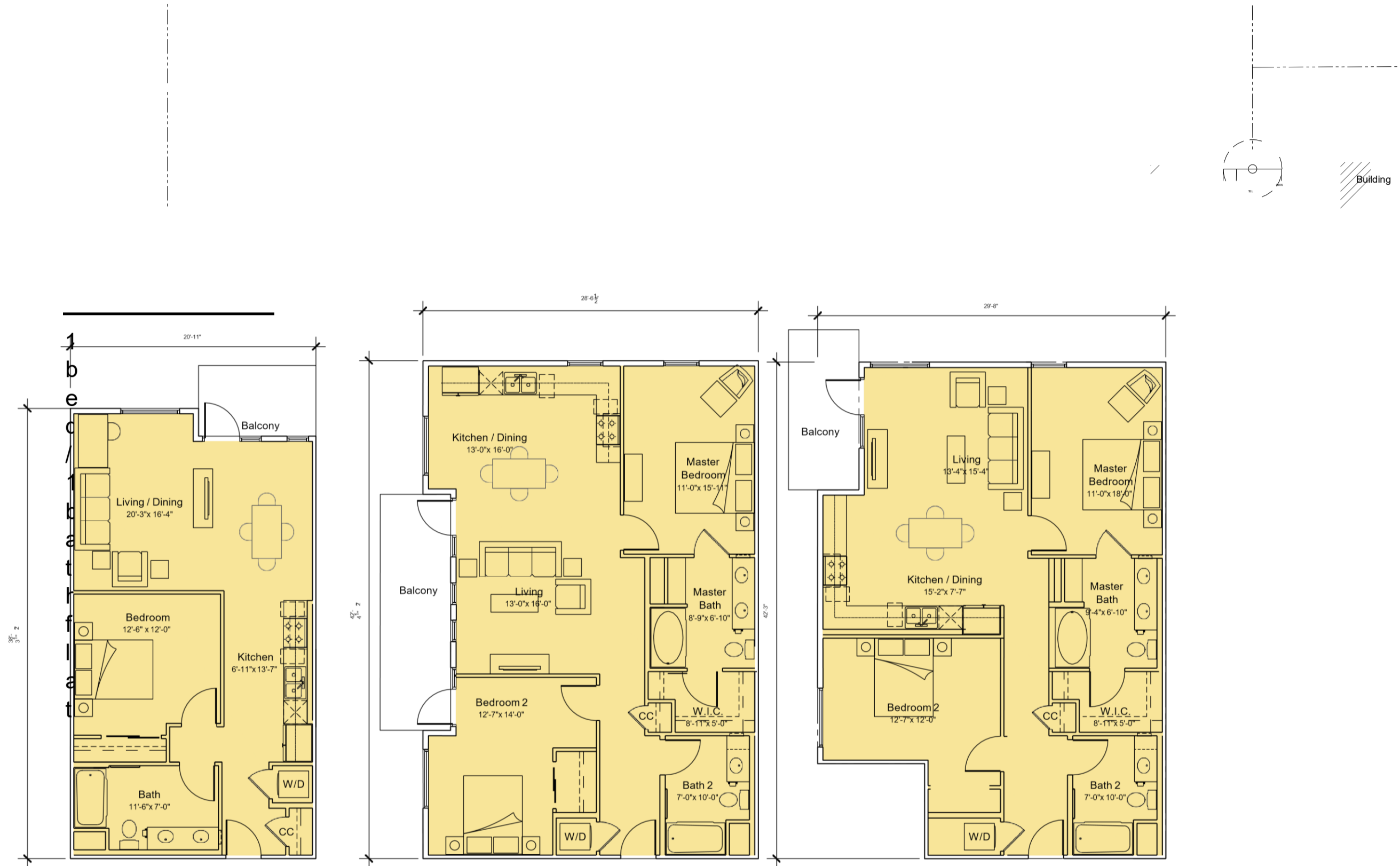


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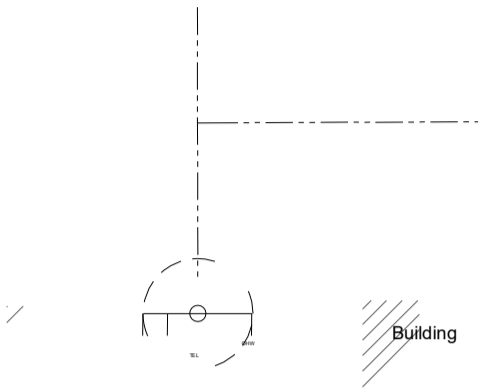
Unit 1B2 778 sf



