CITY OF LOS ANGELES

CALIFORNIA

HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

7095 Hollywood Blvd., Suite #1004 Hollywood, CA 90028

> Phone: (310) 854-6000 www.HHWNC.org

HOLLYWOOD HILLS WEST **NEIGHBORHOOD COUNCIL OFFICERS**

PRESIDENT ANASTASIA MANN

VICE-PRESIDENT STUART ROSS

SECOND VICE PRESIDENT JANE CROCKETT

> SECRETARY DARNELL TYLER

TREASURER MATT SHICHTMAN



HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL PLUM COMMITTEE MEETING December 6, 2021

6:30 PM

Zoom Meeting Link: https://us02web.zoom.us/j/87961785473

Meeting ID: 879 6178 5473 Phone Dial in: +1 253 215 8782

In conformity with the September 16, 2021 Enactment of California Assembly Bill 361 (Rivas) and due to concerns over COVID-19, the Hollywood Hills West Neighborhood Council meeting will be conducted entirely with a call-in option or internet-based service option.

Every person wishing to address the Neighborhood Council must dial 1 253 215 8782, and enter 879 6178 5473 and then press # 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 or use the Raise Hand option, 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.

AB 361 Updates: Public comment cannot be required to be submitted in advance of the meeting. Only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

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

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make

your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment by email: NCSupport@lacity.org or phone: (213) 978-1551.

Reconsideration and Grievance Process. For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.NeighborhoodCouncilWebsite.org.

Agenda

- I. Call to order and welcome
- II. Approval of September 15, 2021 PLUM Committee meeting
- III. ZA-2021-2542-CUB; 6741 6741 ½ Hollywood Boulevard, Taco Bell

The project involves a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 2,478 square-foot restaurant with 59 interior seats and 12 seats within a covered patio. Proposed hours of operation are from 7:00 a.m. to 3:00 a.m., daily. **Possible motion and vote**.

IV. ENV 2021-2530-CE; 6669 Hollywood Boulevard, Cabo Cantina

CUB request to allow continued sales and service of a full-line of alcoholic beverages in conjunction with an (e) 24-hr, 75-seat restaurant with outdoor patio. **Possible motion and vote.**

V. ENV 2021-7925-CE; 6627 Hollywood Boulevard; Karnevil

CUB request to allow the continued sale and dispensing of a full line of alcohol for on-site consumption in a 3,888 square foot restaurant providing live entertainment within the CD4-2D-SN Zone. **Possible motion and vote**

- VI. Comments from the public on agenda items and non-agenda items within the Committee's subject matter jurisdiction.
- 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.
 - **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. Other Calendar Events
- IX. Decision on next meeting date(s)
- X. Adjournment



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

		THIS BOX FOR C	ITY PLANNI	NING STAFF USE ONLY	
Ca	se Number				_
En	v. Case Number				_
Ар	plication Type				_
Ca	se Filed With (Print Name	·)		Date Filed	_
App	plication includes letter reque	sting:			
	•	☐ Concurrent hearing Related Case Number	☐ Hearin	ring not be scheduled on a specific date (e.g. vacation hold)	
1.		in this document are applicable	to the singula	ete or inconsistent information will cause delays. Specifically all pure the plural forms of such terms. Specifically as the plural forms of such terms. Specifically as the plural forms of such terms.	
	Street Address ¹			Unit/Space Number	
	Legal Description ² (Lo	t, Block, Tract)			
	Assessor Parcel Numl	oer		Total Lot Area	
2.	PROJECT DESCRIPTION				
	Present Use				
	Describe in detail the	characteristics, scope and/or	operation o	n of the proposed project	
	Additional information Complete and check a		□ NO		
	Existing Site Condi	<u>tions</u>			
	☐ Site is undevelop	ed or unimproved (i.e. vacar	it)	☐ Site is located within 500 feet of a freeway or railroa	ıd
	☐ Site has existing permits)	buildings (provide copies of I	ouilding	☐ Site is located within 500 feet of a sensitive use (e.g school, park)	J.
	hazardous mater	oped with use that could rele ials on soil and/or groundwa station, auto repair, industri	ter (e.g.	☐ Site has special designation (e.g. National Historic Register, Survey LA)	

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)

Proposed Project Information		☐ Removal of protected trees on site public right of way		
(Check all that apply or could ap			•	
☐ Demolition of existing building			square feet	
☐ Relocation of existing building	gs/structures	☐ Accessory	use (fence, sign, w	rireless, carport, etc.)
☐ Interior tenant improvement		☐ Exterior re	novation or alteration	on
☐ Additions to existing buildings	3	☐ Change of	use and/or hours of	f operation
☐ Grading		☐ Haul Route	е	
☐ Removal of any on-site tree		☐ Uses or str	ructures in public riç	ght-of-way
☐ Removal of any street tree		☐ Phased pro	oject	
Housing Component Informati	<u>on</u>			
Number of Residential Units:	Existing	Demolish(ed) ³	+ Adding	= Total
Number of Affordable Units ⁴	Existing	Demolish(ed)	+ Adding	= Total
Number of Market Rate Units	Existing	Demolish(ed)	+ Adding	= Total
Mixed Use Projects, Amount of N	Non-Residential Floor A	rea:		square feet
Public Right-of-Way Information	<u>on</u>			
Have you submitted the Planning Is your project required to dedication If you have dedication requirements.	ate land to the public rig	ght-of-way? □ YES ft.	□ NO	
ACTION(S) REQUESTED				
Provide the Los Angeles Municip Section or the Specific Plan/Overla	` ,			,
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:				
Authorizing Code Section Code Section from which relief	is requested (if any).			
Action Requested, Narrative:				
Action Requested, Nametive.				
Additional Requests Attached	□ YES □	NO		

3.

Number of units to be demolished and/or which have been demolished within the last five (5) years.
 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 Y	ES, list all case number(s)					
		he application/project is directly related to one mplete/check all that apply (provide copy).	of the above cases, list the pertinent case	e numbers b	elow and		
	C	ase No.	Ordinance No.:				
		Condition compliance review	☐ Clarification of Q (Qualified) classific	cation			
		Modification of conditions	☐ Clarification of D (Development Limi	itations) class	sification		
		Revision of approved plans	☐ Amendment to T (Tentative) classifie	cation			
		Renewal of entitlement					
		Plan Approval subsequent to Master Conditiona	l Use				
	For	purposes of environmental (CEQA) analysis, is t	there intent to develop a larger project?	☐ YES	□ NO		
		ve you filed, or is there intent to file, a Subdivisior		☐ YES	□ NO		
		ES, to either of the above, describe the other parts	, ,				
		d with the City:					
5.	То	LATED DOCUMENTS / REFERRALS help assigned staff coordinate with other Departr opy of any applicable form and reference number Specialized Requirement Form	r if known.		se provide		
	b.	Geographic Project Planning Referral					
	C.	Citywide Design Guidelines Compliance Review					
	d.	Affordable Housing Referral Form					
	e.	Malla Farm					
	f.	Unpermitted Dwelling Unit (UDU) Inter-Agency F	Referral Form				
	g.	HPOZ Authorization Form					
	h.	Management Team Authorization					
	i.	Expedite Fee Agreement					
	j.	Department of Transportation (DOT) Referral Fo	orm				
	k.	Preliminary Zoning Assessment Referral Form_					
	l.	SB330 Preliminary Application					
	m.	Bureau of Engineering (BOE) Planning Case Re	eferral Form (PCRF)				
	n.	Order to Comply					
	0.	Building Permits and Certificates of Occupancy					
	p.	Hillside Referral Form (BOE)					
	q.	Low Impact Development (LID) Referral Form (S	Storm water Mitigation)				
	r.	SB330 Determination Letter from Housing and C	Community Investment Department				
	S	Are there any recorded Covenants, affidavits or o	easements on this property? \(\Pi\) YES (n	rovide conv)	П ИО		

