

L'SCORPION RESTAURANT AND BAR **PROPOSED GRANTING OF CUB**

EXISTING RESTAURANT AND BAR
6679 WEST HOLLYWOOD BLVD. LA CA 90028
LEGAL DESCRIPTION:

LOT: 4
TRACT: HOLLYWOOD OCEAN VIEW TRACT
MAP REFERENCE: MB 1-62
ASSESSORS PARCEL NUMBER: 5547005021
ZONE: C4-2D-5N
BUILDING SUMMARY:
TOTAL RESTAURANT AREA: 1860SQ.FT.
TYPE OF CONSTRUCTION: M 1 HR
SEATS: 59
LOT AREA: 9,718.9SQ.FT.

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L'SCORPION Bar and Restaurant

6679 West Hollywood Blvd LA CA 90028
Following is a delineation of the background information & description of the subject property in which L'Scorpion is Located:

BACKGROUND

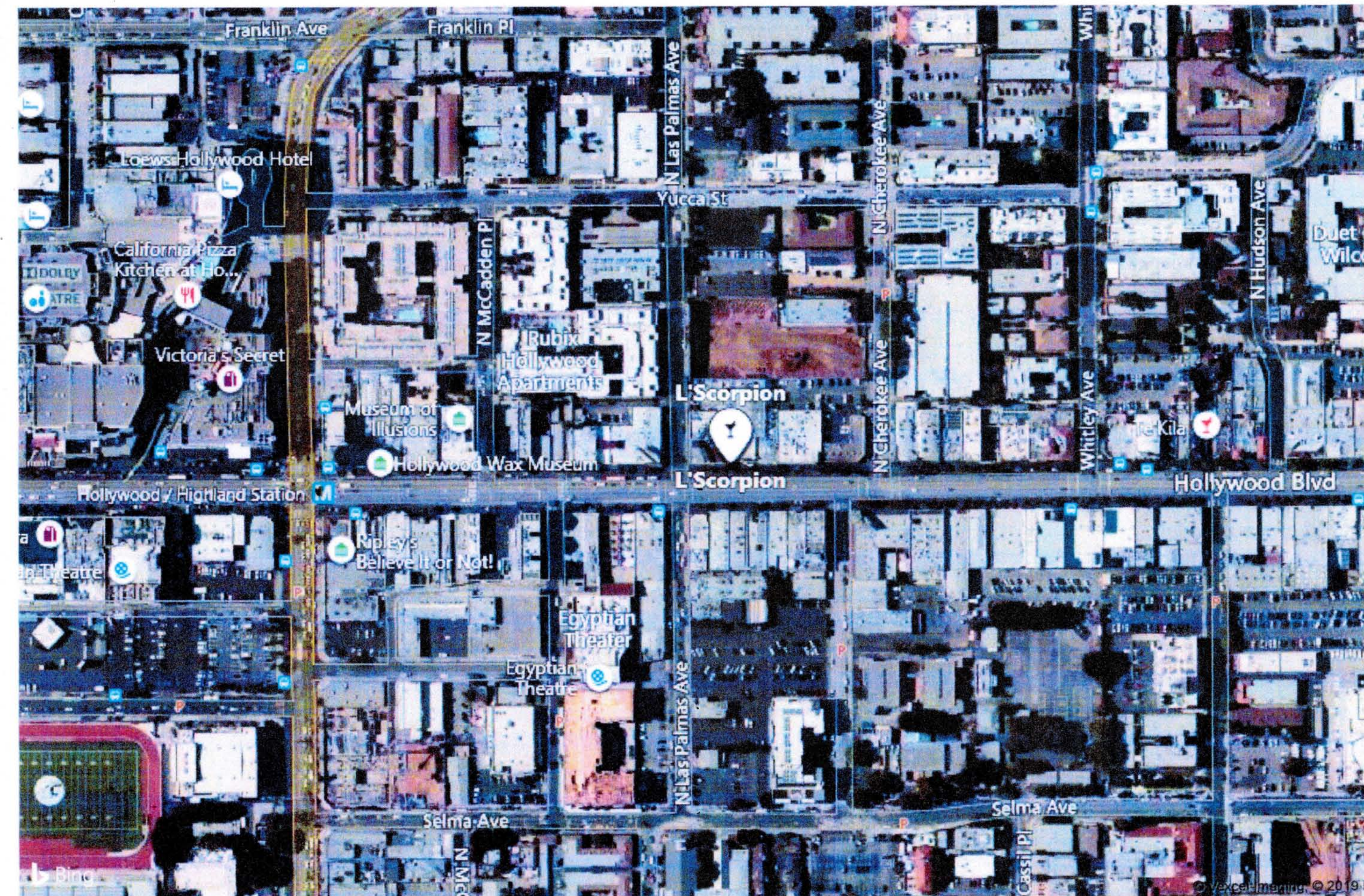
The subject property is a level, corner parcel measuring approximately 9,714 square feet with an approximately 90-foot frontage on the north side of Hollywood Boulevard and a depth of approximately 108 feet along the east side of Las Palmas Avenue. The property is improved with a single structure containing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