it S1 600 sf Unit 1B1 778 sf studio / 1 bath flat 1 bed / 1 bath flat

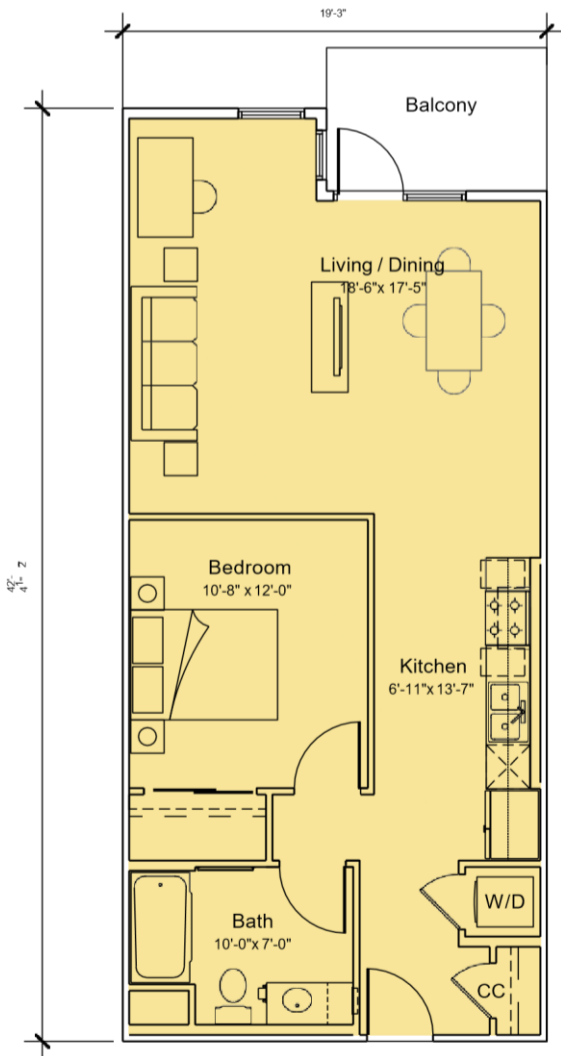
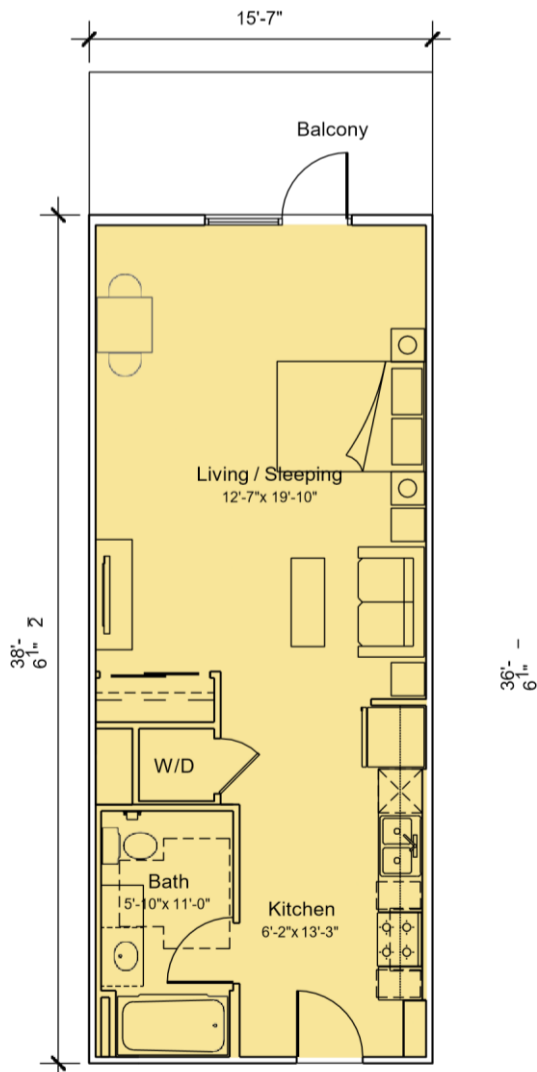
Enlarged Unit Plans

-2.1



- Legend**
- Amenity
 - Utility / Storage
 - Parking

| | |
|---------------------|---------------------|
| Unit 2B1 | 1,162 sf |
| Unit 2B2 | 1,151 sf |
| Unit 2B3 | 1,063 sf |
| 2 bed / 2 bath flat | |
| 2 bed / 2 bath flat | 2 bed / 2 bath flat |