Applicant ⁵ 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 Zip: City State Zip: Telephone E-mail: Other (Specify Architect, Engineer, CEQA Consultant etc.) Name Company/Firm Address: Unit/Space Number E-mail: Other (Specify Architect, Engineer, CEQA Consultant etc.) Name Company/Firm Address: Unit/Space Number E-mail: Primary Contact for Project Information Owner Applicant (select only one) Agent/Representative Other	PROJECT TEAM INFORMATION (Complete all app	plicable fields)	
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 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 Owner Applicant	Applicant ⁵ name		
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) Unit/Space Number City State Zip Code: Telephone Telephone E-mail: Telephone Telephone State Zip: Telephone Telephone Telephone E-mail: Telephone Telephone Telephone State Zip: Telephone Teleph			
TelephoneE-mail:	Address:		Unit/Space Number
Are you in escrow to purchase the subject property?	City	State	Zip Code:
Property Owner of Record	Telephone	E-mail:	
Name (if different from applicant) Address	Are you in escrow to purchase the subject pro	operty? YES	□ NO
Address	Property Owner of Record ☐ Same a	as applicant \Box Differe	ent from applicant
City State Zip Code: Telephone E-mail: Agent/Representative name	Name (if different from applicant)		
TelephoneE-mail:	Address		Unit/Space Number
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 Owner Applicant (select only one)	City	State	Zip Code:
Company/Firm Address:	Telephone	E-mail:	
Telephone E-mail:			
Telephone E-mail:	Address:		Unit/Space Number
Other (Specify Architect, Engineer, CEQA Consultant etc.) Name Company/Firm Address: City State Zip Code: Telephone E-mail: Primary Contact for Project Information (select only one)	City	State	Zip:
NameCompany/Firm	Telephone	E-mail:	
Address:	Name		
City State Zip Code: Telephone E-mail: Primary Contact for Project Information	• •		
Telephone E-mail:			·
Primary Contact for Project Information	•		
(select only one)	l elepnone	E-mail:	
(select only <u>one</u>) ☐ Agent/Representative ☐ Other		☐ Owner	☐ Applicant
	(select only <u>one</u>)	☐ 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 or 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
Print Name	
Signature	Date
Print Name	

Space Below For Notary's Use

California	All-Purpose	Acknowled	dgement
------------	--------------------	-----------	---------

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		
On	before me,	
		(Insert Name of Notary Public and Title)
personally appeared		, who
instrument and acknowledge	d to me that he/she/they exec	e the person(s) whose name(s) is/are subscribed to the within cuted the same in his/her/their authorized capacity(ies), and tha on(s), or the entity upon behalf on which the person(s) acted
I certify under PENALTY OF correct.	PERJURY under the laws of	f the State of California that the foregoing paragraph is true and
WITNESS my hand and offici	ial seal.	
		(Seal)
Signature		

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 it 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:
Print Name:	

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

or :	review of the project by the applicable Neighborhood Council is <u>not required,</u> but is neiptul. 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).							

Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments (CUX) – LAMC 12.24 W.1 & 12.24 W.18

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS* (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

For a CUB or CUX request to be considered, the following additional information and findings must be provided.

- **1. RADIUS MAP REQUIREMENTS.** In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):
 - Radius Maps for alcohol uses must show land use to a 600-foot radius.
 - A LIST OF ALCOHOL ESTABLISHMENTS between 600 and 1,000 feet of the site is required. Include in the list
 the type of license and address.
 - A LIST OF THE FOLLOWING USES within 600 feet is also required:
 - (1) residential uses and type (single-family, apartment, hotel, etc.);
 - (2) churches;
 - (3) schools, including nursery schools and child-care facilities;
 - (4) hospitals;
 - (5) parks, public playgrounds and recreational areas; and
 - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.

2. FINDINGS (on a separate sheet)

a. General Conditional Use

- i. That 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.
- ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
- iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

b. Additional Findings

- i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.
- ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
- iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

CP-7773 (04/24/12) Page 1 of 4

QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE What is the total square footage of the building or center the establishment is located in? b. What is the total square footage of the space the establishment will occupy? What is the total occupancy load of the space as determined by the Fire Department? What is the total number of seats that will be provided indoors? Outdoors? If there is an outdoor area, will there be an option to consume alcohol outdoors? e. If there is an outdoor area, is it on private property or the public right-of-way, or both? f. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? _________ Are you adding floor area? _____ If yes, how much is enclosed? _____ Outdoors? ____ **Parking** h. i. How many parking spaces are available on the site? ii. Are they shared or designated for the subject use? iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? iv. Have any arrangements been made to provide parking off-site? 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? _____ Note: Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance. 2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve. 3. Will valet service be available? _____ Will the service be for a charge? _____ Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17?

4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

a. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation							
Proposed Hours of Alcohol Sale							

CP-7773 (04/24/12) Page 2 of 4

b.			ere be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game es, etc? Please specify:			
			Note: An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.			
c.			re be minimum age requirements for entry? If yes, what is the minimum age requirement v will it be enforced?			
d.	Wil	l the	re be any accessory retail uses on the site? What will be sold?			
e.	Sec	urity	•			
	i.	Ho	w many employees will you have on the site at any given time?			
	ii.	Wil	I security guards be provided on-site?			
		1.	If yes, how many and when?			
	iii.	Has	LAPD issued any citations or violations? If yes, please provide copies.			
f.	Alco	ohol				
	i.	Wil	I there be beer & wine only, or a full-line of alcoholic beverages available?			
	ii.	Wil	I "fortified" wine (greater than 16% alcohol) be sold?			
	iii.	Wil	l alcohol be consumed on any adjacent property under the control of the applicant?			
	iv.	Wil	I there be signs visible from the exterior that advertise the availability of alcohol?			
	v. Food					
		1.	Will there be a kitchen on the site?			
		2.	Will alcohol be sold without a food order?			
		3.	Will the sale of alcohol exceed the sale of food items on a quarterly basis?			
		4.	Provide a copy of the menu if food is to be served.			
	vi.	On	-Site			
		1.	Will a bar or cocktail lounge be maintained incidental to a restaurant?			
			a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.			
		2.	Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")?			
			a. If yes, a request for off-site sales of alcohol is required as well.			
		3.	Will discounted alcoholic drinks ("Happy Hour") be offered at any time?			

CP-7773 (04/24/12) Page **3** of **4**

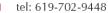
vii. Off-Site

- 1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? ______
- 2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)?
- viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- http://www.abc.ca.gov/.
- 5. CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)
 - a. Is this application a request for on-site or off-site sales of alcoholic beverages?
 - i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? ______
 - 1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
 - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - b. if issuance would result in, or add to an undue concentration of licenses.
 - b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience** or **necessity**.
- 6. **ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs.** In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:
 - A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type
 of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying
 address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of
 each alcohol or adult entertainment establishment.
 - All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor
 plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or
 event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.

CP-7773 (04/24/12) Page 4 of 4







Findings for CUB

To allow the sale of beer and wine at the proposed 3,645 S.F. Taco Bell "Cantina" Restaurant located at 6471 Hollywood Blvd. Los Angeles, CA.

a. General Conditional Use

- i. That 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 project is a tenant improvement in a space that was originally approved for restaurant use. No exterior work, or exterior consumption of alcohol is proposed as part of this application. The project is of commercial nature in a commercial area.
- ii. ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety. The project is located in a commercial zone and surrounded by commercial uses. The site layout will not be altered and the original footprint of the building envelope will remain.
- iii. That the project substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan. The proposed building has been developed based on the requirements outlined in the general plan and has been designed to minimize the impact to the community.