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

The north adjoining properties are zoned C4-2D-SN and developed with a restaurant lounge use. The south adjoining properties across Hollywood Boulevard are also zoned C4-2D-SN and developed with various retail stores. The east adjoining properties are zoned C4-2D-SN and developed with restaurant and retail uses and the west adjoining properties across Las Palmas Avenue are zoned C4-2D-SN and developed with restaurant and retail uses.

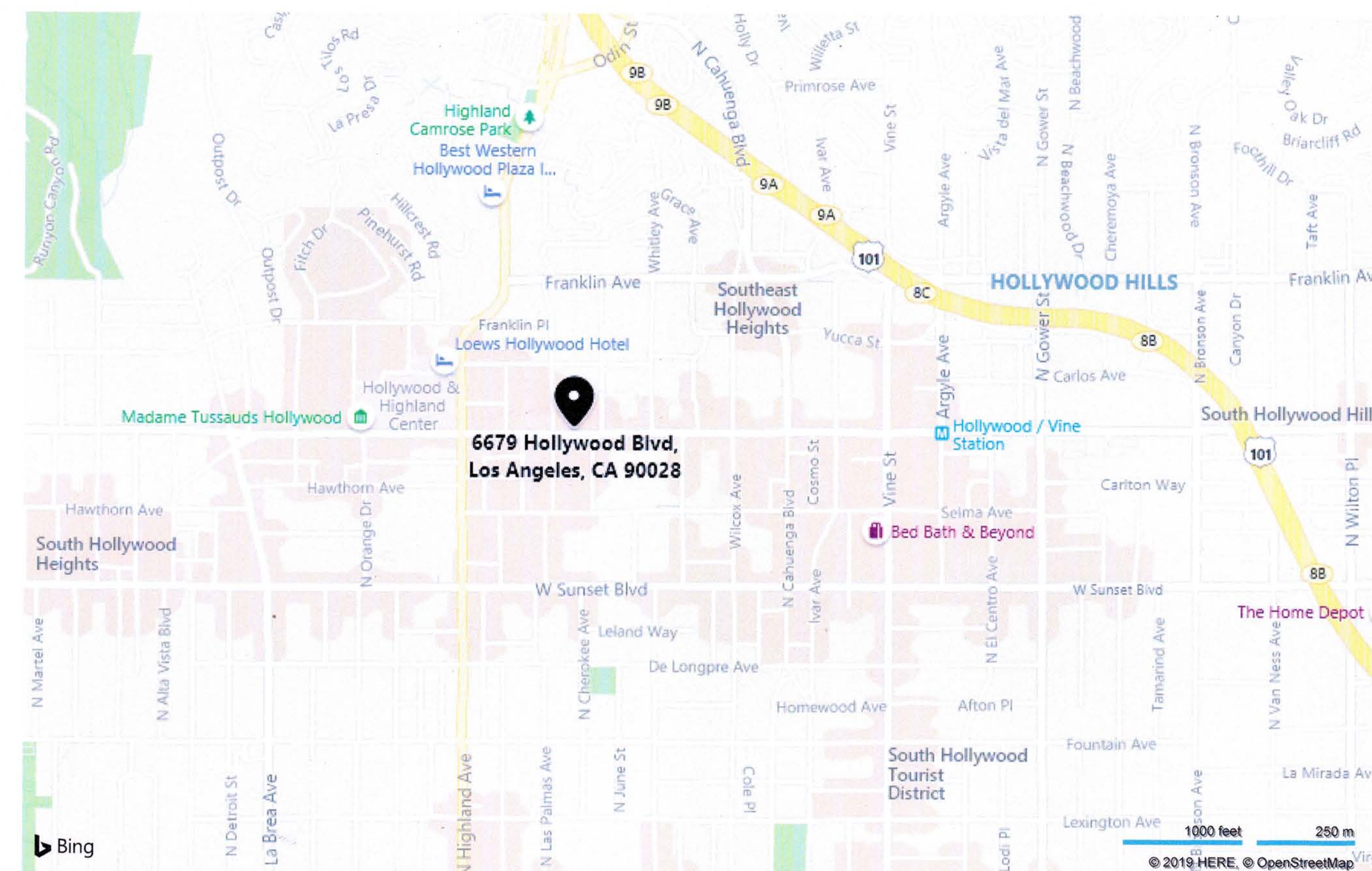
The applicant is requesting a conditional use for the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in a 1,860 square-foot restaurant with 59 interior seats and hours of operation from 11 a.m. to 2 a.m. daily. The previous conditional use expired on February 8, 2008, however, the service of alcohol has continued. The arrangement of tables, displays, seating, and restrooms is delineated in the submitted plans.