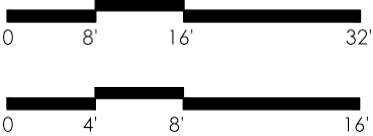


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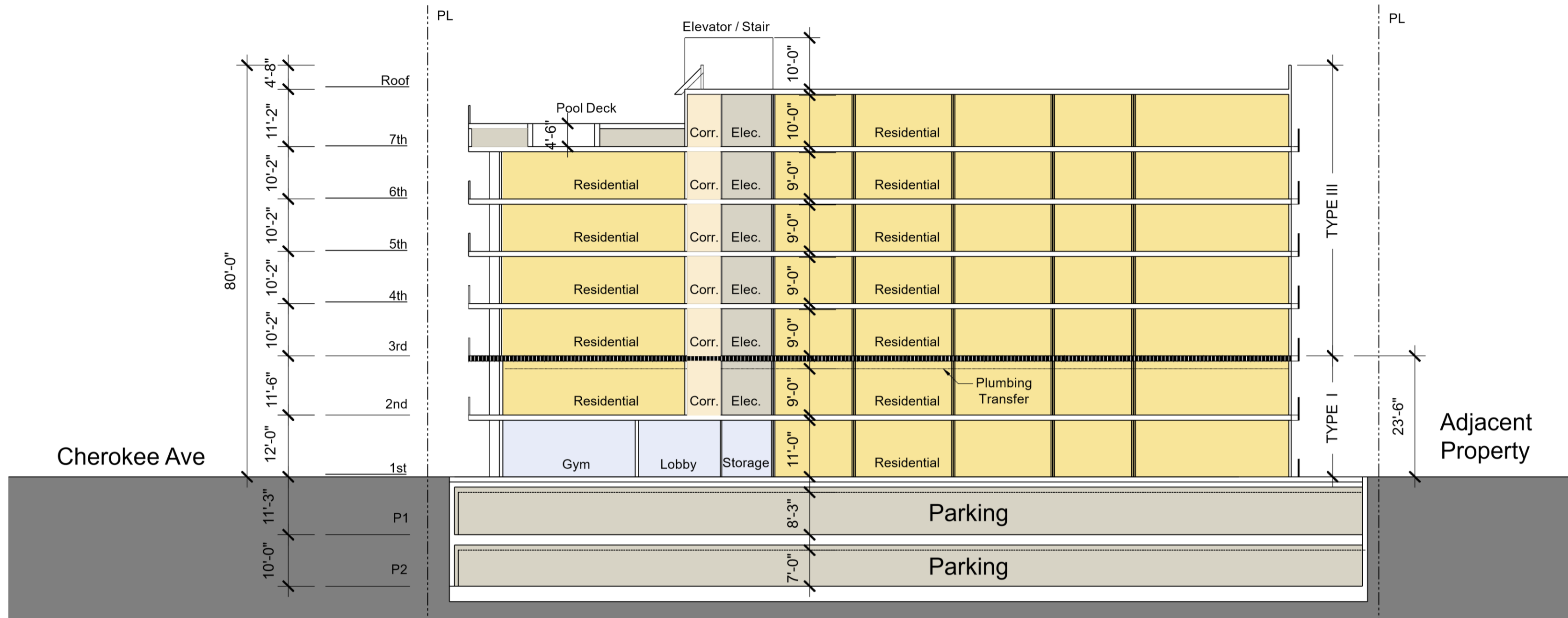
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scale: 1/8" = 1'-0"



A-1.



Building Section
0



West Elevation



South Elevation



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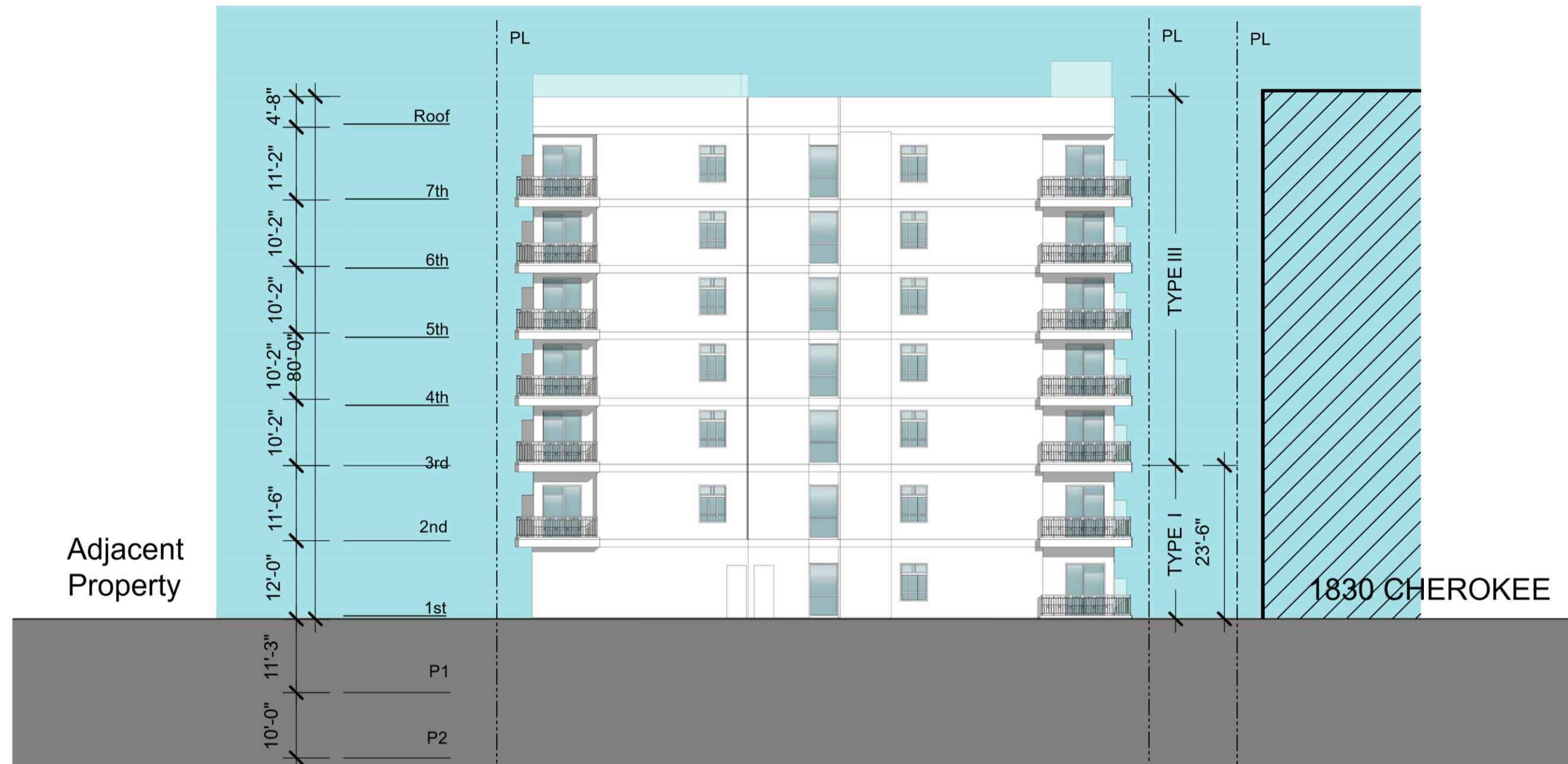
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East Elevation