Additional Findings

Explain how the proposed use will not adversely affect the welfare of the pertinent community.

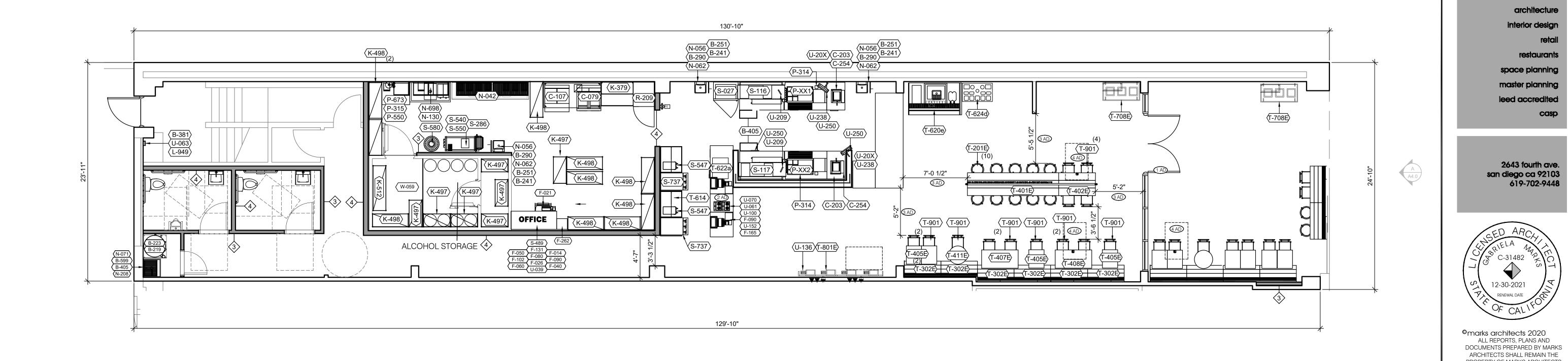
This project is consistent with the intent of the designated zone area, providing an opportunity for the development of a business that will attract local residents. The subject site is conveniently located near numerous commercial and residential uses. The location of the restaurant enjoys convenient access from said locations. Many of these patrons enjoy the option of having a beer or wine with their meal.

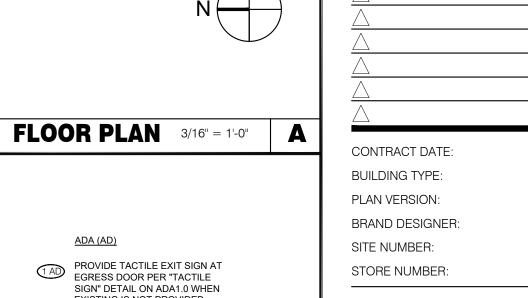
ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.The properties to the east and west of said lot on Hollywood Blvd are of retail and long term-seating restaurants, while Taco Bell serves as a fast food

and long term-seating restaurants, while Taco Bell serves as a fast food restaurant, in addition, the existing local roads are adequate to serve the proposed tenant improvement.

iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

The project is not immediately adjacent to residential zones. The applicant will operate a well-known restaurant under all applicable codes and guidelines. The kitchen will remain open the entire time the restaurant is, and there will be no live entertainment. This assures a use which is both convenient to patrons and respects the welfare of the community.





TACO BELL 6741 HOLLYWOOD BLVD LOS ANGELES, CA 90028

marks architects

architecture

interior design

restaurants

space planning

master planning

leed accredited

2643 fourth ave.

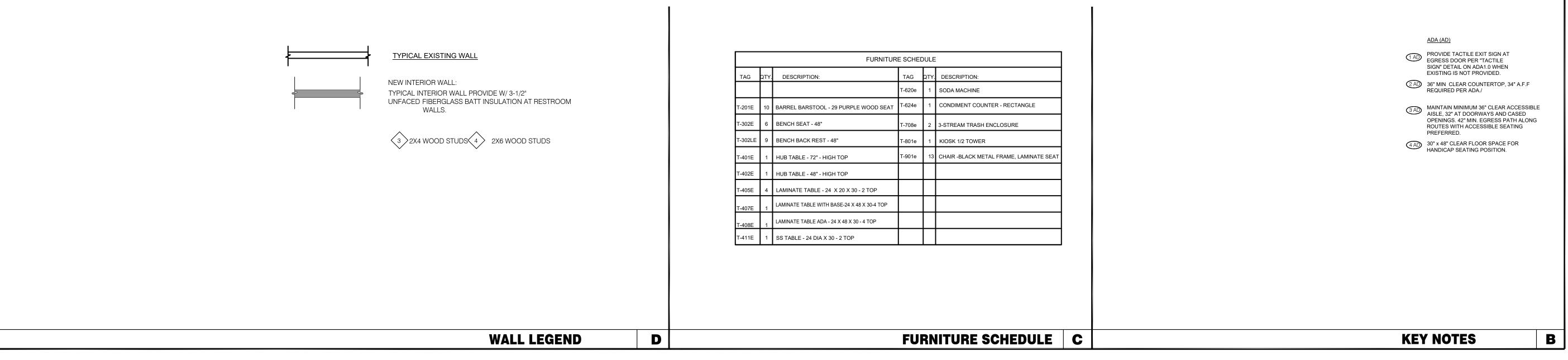
PROPERTY OF MARKS ARCHITECTS AND IS INTENDED FOR USE FOR THIS SPECIFIC PROJECT ONLY.