Hollywood Boulevard is a Modified Major Highway II improved to a 100-foot width.
Las Palmas Avenue is a Local Street improved to a 63-foot width.

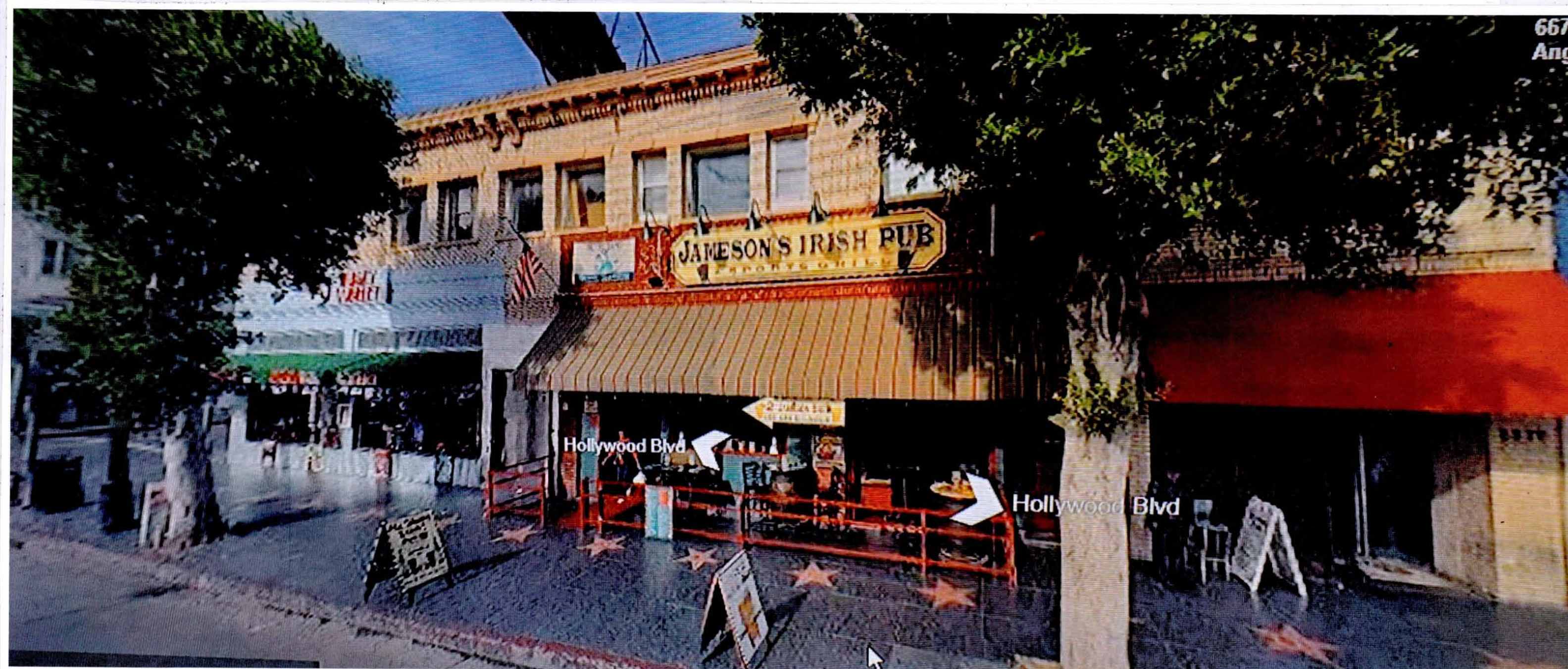


Data from: TripAdvisor · Facebook · Foursquare · Zomato

AERIAL VIEW COMMERCIAL DISTRICT AROUND L'SCORPION



LOCATION MAP FOR L'SCORPION



REVISIONS	BY

PROPOSED CUB: EXISTING ONE STORY RESTAURANT AND BAR NO PROPOSED CONSTRUCTION.
L'SCORPION: 6679 WEST HOLLYWOOD BLVD. LA CA 90028, 15 YRS. FULL COMPLIANCE HISTORY
OWNER MARTIN TORRES PH:562-641-6178, AGENT: ROGER SORKIN PH: 323-301-8987