North Elevation



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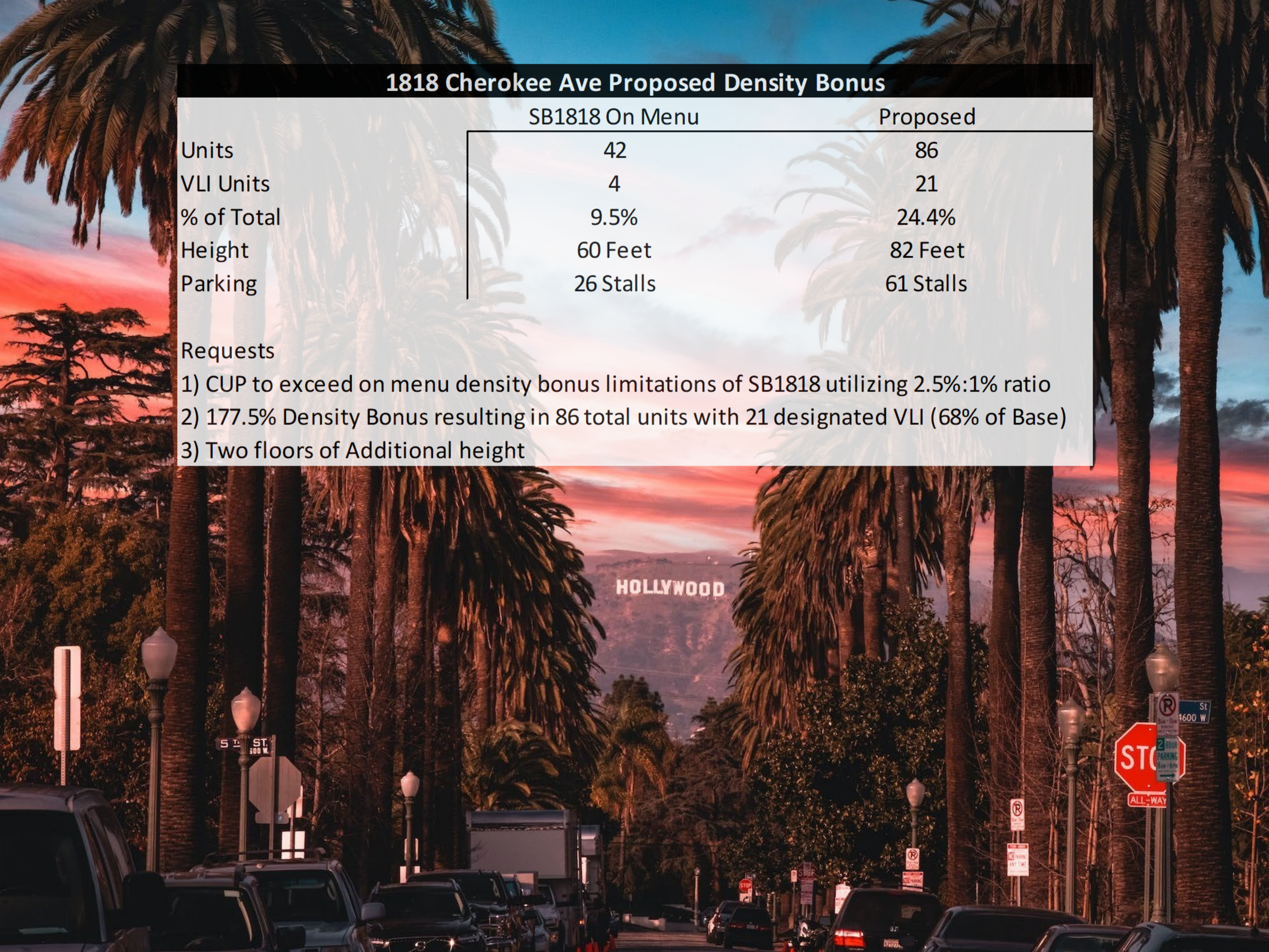
1/8" = 1'-0"

1818 Cherokee Ave Proposed Density Bonus

| | SB1818 On Menu | Proposed |
|------------|----------------|-----------|
| Units | 42 | 86 |
| VLI Units | 4 | 21 |
| % of Total | 9.5% | 24.4% |
| Height | 60 Feet | 82 Feet |
| Parking | 26 Stalls | 61 Stalls |

Requests

- 1) CUP to exceed on menu density bonus limitations of SB1818 utilizing 2.5%:1% ratio
- 2) 177.5% Density Bonus resulting in 86 total units with 21 designated VLI (68% of Base)
- 3) Two floors of Additional height



SLOW STREETS LA



Frequently Asked Questions

Are all streets eligible for a Slow Streets program?

No. Slow Streets are exclusively for local residential streets to prevent overcrowding on sidewalks and to facilitate physical distancing in line with public health orders.

Are these 24/7 or at certain times of the day?

Once established, a Slow Streets area will be in place 24 hours a day, 7 days a week until COVID emergency orders are lifted or until the City and/or Sponsors decide to end the closure.

Are these full closures or are these streets still open for local pick-up/drop offs?