PLANNING DEPT. SUBMITTAL 12.14.20

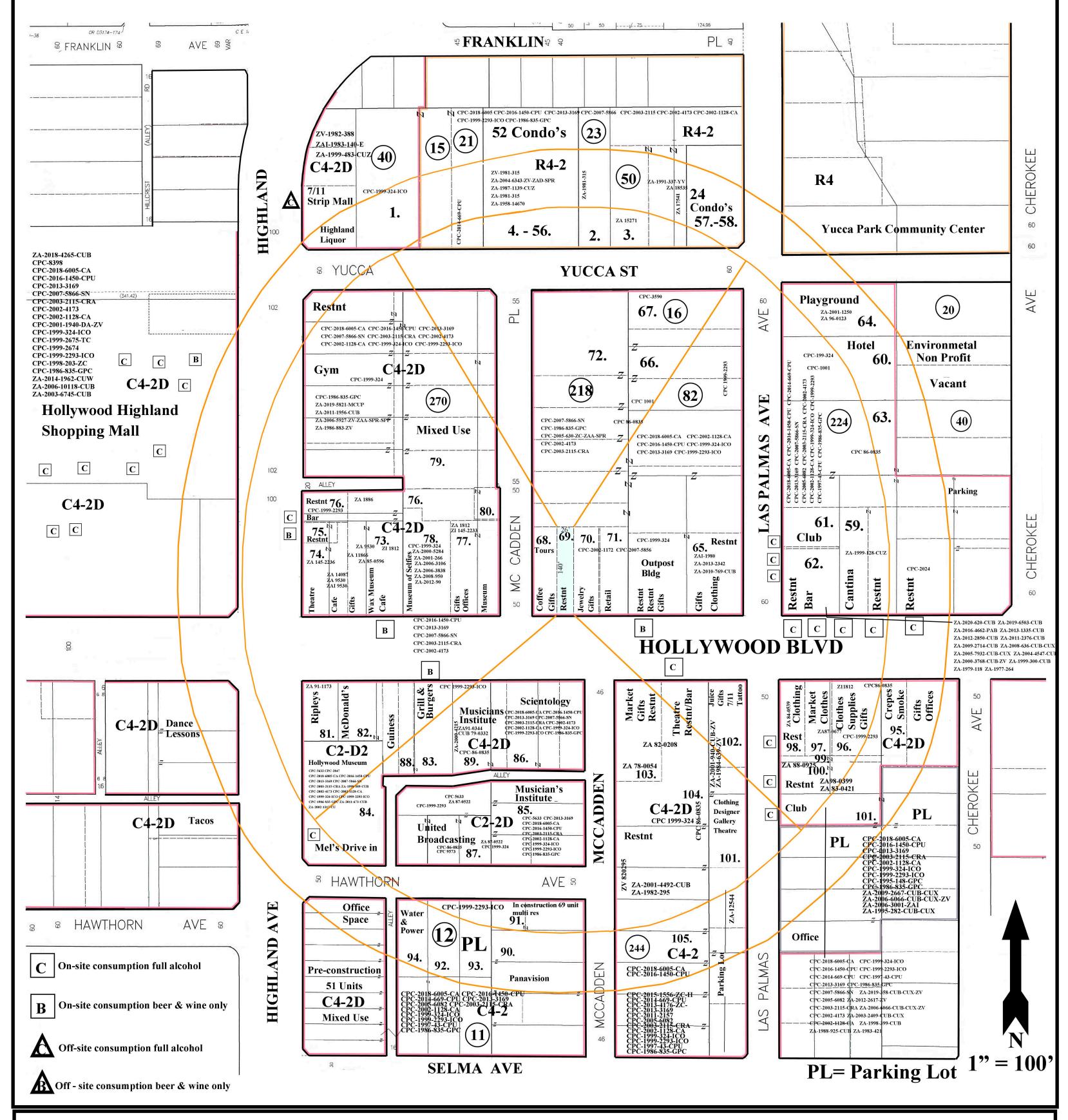
619-702-9448

ENDEAVOR CANTINA

FLOOR PLAN







CONDITIONAL USE PERMIT - ALCOHOL CUB

CASE #:

C.D.: 13 C.T.: 1902.2

C.M.: 148-5A185

PLAN AREA: HOLLYWOOD THOMAS BROS: PG 593 GD E-4

NET ACREAGE: .83 LAND USE: FIELD

SITE ADDRESS: 6741 W HOLLYWOOD BLVD LOS ANGELES CA 90028

LEGAL: BLOCK A LA BREA BEING A PART OF LA BREA RO

LOT ON N LINE OF HOLLYWOOD BLVD COM E 40 FT FROM E LINE OF MCCADDEN PL TH E 26 FT WITH A UNIFORM DEPTH OF 140 FT N

PART OF LOT 2

Representative: Gabriela Marks

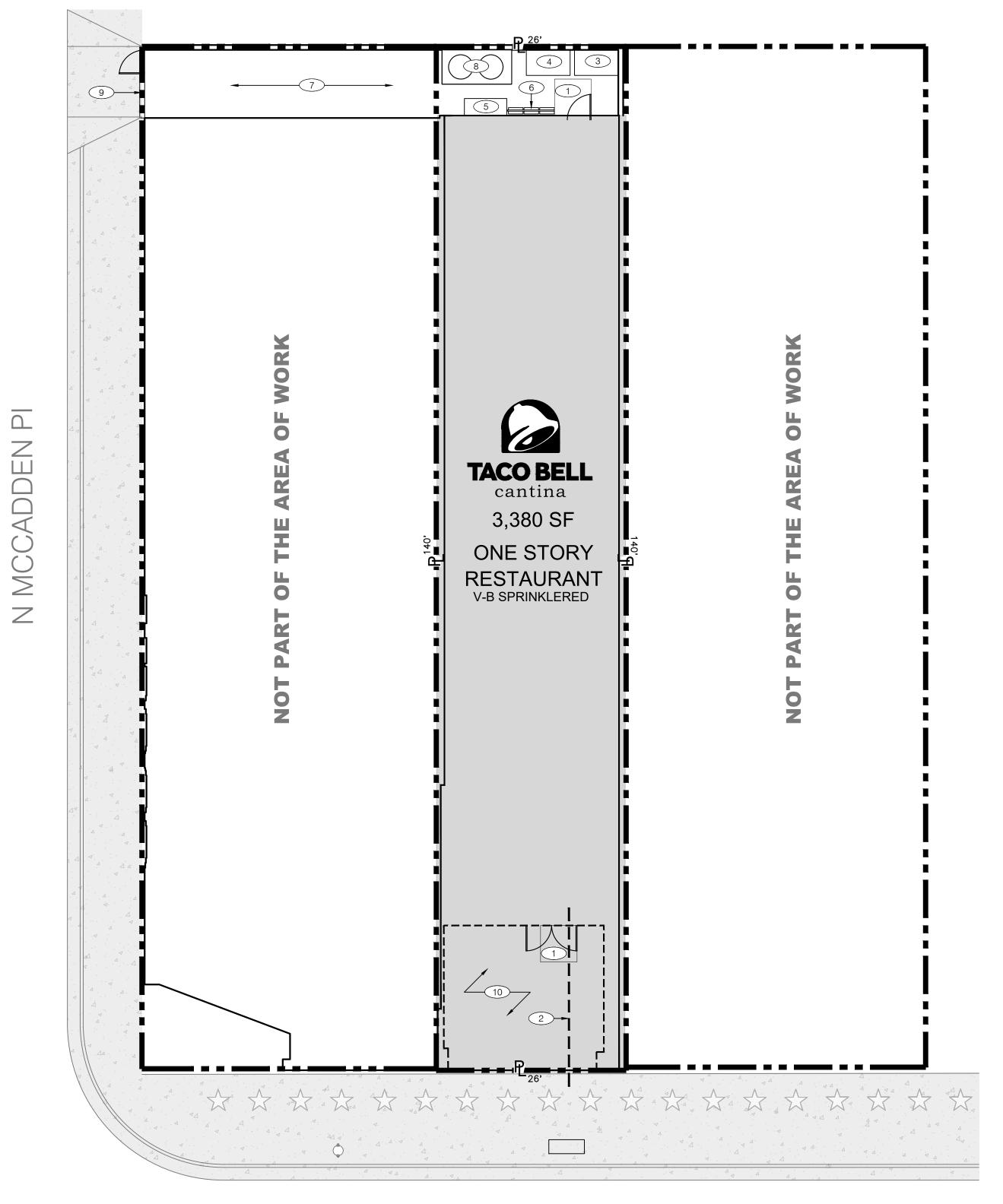
DATE: 1/12/2021

Tel: 619-702-9448

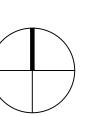
Cell: 619-208-8271

marks architects

PREPARED BY: **Advanced Listing Services Inc** (949) 361-3921



HOLLYWOOD BLVD



1 60 X 60 CLEAR AND LEVEL DOOR CLEARANCE

2 ACCESIBLE PATH OF TRAVEL FROM R.O.W.

3 (N) DUMPSTER.

(N) RECYCLING DUMPSTER.

5 EXISTING SWITCHGEAR

6 EXISTING GAS METERS

7 (E) SERVICE ALLEY

8 NEW 1000 G GREASE INTERCEPTOR TO BE INSTALLED. REFER TO PLUMBING PLANS

9 EXISTING GATE TO REMAIN

10 OPEN DINING AREA

SIGN AREA CALCULATION

PROPOSED: SIGNAGE TOTAL AREA: 47.15 S.F.