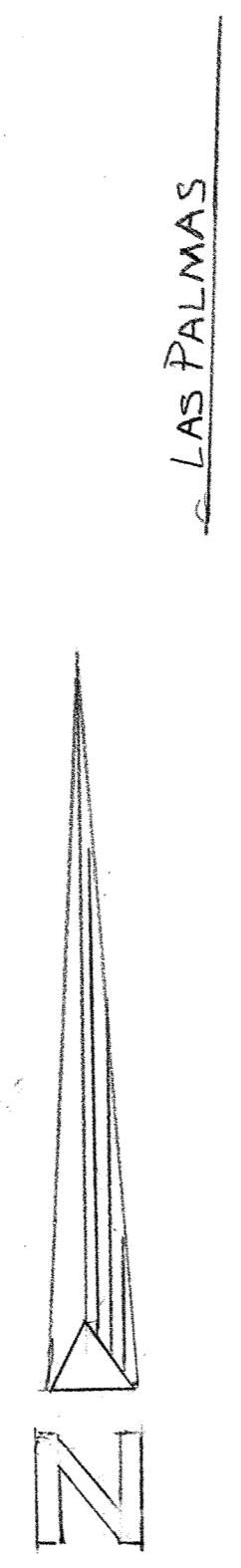
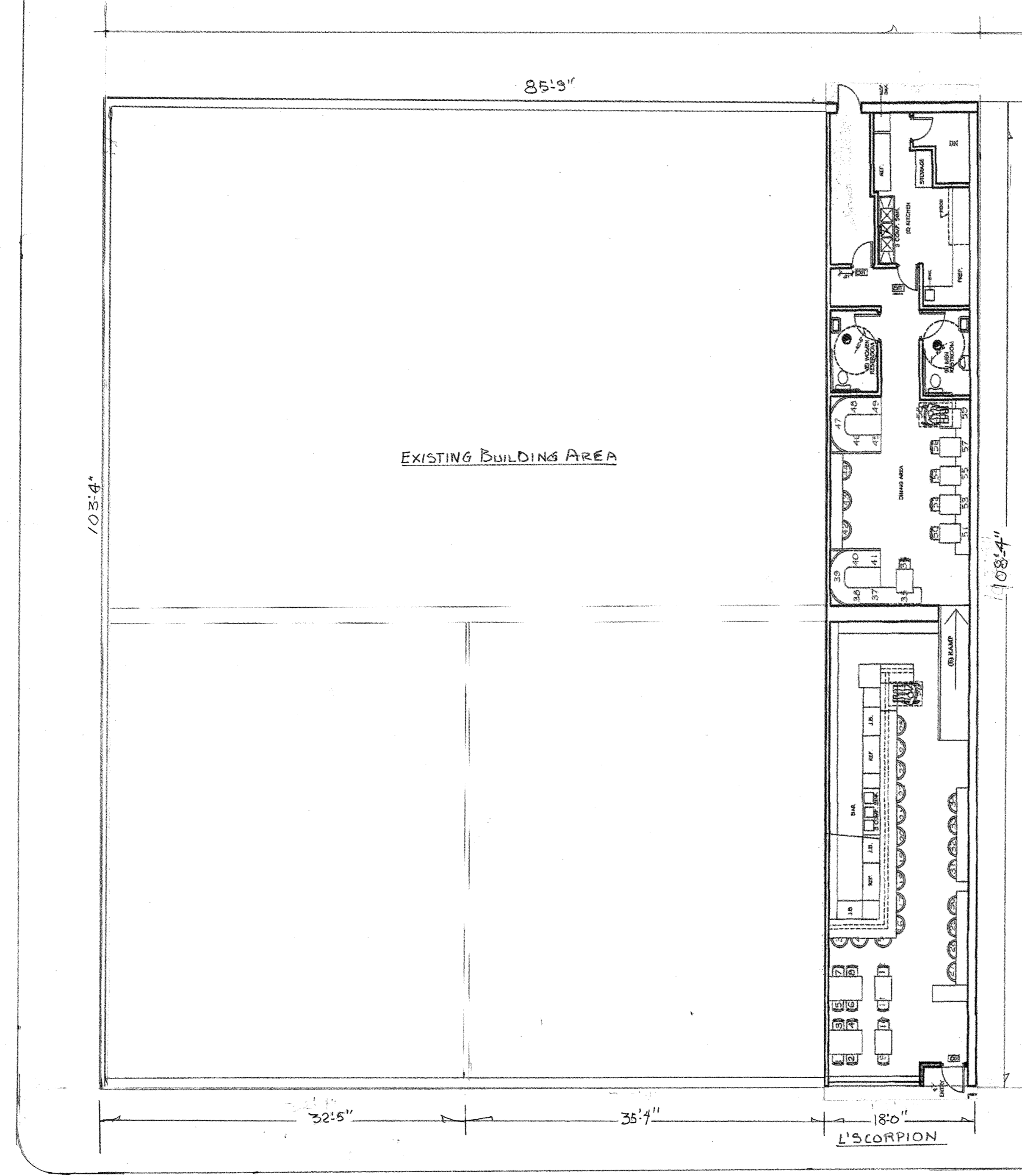
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Date	10/22/2019
Scale	1/8"=1'-0"
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Job	
Sheet	A2
Of	Sheets



HOLLYWOOD BLVD.

SITE PLAN: L'SCORPION RESTAURANT/BAR
 6679 HOLLYWOOD BLVD. LA CA 90028
 SCALE 1/8"=1'-0"

**SITE PLAN: PROPOSED CUB FOR EXISTING L'SCORPION RESTAURANT/BAR
 EXISTING COMMERCIAL BUILDING, OFFICE AND RESTAURANT USE
 6679 W. HOLLYWOOD BLVD. LA CA 90028 SCALE 1/8"=1'-0"**