These are not full closures. Streets are open for local access, emergency vehicles, delivery and dropoff. Streets are closed to through traffic and all vehicles are asked to maintain slow speeds on designated Slow Streets.

Who can apply for a slow street?

The following types of organizations are eligible for a slow street.

- Block Club
- Business Association
- Business Improvement District
- Church
- Council District
- Homeowners Association
- Local Nonprofit/Community-based organization
- Neighborhood Council
- School or Parent Teacher Association

Individuals or a group of individuals are not eligible for a slow street at this time. If you have questions, please email slowstreets@lacity.org.

What are Sponsor Organizations responsible for?

The City of Los Angeles will deploy equipment and signage that explains the rules of the Slow Street. The Sponsor Organizations is responsible for making sure your neighbors are aware of the street closure and the streets that the closure will impact.

The Sponsor org is also responsible for:

1. Communicating with the City of Los Angeles Department of Transportation on a weekly basis about your slow street.
2. Checking in on each street segment to confirm equipment is still intact, signage and messaging materials are in place, and all health guidelines are being followed including social distancing, and active use only.
3. Notifying the City when health guidelines, like social distancing and limits on group gatherings, are not being followed. You will not harass your neighbors if they are exhibiting improper behavior.
4. Making sure equipment doesn't fall over and picking it back up if it does. If it's missing, broken, or tagged equipment or signage, you should notify the city.
5. Notifying the city immediately if you notice crowds building up on the street or people using the street for any activity beyond active use (walking, biking, scooting)
6. Encouraging your neighbors to fill out the City's user survey at ladot.lacity.org/slowstreets, a link to which will be posted throughout the closure.

Is there an actual speed limit change on these streets if so? How is it enforced?

We are strongly encouraging local access vehicles to slow down on these streets. Traveling at 15 mph will keep everyone using the streets safe. However, LADOT has not adjusted speed limits in this area.

Where can I see a map of Slow Streets locations?

Slow Streets are not public events. Slow Streets are for local residents only. In order to prevent outside visits and large gatherings, we prefer not to share route maps. Signage will indicate to people driving that they are entering a location where streets are to be shared with pedestrians, biking, and other forms of activity.

What kind of activity is allowed?

Slow streets are for "active use" like jogging, walking, and biking. Face coverings are required, as is true when Angelenos leave their homes. Group sports, activities requiring physical contact, gatherings of any kind, cookouts, and sunbathing are not allowed. Residents are asked to #KeepitMovingLA on Slow Streets.

How will activity be monitored?

LADOT will provide intermittent monitoring at Slow Streets locations; however, sponsor organizations are responsible for monitoring risky behavior and ensuring equipment and signage in the street remains in place. Residents are encouraged to report violations and risky behavior to their sponsor organization or online at ladot.lacity.org/slowstreets. Locations where repeated violations occur may be revoked as a Slow Street.

What about damaged/missing signage? How will LADOT track?

Sponsoring organizations have the responsibility of reporting damaged, vandalized, or stolen signage to LADOT. Residents can also report violations of any kind on our survey or on by emailing slowstreets@lacity.org.

Still have questions? Email us at slowstreets@lacity.org.

Restaurant Beverage Program

Summary

City Planning is proposing a program to permit eligible sit-down restaurants to serve alcohol through an administrative clearance process. The Restaurant Beverage Program (RBP) is intended to save applicants time and money.

Largely as a result of community input, the ordinance incorporates nearly 50 operating standards. These standards will be applied citywide, contributing to consistency and equity in the review of alcohol permits in a Conditional Use Permit as well as tailored enforcement provisions.

Background

With the global outbreak of COVID-19, restaurant owners have shifted to take-out, grocery service, and to-go sales of beer, wine, and cocktails to stay afloat. The profit margin from alcohol sales has provided restaurateurs with some temporary relief during the pandemic. The proposed Restaurant Beverage Program will build on the City's efforts to provide relief, offering long-term financial incentives designed to support jobs and business in Los Angeles.

The program shortens the time required for City approvals from months to weeks, helping restaurant owners get up and running faster once safer-at-home orders are lifted. The proposal would also reduce the cost of an alcohol permit from approximately \$13,000 to approximately \$4,000. Eligible restaurant owners would still be subject to operational standards as well as mandatory monitoring and inspections to ensure compliance.



Nightclubs, bars, and liquor stores would not be eligible for the Restaurant Beverage Program. They would continue to apply through a separate discretionary process involving a public hearing and extensive community input.



Key Provisions

In order to apply, restaurant owners must meet specific eligibility criteria and comply with a number of operating standards. These standards are intended to filter out business models that would benefit from additional review and ultimately not qualify under the program's streamlined approval process. Some key provisions include:

- **Eligibility Restrictions:** Only restaurants with an operational kitchen and a full menu are eligible. Food must be served during all operating hours.
- **Hours of Operation:** Hours of operation must be limited to 7 a.m. to 11 p.m.
- **Entertainment:** No live entertainment, dancing, karaoke, DJs, or outdoor TV monitors or music are permitted. Only ambient indoor music is allowed.
- **Lighting:** A minimum amount of interior and exterior lighting is required.
- **Staff Training:** All employers and employees must complete alcohol service training.
- **Security:** Restaurants are required to install a camera surveillance system and maintain a complaint log. Graffiti and litter must be removed.
- **Enforcement Measures:** The restaurant must participate in the City's Monitoring, Verification, and Inspection Program (MViP)—a proactive enforcement program designed to inspect participants and report any violations to the Department of Building and Safety or the Police Department.