ALLOWED: BUILDING FRONTAGE 26'-0" L.F. X 2 S.F. = 52 S.F. OF SIGN AREA.



architecture
interior design
retail
restaurants
space planning
master planning
leed accredited

2643 fourth ave. san diego ca 92103 619-702-9448



KEYNOTES N.T.S. A

Omarks architects 2020

ALL REPORTS, PLANS AND

DOCUMENTS PREPARED BY MARKS

ARCHITECTS SHALL REMAIN THE

PROPERTY OF MARKS ARCHITECTS

AND IS INTENDED FOR USE FOR THIS

SPECIFIC PROJECT ONLY.

PLANNING DEPT. S	SUBMITTAL 12.14.2
\triangle	
\wedge	

CONTRACT DATE:
BUILDING TYPE:
PLAN VERSION:
BRAND DESIGNER:
SITE NUMBER:
STORE NUMBER:

TACO BELL
6741 HOLLYWOOD BLVD



LOS ANGELES, CA 90028

ENDEAVOR CANTINA

SITE PLAN

A0.

SITE PLAN SCALE: 1"=10'-0"

SIGN AREA CALCULATION B

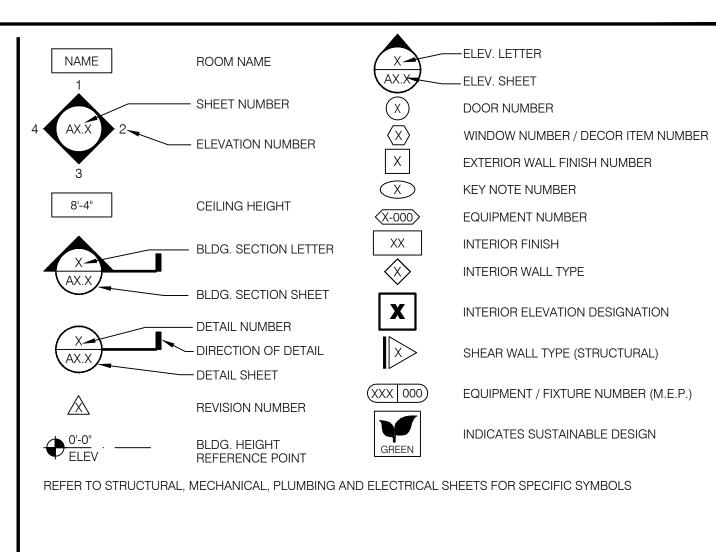


TENANT IMPROVEMENT

CANTINA **ENDEAVOR**

6741 & 6741 1/2 HOLLYWOOD BLVD LOS ANGELES, CA 90028

- A. ALL WORK SHALL CONFORM TO THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE, AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF LOS ANGELES AND COUNTY OF LOS
- B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- C. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (A.I.A. A201 LATEST EDITION) ARE A PART OF THESE CONTRACT DOCUMENTS. A COPY IS ON FILE AT THE ARCHITECT'S OFFICE.
- D. THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL INVESTIGATION DATED OCTOBER 12, 2016 BY GEO-ETKA, INC. THE REPORT IS PART OF THESE CONTRACT DOCUMENTS, AND THE CONTRACTOR IS RESPONSIBLE FOR CARRYING OUT ITS RECOMMENDATIONS, THOUGH SOME MAY NOT BE SPECIFICALLY DETAILED ON THE PLANS.
- E. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO
- F. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE YUM BRANDS CONSTRUCTION MANAGER, IN WRITING. PRIOR TO INSTALLATION.
- G. RETAIN THE PROJECT GEOTECHNICAL ENGINEER TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING (INCLUDING UTILITY TRENCHES) AND FOUNDATION PHASE OF CONSTRUCTION AS RECOMMENDED IN THE GEOTECHNICAL REPORT. ALL TESTING AND INSPECTION REPORTS, INCLUDING FINAL SUMMATION LETTER, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND OWNER. G.C. SHALL CERTIFY PAD ELEVATION PRIOR TO START OF FOUNDATION WORK.
- H. SUBMIT PAY FEES AND OBTAIN ALL PERMITS ASSOCIATED WITH THE PROJECT EXCEPT GENERAL BUILDING PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, FIRE SPRINKLER, HOOD ANSUL, OR OTHER RELATED FIRE PERMITS, ENCROACHMENT PERMIT, ETC. YUM BRANDS WILL PAY FOR "CONNECTION FEES" ASSOCIATED WITH UTILITY PERMITS. PAY FOR TEMPORARY FACILITIES FEES AS REQUIRED TO COMPLETE THE WORK IN A TIMELY MANNER.
- I. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED DRAWING SET AT TIME OF
- J. ALL ABBREVIATIONS INCLUDED FOLLOW INDUSTRY STANDARDS. CONTACT ARCHITECT IF ANY ABBREVIATIONS ARE NOT CLEAR.
- K. GC SHALL SUPPLY AND INSTALL ALL ASPECTS OF THE PROJECT DESCRIBED IN THIS DRAWING SET UNLESS OTHERWISE NOTED. SEE SCOPE OF WORK FOR EXCEPTIONS.
- L. GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- M. ALL MATERIALS STAGED TO BE USED FOR CONSTRUCTION SHALL BE PROTECTED FROM EXCESSIVE MOISTURE. IF THEY AR OSED TO MOISTURE THEY SHOULD BE ADEQUATELY DRIED BEFORE ENCAPSULATED INTO THE
- N. ALL PAINT HESIVES, COATINGS AND SEALANTS USED INSIDE THE BUILDING SHALL HAVE A LOW VOC CONTENT. GREEN
- P. ALL DESIGN AND PLANS BASED ON THE 2016 CBC, CMC, CEC, CPC, CGBSC AND BUILDING ENERGY CODE.
- Q. ALL BUILDING & MATERIALS MUST COMPLY WITH "SECURITY ORDINANCE #6-18" & "APPROVED PRODUCT LIST 1/17".
- R. LANDSCAPING MAINTAINED NOT TO INTERFERE WITH LIGHTING OR ADDRESSING.



GENERAL DRAWING SYMBOLS

EXTERIOR: **NEW SIGNAGI** CONVERSION OF AN EXISTING RESTAURANT INTO A TACO BELL CANTINA. NO ADDITIONS ARE PROPOSED STRUCTURAL, MECHANICAL AND ELECTRIC ALTERATIONS **WORK DESCRIPTION** ITEMS UNDER A SEPARATE PERMIT **TENANT** CONTACT: C&R RESTAURANT GROUP LP ADDRESS: 151 KALMUS DRIVE, L5. 2643 FOURTH AVE, COSTA MESA, CA 92626. CONTACT: BRIAN COX AND MARK REED CONTACT: GABRIELA MARKS PHONE: (714) 594-5218 PHONE: 619. 702. 9448 PROJECT DIRECTORY Hollywood Legion Pheater Drive... 6741 HOLLYWOOD BLVD. LOS ANGELES CA 90028 **VICINITY MAP**

LEGAL JURISDICTION: CITY OF LOS ANGELES, COUNTY OF LOS ANGELES **BUILDING CODE** ACCESSIBILITY: 2019 CBC CHAPTER 11B 2019 CMC MECHANICAL 2019 CPC PLUMBING: 2019 CEC ASSESSOR'S PARCEL #: 5547-010-013 ZONING: C4-2D-SN 3,645 SQ.FT STORIES: 50 OCCUPANCY: TYPE CONSTRUCTION: TYPE VB - SPRINKLERED BUILDING AREA AND OCCUPANT LOAD OCC. FACTOR AREA OCCUPANTS 749 50 DINING ROOM RESTROOMS 126 KITCHEN 200 694 WALK IN COOLER 100 OFFICE TOTAL NET: 1,699 PROJECT SUMMARY CANOPIES UNDER A SEPARATE PERMIT BY SIGN VENDOR. CUB FOR ALCOHOL SALES UNDER A SEPARATE PERMI **DEFERRED SUBMITTALS &**

ARCHITECT MARKS ARCHITECTS INC SAN DIEGO, CA 92103



TITLE/SITE

T1.0 TITLE SHEET

ARCHITECTURAL

A1.0 FLOOR PLAN A4.0 EXTERIOR ELEVATIONS



architecture interior design restaurants space planning

leed accredited

master planning

2643 fourth ave. san diego ca 92103 619-702-9448



©marks architects 2020 PROPERTY OF MARKS ARCHITECT SPECIFIC PROJECT ONLY.