L'SCORPION RESTAURANT AND BAR

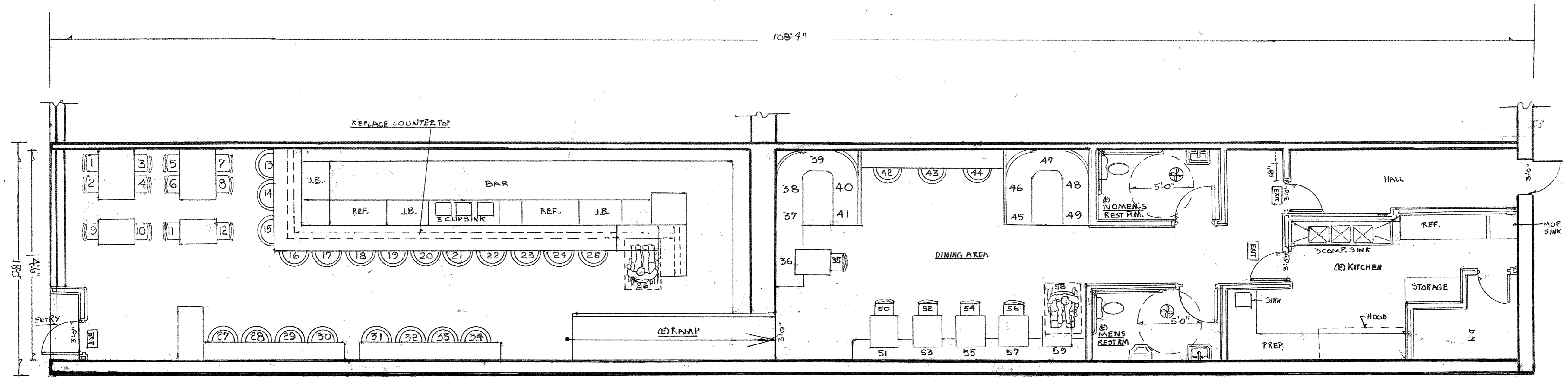
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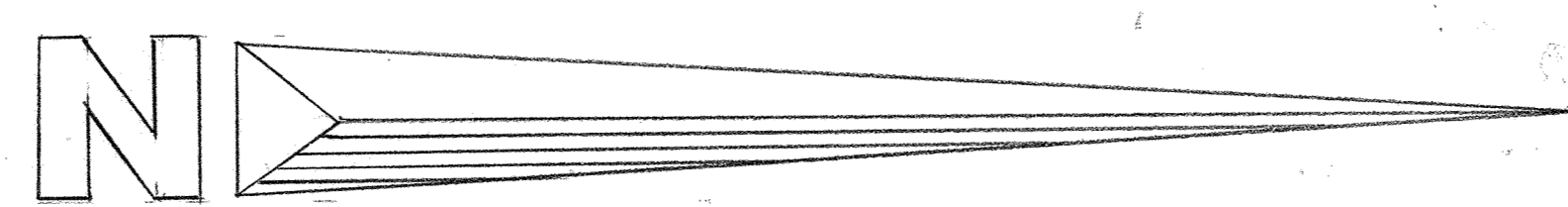
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FLOOR PLAN EXISTING RESTAURANT/BAR
 6679 HOLLYWOOD BLVD. LA. CA 90028 SCALE: 1/4"=1'-0"