Businesses that do not qualify, or that wish to operate beyond the proposed restrictions, would still be able to apply for a conditional use permit.

Frequently Asked Questions

Would bars, nightclubs or liquor stores qualify for the Program?

No. Only bona fide sit-down restaurants with a commercial kitchen, full menu, and continuous food service during all hours of operation are eligible. All food and beverages must be served to seated patrons. Restaurants are ineligible if they charge



for admission, require minimum drink purchases, restrict access based on age, or engage in any of a number of other practices common to bars or nightclubs.

What community protections are being proposed?

The program's operating standards require a participating restaurant to be respectful of the surrounding neighborhood. Provisions include, but are not limited to, the following:

- Separating outdoor seating from residentially-zoned property by an enclosed building
- Prohibiting live entertainment, billiards, karaoke, or adult entertainment
- Prohibiting outdoor TV monitors or outdoor music
- Limiting outdoor seating to no more than 30% of the total seating area
- Restricting outdoor dining to the ground floor
- Installing a camera surveillance system and adequate interior and exterior lighting
- Posting contact information for community concerns and responding to any complaints
- Posting official identification indicating that the establishment is subject to the Restaurant Beverage Program

How will the City monitor and enforce the program requirements?

All participating restaurants must enroll in the City's Monitoring, Verification, and Inspection Program (MViP) and will be subject to City-initiated inspections. Repeat violators will be prohibited from serving alcohol unless they undergo a separate process with more review.

The California Department of Alcoholic Beverage Control (ABC) could be notified of any citations, which may trigger additional investigation and corrective measures.

Will nearby residents be notified of any project applications?

Neighborhood councils and the relevant City Council district offices will be notified, upon filing, of every restaurant seeking an alcohol permit under this program. Participating restaurants must publicly display City identification noting their compliance with the program.



Will this result in new alcohol-serving establishments?

The program is intended for only a narrow range of dining establishments. These are sit-down restaurants that close by 11 p.m. and comply with an array of other requirements. The program aims to encourage local, neighborhood-serving restaurants, as opposed to nightclubs and bars. Nightclubs and bars are not eligible for the Restaurant Beverage Program and would still have to undergo a separate approval process.

Will residents have an opportunity to report any potential violations?

Yes. Residents can contact the Los Angeles Department of Building and Safety or the Approval. Police Department, depending on the type of violation. Additionally, participating restaurants would be required to display a City-issued decal including information about how to report violations.

What are the next steps?

The City Planning Commission is slated to consider the Restaurant Beverage Program in the coming months. Prior to that public hearing, City Planning will host an information session by webinar in May. Details of this virtual session will be posted at [Planning4LA.org/about/calendar](https://planning4LA.org/about/calendar) once they are available.

Questions and comments may be provided to Roberto Luna: roberto.luna@lacity.org
Media inquiries should be directed to planning.media@lacity.org or (213) 978-1248.



ORDINANCE NO. _____

An ordinance amending Sections 12.21, 12.22, 12.24, and 19.01 of the Los Angeles Municipal Code (LAMC) to create the Restaurant Beverage Program, an administrative process for the sale or dispensing of on-site alcohol, subject to a set of standards and enforcement procedures.

THE PEOPLE OF THE CITY OF LOS ANGELES DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Subdivision 10 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

10. Notwithstanding any other provisions of this Code to the contrary, no building, structure or land shall be used for sale or dispensing for consideration of any alcoholic beverage, including beer and wine, for consumption on the premises except upon premises approved for that use in accordance with the provisions of Section 12.24, or if the establishment complies with all the requirements and standards under Section 12.22 A.34 (Restaurant Beverage Program).

The provisions of this subdivision shall not abrogate, however, any right to the continued use of premises for these purposes pursuant to Section 12.24L. ~~Certain restaurants may be excepted from the provisions of this subdivision and Section 12.24 pursuant to authority of the Zoning Administrator contained in Section 12.24X2.~~

Sec. 2. A new Subdivision 34 is added to Subsection A of Section 12.22 of the Los Angeles Municipal Code to read as follows:

34. Restaurant Beverage Program. In the CR, C1, C1.5, C2, C4, C5, CM, M1, M2, and M3 Zones, the sale or dispensing of alcoholic beverages for consumption on the premises shall be allowed administratively without obtaining a conditional use approval as otherwise required by Section 12.21 A.10 of this Code if the below requirements are met.

(a) Eligibility. Only restaurants that comply with the following are eligible for the Restaurant Beverage Program:

- (1) Establishments maintained as a bona fide eating place (restaurant) with an operational kitchen where food is prepared on-site and with a full menu containing an assortment of foods. Food service is available at all times during operating hours. The restaurant provides seating and dispenses food and refreshments for consumption on the premises and not solely for the purpose of food takeout or delivery.
- (2) Restaurant having between a minimum of 20 patron seats and a maximum of 150 patron seats, including any outdoor seating.