PLANNING DEPT. SUBMITTAL 12.1
\triangle
CONTRACT DATE:
BUILDING TYPE:
PLAN VERSION:
BRAND DESIGNER:
SITE NUMBER:
STORE NUMBER:

TACO BELL 6741 HOLLYWOOD BLVD LOS ANGELES, CA 90028

SHEET INDEX

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, PREPARED BY MARKS ARCHITECTS INC. AS INSTRUMENTS OF SERVICES SHALL REMAIN THE PROPERTY OF MARKS ARCHITECTS INC. MARKS ARCHITECTS INC SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT THERETO. © COPYRIGHT 2020

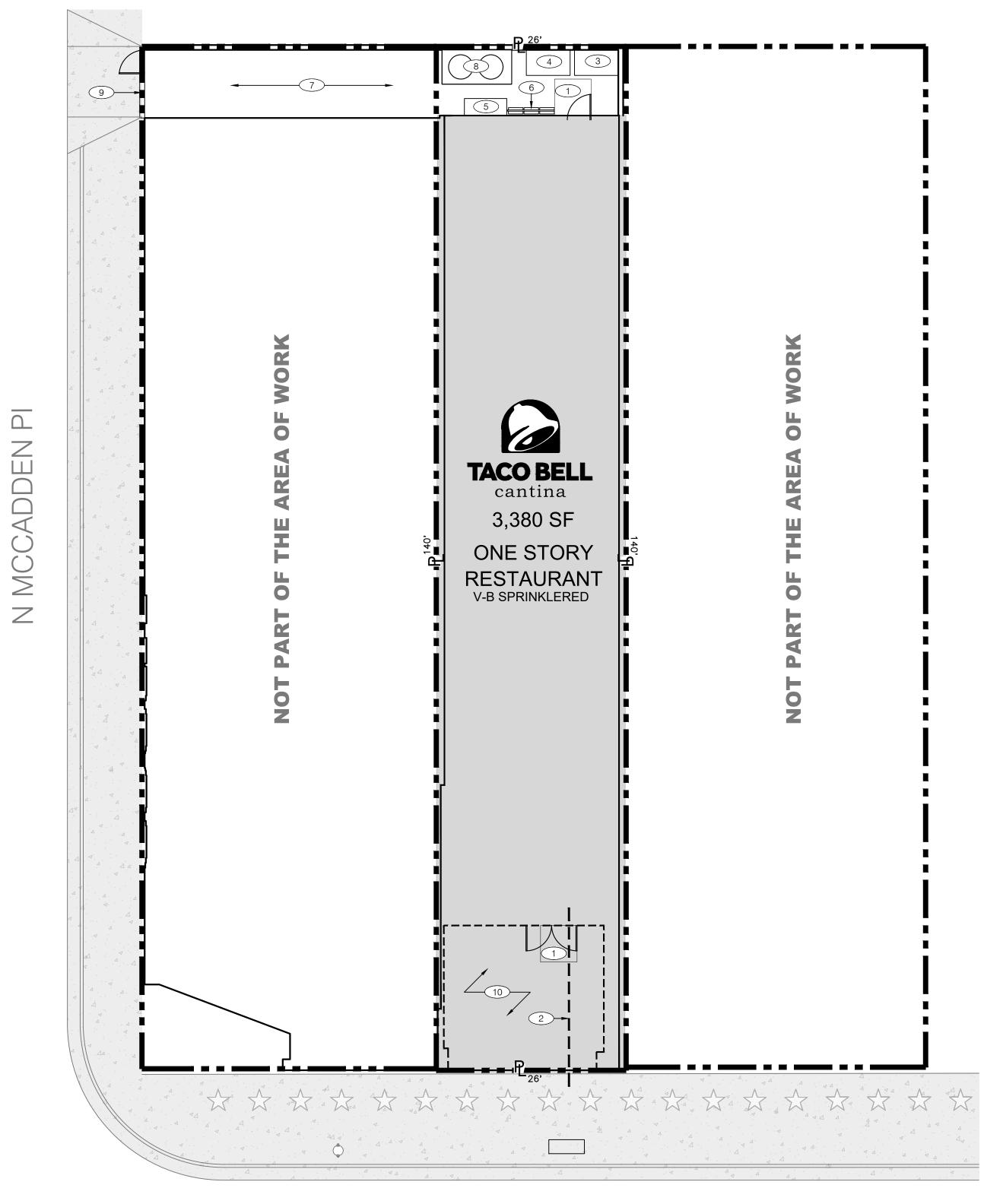
TITLE SHEET

ENDEAVOR

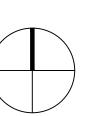
CANTINA

OWNERSHIP OF INSTRUMENTS OF SERVICE

PROJECT GENERAL NOTES



HOLLYWOOD BLVD



1 60 X 60 CLEAR AND LEVEL DOOR CLEARANCE

2 ACCESIBLE PATH OF TRAVEL FROM R.O.W.

3 (N) DUMPSTER.

(N) RECYCLING DUMPSTER.

5 EXISTING SWITCHGEAR

6 EXISTING GAS METERS

7 (E) SERVICE ALLEY

8 NEW 1000 G GREASE INTERCEPTOR TO BE INSTALLED. REFER TO PLUMBING PLANS

9 EXISTING GATE TO REMAIN

10 OPEN DINING AREA

SIGN AREA CALCULATION

PROPOSED: SIGNAGE TOTAL AREA: 47.15 S.F.

ALLOWED: BUILDING FRONTAGE 26'-0" L.F. X 2 S.F. = 52 S.F. OF SIGN AREA.



architecture
interior design
retail
restaurants
space planning
master planning
leed accredited

2643 fourth ave. san diego ca 92103 619-702-9448



KEYNOTES N.T.S. A

Omarks architects 2020

ALL REPORTS, PLANS AND

DOCUMENTS PREPARED BY MARKS

ARCHITECTS SHALL REMAIN THE

PROPERTY OF MARKS ARCHITECTS

AND IS INTENDED FOR USE FOR THIS

SPECIFIC PROJECT ONLY.