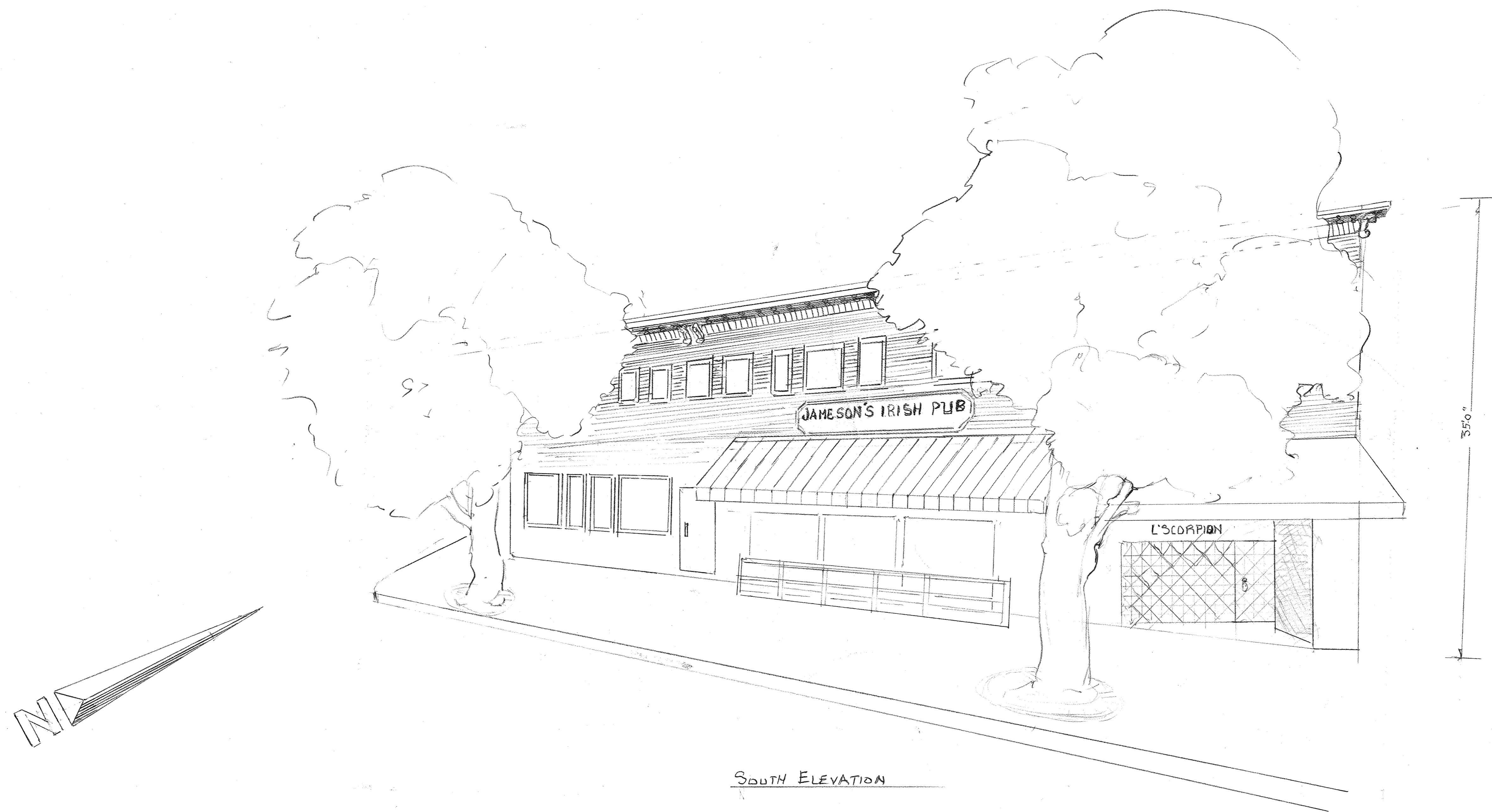
1 L'SCORPION SEATING PLAN

**FLOOR PLAN: PROPOSED CUB FOR EXISTING L'SCORPION RESTAURANT/BAR
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 6679 W. HOLLYWOOD BLVD. LA CA 90028 SCALE 1/4"=1'-0"**