- (3) The establishment is not a drive-through fast food establishment, as defined in LAMC Section 12.03.
- (4) The restaurant shall not be part of any multiple-tenant entitlement pursuant to Section 12.24 W.1 of the LAMC.
- (5) Daily hours of operation are limited to the hours between 7:00 am and 11:00 pm for both indoor and outdoor areas. There is no after-hours use of the establishment, other than for routine clean-up and maintenance.
- (6) All food is delivered to tables by employees.
- (7) There are no pool tables or billiard tables.
- (8) There is no dancing or Adult Entertainment pursuant to LAMC Section 12.70.
- (9) There is no minimum drink purchase required of patrons.
- (10) There is no charge for admission.
- (11) The restaurant does not organize or participate in organized events where participants or customers pre-purchase tickets or tokens to be exchanged for alcoholic beverages at the restaurant.
- (12) All service of alcoholic beverages is conducted by an employee.
- (13) The restaurant does not sell distilled spirits by the bottle, or wine or champagne bottles that exceed 750 milliliters.
- (14) No employee, while working, shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises.
- (15) No employee, while working, shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while on the premises.
- (16) There is no age limitation restricting access to any portion of the restaurant.

(c) Development Standards and Operations.

- (1) A maximum of 30 percent of the total number of patron seats may be located outdoors.
- (2) There shall not be any shared seating between the restaurant and other restaurants.



- (3) The restaurant shall only use fixed bars that are depicted on floor plans. Portable bars are prohibited.
- (4) Where booth or group seating is provided, no walls or partitions separating the booth or seating area from the main dining room shall be installed which exceed 48 inches in height above the surface on which occupants' feet are intended to rest. Where a private dining or banquet room is provided, a minimum of 50 percent of the vertical surface area of that portion, extending up to six feet above the floor, of any wall or partition separating the private dining or banquet room from the main dining room shall be fully transparent and ensure the occupants are visible to persons looking into the private dining or banquet room.
- (5) For properties abutting or across an alley from an A or R zoned lot:
- (i) outdoor dining areas associated with the restaurant shall be entirely buffered from the A or R zoned lot by a wholly enclosed building. This requirement shall not apply to outdoor dining permitted on a public sidewalk by a Revocable Permit; and
 - (ii) outdoor dining is limited to the ground floor only.
- (6) Outdoor dining areas shall be limited to seated patrons.
- (7) There shall be no live entertainment, karaoke, or disc jockeys on the premises.
- (8) Television monitors or screens shall be prohibited in any outdoor dining areas.
- (9) There shall be no music or speakers permitted in any outdoor areas.
- (10) Entertainment in conjunction with the restaurant is limited to indoor ambient music to complement the dining experience, and shall be limited to background music at a low volume that is not audible outside of the building.
- (11) Any music, sound or noise which is under control of the restaurant shall not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (citywide noise regulations). At any time, a City official may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulations, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design, and implement noise control measures within the property, such as noise barriers, sound absorbers, or buffer zones.
- (12) A City-issued identification shall be posted by the restaurant in an area clearly visible to the public, indicating that the restaurant is subject to the requirements and restrictions of the Restaurant Beverage Program.



(13) No more than 50% of the entire restaurant may be closed to the public for private events.

(14) Any portion of the restaurant used for private events shall be subject to all the same provisions and hours of operation stated herein.

(15) A telephone number and an email address shall be provided for complaints or concerns regarding the operation of the restaurant. The phone number and email address shall be posted on a sign at least 8.5 × 11 inches in size, which shall be updated to reflect any changes, at the following locations:

(i) Entry, visible to pedestrians

(ii) Customer service desk, front desk or near the reception area

(16) Complaints shall be responded to within 24 hours by the restaurant. The restaurant shall maintain a log of all calls and emails, detailing the date the complaint was received, the nature of the complaint, and the manner in which the complaint was resolved. This log shall be made available to the Department of City Planning upon request.

(d) Security.

(1) Within the restaurant, the interior shall be adequately illuminated so as to make discernible all objects and persons, or have a minimum average surface illumination of 2.0 footcandles (21.5 lx).

(2) All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space, or have a minimum average surface illumination of 0.2 footcandles (2.15 lx). Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.

(3) A camera surveillance system shall be installed and in operation at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.

(e) Monitoring.

(1) The restaurant shall be responsible for maintaining the premises and adjoining rights-of-way free of debris and litter.

(2) The restaurant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under its control



to prevent behavior that adversely affects or detracts from the quality of life for adjoining residents, property owners, and businesses.

(3) The restaurant shall take all reasonable steps to ensure the conditions and activities on the premises and within the parking areas under its control do not adversely affect or detract from the quality of life for the adjoining residents, property owners, and businesses. For purposes of this subparagraph (3), reasonable steps include, but are not limited to:

(i) Requesting that those persons engaging in conduct that constitutes a nuisance to cease such conduct, unless the owner or operator has reasonable cause to believe such request may jeopardize their personal safety;

(ii) Contacting the Police Department or other law enforcement agency if the owner or operator's attempts to abate the nuisance conduct have been unsuccessful, or if the owner or operator has reasonable cause to believe such attempts may jeopardize their personal safety;

(iii) Timely preventive actions to address conditions that facilitate loitering and other nuisance activity on the premises, such as removing furniture from areas adjacent to the entry of the restaurant, prohibiting persons from using any portion of the premises for the installation and/or operation of a temporary business or other use, and/or other preventive actions.

(4) Within 24 hours of its occurrence, all graffiti on the property under the restaurant's control shall be removed or painted over to match the color of the surface to which it is applied.

(5) All trash and recycling bins under control of the restaurant shall be kept closed and locked at all times when they are not in use, and shall be maintained such that they do not overflow.

(6) Loitering is prohibited on all areas under the control of the restaurant. A "No Loitering or Public Drinking" sign that is a minimum of 4 × 6 inches shall be posted outside next to every exit.

(7) An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.