PLANNING DEPT. S	SUBMITTAL 12.14.2
\triangle	
\wedge	

CONTRACT DATE:
BUILDING TYPE:
PLAN VERSION:
BRAND DESIGNER:
SITE NUMBER:
STORE NUMBER:

TACO BELL
6741 HOLLYWOOD BLVD



LOS ANGELES, CA 90028

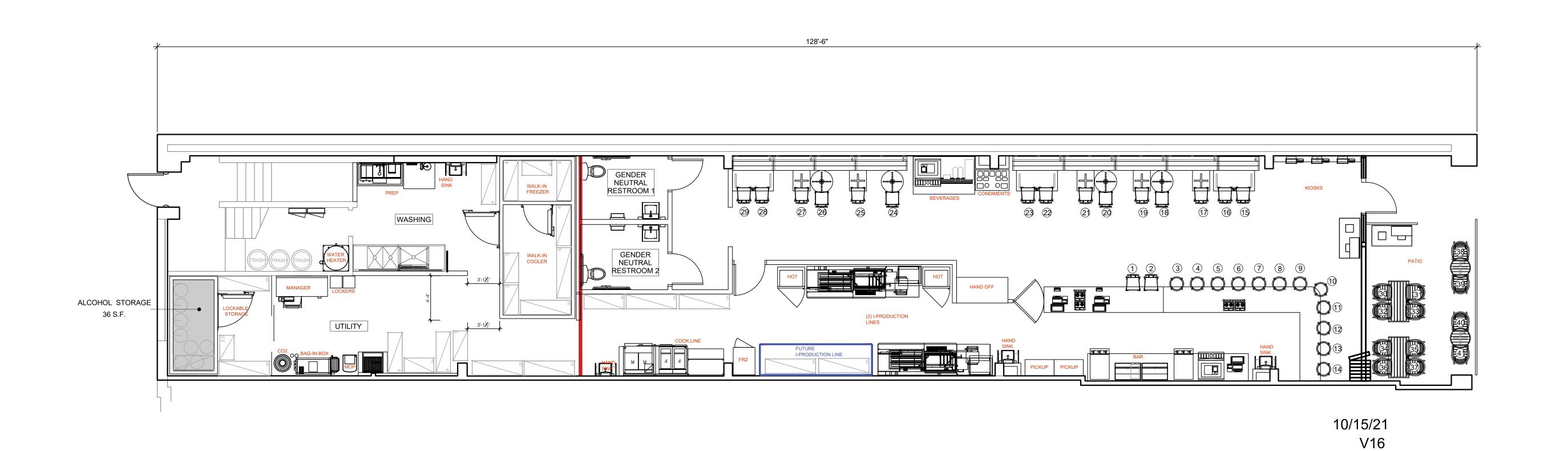
ENDEAVOR CANTINA

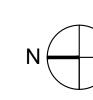
SITE PLAN

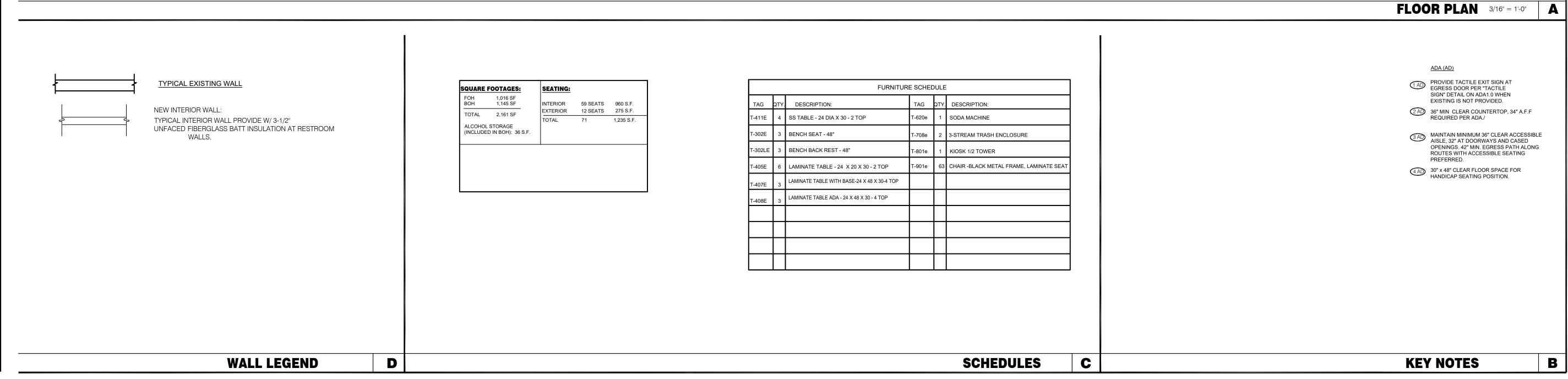
A0.

SITE PLAN SCALE: 1"=10'-0"

SIGN AREA CALCULATION B









architecture
interior design
retail
restaurants
space planning
master planning
leed accredited
casp

2643 fourth ave. san diego ca 92103 619-702-9448



© marks architects 2020

ALL REPORTS, PLANS AND

DOCUMENTS PREPARED BY MARKS

ARCHITECTS SHALL REMAIN THE

PROPERTY OF MARKS ARCHITECTS

AND IS INTENDED FOR USE FOR THIS

SPECIFIC PROJECT ONLY.

PI	_ANNING DEPT. SUBMITTAL 12.14
」	

CONTRACT DATE:
BUILDING TYPE:
PLAN VERSION:
BRAND DESIGNER:
SITE NUMBER:
STORE NUMBER:

TACO BELL

6741 HOLLYWOOD BLVD
LOS ANGELES, CA 90028



CANTINA

FLOOR PLAN

A1.0



NOTE TO GC:
PATCH AND REPAIR STUCCO WHERE SIGNAGE WAS REMOVED

NOTE TO GC: ENTRANCES SHALL BE IDENTIFIED WITH A SIGN OR STICKER OF THE STANDARD ACCESSIBILITY LOGO

SOUTH ELEVATION 1/4" = 1'-0" A

SIGNAGE SCHEDULE N.T.S. B



architecture interior design space planning master planning leed accredited

2643 fourth ave. san diego ca 92103 619-702-9448



© marks architects 2020

ALL REPORTS, PLANS AND
DOCUMENTS PREPARED BY MARKS
ARCHITECTS SHALL REMAIN THE
PROPERTY OF MARKS ARCHITECTS
AND IS INTENDED FOR USE FOR THIS
SPECIFIC PROJECT ONLY.

PLANNING DEPT. SUBMITTAL	_ 12.14.20
Λ	
$\frac{\triangle}{\wedge}$	
\triangle	
\triangle	
\triangle	
$\overline{\triangle}$	
\triangle	
\triangle	
\triangle	
\triangle	
CONTRACT DATE:	
BUILDING TYPE:	
PLAN VERSION:	
BRAND DESIGNER:	-
SITE NUMBER:	-

STORE NUMBER: TACO BELL 6741 HOLLYWOOD BLVD

LOS ANGELES, CA 90028



ENDEAVOR CANTINA

EXTERIOR ELEVATIONS

YPE MARK	QTY	ITEM DESCRIPTION	Ĺ

BUILDING FRONTAGE 26'-0" L.F. X	
2 C E - 52 C E OE CION ADEA	

SIGNAGE NOTES N.T.S.

D

2 S.F.= 52 S.F. OF SIGN AREA.

SIGN AREA CALCULATION

ALLOWED:

PROPOSED: SIGNAGE TOTAL AREA: 47.15 S.F.

TOWER			
A	1	LARGE TB 20" CHANNEL LETTERS	A4.0
B	1	WHITE 8" CANTINA WHITE CHANNE LETTERS	A4.0
0	1	36" BLACK AND WHITE " MEDIUM" BELL	A4.0
⟨V-200.EN⟩	1	MAIN ENTRY AWNING 19'-6" L 6" H X 2' 0" D BLACK	A4.0
(V-201.EN)	1	84" BLADE SIGN	A4.0

LOC

SIGNAGE SCHEDULE N.T.S.