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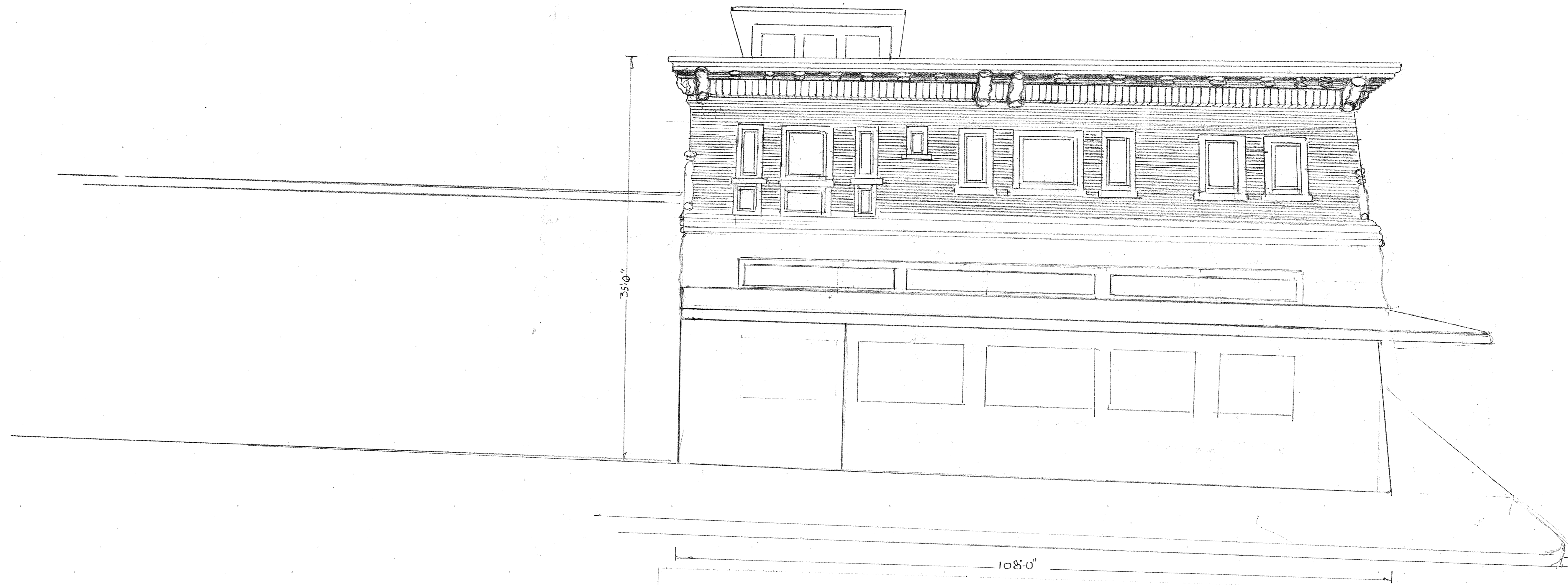
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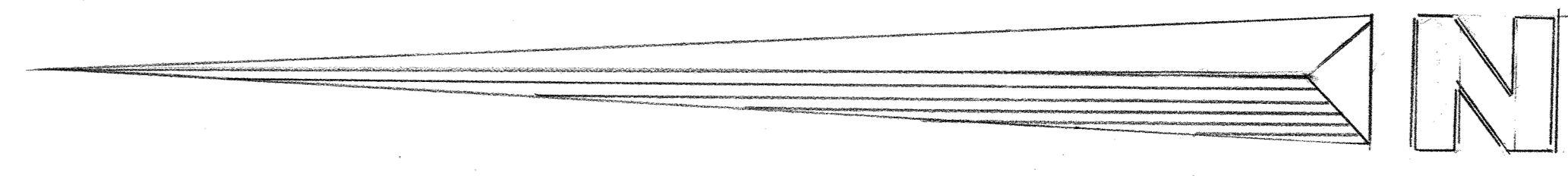
SOUTH ELEVATION

**SOUTH ELEVATION: PROPOSED CUB FOR EXISTING L'SCORPION RESTAURANT/BAR
 EXISTING COMMERCIAL BUILDING, OFFICE AND RESTAURANT USE
 6679 W. HOLLYWOOD BLVD. LA CA 90028 SCALE 1/4"=1'-0"**

Date	10/21/2019
Scale	1/4"=1'-0"
Drawn	RS
Job	
Sheet	A4
Of	Sheets



**WEST ELEVATION PROPOSED CUB FOR EXISTING L'SCORPION RESTAURANT/BAR
 EXISTING COMMERCIAL BUILDING, OFFICE AND RESTAURANT USE
 6679 W. HOLLYWOOD BLVD. LA CA 90028 SCALE 1/4"=1'-0"**



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