(8) The restaurant shall comply with California Labor Code 6404.5 which prohibits the smoking of tobacco or any non-tobacco substance, including from electronic smoking devices or hookah pipes, within any enclosed place of employment.



(9) A minimum of one on-duty manager with authority over the activities within the restaurant shall be on the premises at all times that the restaurant is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC). The restaurant shall be responsible for discouraging illegal and criminal activity on the subject premises and any exterior area under its control.

(10) Within the first six months of operation or the administrative clearance, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the restaurant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. Said letter shall be maintained on the premises and shall be made available to the City upon request. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.

(f) Administration.

(1) A Revocable Permit from the Bureau of Engineering, Department of Public Works is required for any outdoor dining area located in the public right-of-way. A copy of the approved Revocable Permit, including a plot plan and any conditions thereto, shall be provided to the Department of City Planning prior to placing any seating in the public right-of-way as permitted by this administrative clearance.

(2) The owner or the operator shall reapply for the administrative clearance if there is:

(i) a change in State alcohol license type;

(ii) a modification to the floor plan, including, but not limited to, floor area or number of seats; or

(iii) a change in the ownership or the operator of the restaurant.

(3) The City shall have the authority to conduct inspections to verify compliance with any and all of the requirements pursuant to Section 12.22 A.34 of this Code. Prior to the City's administrative clearance, the applicant shall pay the fees required per LAMC Section 19.01 E.3 for Monitoring Restaurant Beverage Program Compliance and Inspection and Field Compliance Review of Operations. The applicant shall comply with the requirements of the City's



Monitoring, Verification, and Inspection Program (MViP). In complying with the MViP program, the restaurant is subject to the following:

(i) Within the first 24 months of the administrative clearance, a MViP inspector will conduct a site visit to assess compliance with, or violations of, any of the operating standards. A second inspection shall take place after 36 months of the first inspection.

(ii) The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective actions taken by the City.

(4) A copy of the Restaurant Beverage Program requirements, LAMC Section 12.22 A.34, shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety, the Department of City Planning, or the California Department of Alcoholic Beverage Control.

(5) If three citations for violating the Restaurant Beverage Program, LAMC Section 12.22 A.34 (a) through (e), are issued to the restaurant in a twoyear period, the restaurant shall not be eligible to use Section 12.22 A.34 as an exception to Section 12.21 A.10 or Section 12.24 W. of the LAMC for five years commencing on the date of the third citation.

(i) A citation shall include citations issued by the Police Department that have been filed with the Los Angeles County Superior Court or Orders to Comply issued by the Department of Building and Safety.

(ii) The California Department of Alcoholic Beverage Control may be notified by the Los Angeles Police Department or other enforcement agency of the issued citations, which may affect the State issued alcohol license.

(6) The City Council District Office and Certified Neighborhood Council within which the restaurant is located shall be notified at the time an application for the Restaurant Beverage Program, pursuant to LAMC Section 12.22 A.34, is filed. If the restaurant is not within the boundaries of a Neighborhood Council, then notification to only the applicable Council District Office shall be sufficient.

(7) The owner and operator shall provide a floor plan and site plan to the Department of City Planning that shows compliance with the applicable floor plan and site plan standards pursuant to Section 12.22 A.34 of the LAMC.

(8) Prior to the administrative clearance, the owner and operator shall execute and record a covenant and agreement satisfactory to the Director of Planning, acknowledging that the owner and operator shall agree to comply with each of the provisions set forth in this subdivision. A certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the requirements attached must be submitted to the Department of City Planning for approval before being recorded.

Sec. 3. Subdivision 2 of Subsection X of Section 12.24 of the Los Angeles Municipal Code is hereby deleted.

Sec. 4. Subdivision 3 of Subsection E of Section 19.01 of the Los Angeles Municipal Code is amended to read as follows:

3. The following fees shall be charged pursuant to Sections 12.22 A.34, 12.24 F. and 12.24 Z.2 of this Code for costs associated with permit clearance, condition compliance monitoring and inspections conducted by the City, and revocation proceedings.

| Type of Application | Fee |
|--|---------|
| Miscellaneous Sign-Off - Zoning Administrator (moved to Section 19.04) | - |
| Miscellaneous Sign-Off - Zoning Administrator Single Family Dwellings with No Exceptions (moved to Section 19.04) | - |
| Monitoring of Conditional Use Permits (Sections 12.24 F., 12.24 M., 12.24 W., 12.24 X.) | \$952 |
| Monitoring Restaurant Beverage Program Compliance (Section 12.22 A.34) | \$952 |
| Field Verification Prior to Operations (Sections 12.24 F., 12.24 M., 12.24 W., 12.24 X.) | \$253 |
| Inspection and Field Compliance Review of Operations (Sections <u>12.22 A.34</u> , 12.24 F., 12.24 M., 12.24 W., 12.24 X.) | \$746 |
| Revocation, Suspension or Restriction Proceedings for Non-Compliance of Conditions (Deposit) (Section 12.24 Z.) | \$5,000 |

The Planning Department shall calculate actual costs and the resultant fee in accordance with Section 5.121.9.2, Chapter 6 of Division 5 of the Los Angeles Administrative



Code, and shall maintain appropriate accounting records of the actual costs. The Director of Planning shall resolve any dispute related to the fee. The Director shall exclude from consideration any cost incurred or attributed to the processing of appeals.

Sec. 5. The City Clerk shall certify that ...