C

EXISTING SIGNAGE TO BE REPLACED WITH NEW. NEW SIGNAGE TO BE PROVIDED BY VENDOR NEW ALUMINIUM STOREFRONT EXISTING ACCENT LIGHTS TO REMAIN

LINN K. WYATT CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG

LOURDES GREEN THEODORE L. IRVING CHARLES J. RAUSCH, Jr.

JIM TOKUNAGA

FERNANDO TOVAR

DAVID S. WEINTRAUB

MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES

CALIFORNIA

DEPARTMENT OF

CITY PLANNING

MICHAEL J. LOGRANDE DIRECTOR

DIRECTOR

OFFICE OF ZONING ADMINISTRATION

200 N. SPRING STREET, 7[™] FLOOR LOS ANGELES, CA 90012 (213) 978-1318 FAX: (213) 978-1334 www.planning.lacity.org



ERIC GARCETTI

October 7, 2015

CCHLWD, LLC (A) 6669 Hollywood Boulevard Los Angeles, CA 90028

812 La Cienega Partners, LP (O) 6925 Hollywood Boulevard Los Angeles, CA 90028

Michael Gonzales (R) Gonzales Law Group 555 S Flower Street, Suite 650 Los Angeles, CA 90013 CASE NO. ZA 2014-4151(CUB)
CONDITIONAL USE
6669 Hollywood Boulevard
Planning Area: Hollywood

Zone: C4-2D-SN D.M.: 148-5A185

C. D.: 13

CEQA: ENV-2014-4152-CE

Legal Description: Lot 3 (Arbs 2 and 3), Block 2, Hollywood Ocean View Tract

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

a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages in conjunction with an existing restaurant in the C4-2D-SN Zone,

upon the following additional terms and conditions:

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

- 4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
- 5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Condition Compliance Unit ("CCU") and the Department of Building and Safety for purposes of having a building permit issued.
- 6. Authorized herein is the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a 2,027 square-foot first floor restaurant, with a 390 square-foot outdoor patio, subject to the following limitations:
 - a. Indoor seating shall be limited to 51 seats provided that the number of seats does not exceed the maximum allowable occupancy as determined by the Department of Building and Safety.
 - b. Outdoor seating shall be limited to 24 seats, provided that the number and locations of seats is approved by the Department of Public Works, Bureau of Engineering.
 - c. **Prior to the effectuation of this grant,** a revocable permit shall be obtained from the Department of Public Works Bureau of Engineering for seating within the public right-of way.
 - d. The hours of operation for the restaurant, including the patio, shall be limited to 10:00 a.m. to 2:00 a.m. daily.
- 7. The authorization granted herein for the sale of beer and wine for on-site consumption is for a period of **five (5) years** from the effective date of this grant. Thereafter, this authorization shall become null and void and a new authorization will be required to continue the sale of beer and wine. The applicant is advised that he/she should allow appropriate time for a new entitlement application to be processed and the application should be approved prior to the expiration date of this grant in order to continue the sale of alcoholic beverages at the restaurant.
- 8. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator, shall be submitted to the CCU in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the CCU within 30-days of the beginning day of his/her new operation of the new establishment along with the dimensioned floor plan, seating arrangement and number of seats of the new operation.

- 9. Within 30-days from the date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP 6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the CCU for attachment to the subject case file.
- 10. Within 30 days of the effective date of this grant, the applicant shall establish a "Free Designated Driver Program" which may include, but it is not limited to, free non-alcoholic beverages, such as water, coffee, tea or soft drinks offered to the designated driver of a group. The availability of this program shall be made known to the restaurant patrons either via signs/cards notifying patrons of the program, or printed on the menu. The signs/cards shall be visible to the customer and posted or printed in prominent locations or areas, such as tables, entrance(s), host station, waiting area, bars, or bathrooms. A copy or sample of the sigs/cards and/or of the menu shall be submitted to the CCU for inclusion in the case file.
- 11. Within 30-days from the date of this grant, evidence of a camera surveillance system shall be submitted to the Condition Compliance Unit. The system shall be maintained to monitor interior and exterior areas of the premises. Recorded tapes/images shall be maintained for a minimum period of three (3) months. The tapes shall be furnished to the Los Angeles Police Department upon request. Evidence of the system may by an invoice/receipt from the installer, photographs of the cameras installed, the central monitoring screen and a schematic plan cross-referencing the camera locations. The video camera location plan will be maintained in the Condition Compliance Unit and be made be available to the Police Department and the Department of Building and Safety for the purpose of verification or inspections.
- 12. The Applicant shall provide at least one (1) State Licensed security guard during all hours of operations. The guards shall comply with the requirements of the California Business and Profession Code Section 7582.26(f) and the Los Angeles Police Commission standards. The security guard shall maintain an active American Red Cross first-aid card and shall be dressed in such a manner as to be readily identifiable to patrons and law enforcement. A copy of the security agreement/contract and the first-aid card shall be provided to the Condition Compliance Unit for inclusion in the case file, **prior to the effectuation of this grant**.
- Within 30-days from the date of this grant, an electronic age verification device shall be purchased and retained on the premises for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use. A copy of the purchase receipt and photographs of the device shall be provided to the Condition Compliance Unit for inclusion in the case file.

- 14. Within 30-days from the date of this grant, the applicant shall submit the restaurant's menu to document that the premises shall be maintained as a bona fide restaurant with a kitchen to be used for cooking and preparing of food. Food service shall be available at all times during operating hours.
- 15. The premises shall not be leased or rented to outside promoters or to any third parties for private parties or special events which are not open to the general public. The applicant/operator may host private parties or events where a fixed number of customers is predetermined and does not exceed the seating capacity or maximum occupancy approved by the Department of Building and Safety. The conduct of the business during any private parties shall be under the direct control of the business owner/operator and restaurant management staff shall be present during private parties. The person responsible for the private party or event shall be provided with a copy of the conditions of this grant and the language below or similar language shall be included in the contract related to any private party or event. Within 30-days from the effective date of this grant, the Applicant shall provide a copy of its standard contract related to private parties or events to the CCU for inclusion in the case file.

The total number of guests shall not exceed the maximum occupancy determined by the Fire Department. Restaurant management staff shall be present during the private party or event. The City's conditions of approval imposed on the operation of the establishment by <u>Case No. ZA-2014-4151-CUB</u>, which permits the sale and dispensation of a full line of alcoholic beverages for on-site consumption, shall be observed at all times during the private party or event.

- Adequate lighting shall be installed in all areas within the business in conformance with the Los Angeles Municipal Code. The lighting shall be such that it renders all objects and persons clearly visible within the establishment. Photographic evidence of the light fixtures, indicating the locations and types of light fixture, shall be submitted to the Condition Compliance Unit, within 30-days from the effective date of this grant.
- 17. **Within 30-days from the date of this grant**, a 24-hour "hot line" shall be provided for complaints or concerns from the community regarding the operation. The 24-hour phone number shall be posted at the following locations:
 - Entry, visible to pedestrians
 - Cashier Station

The applicant shall maintain a log of all calls, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved. This log shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue and operation is submitted to the Department. Complaints shall be responded to within twenty four hours. The applicant shall provide photographs of the sign postings and a copy of the log to the CCU for inclusion in the Case File.

- 18. Within the **first six months of the beginning of operations** at this establishment, all employees, all employees involved with the sale of beer and wine shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter referencing Case No. ZA-2014-4151(CUB), from the Police Department to the Condition Compliance Unit as evidence of compliance. In the event there is a change in the licensee, within six months of such change, this training program shall be required for all new staff. The STAR training shall be conducted for all new hires within two months of their employment.
- 19. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The onduty 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) and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.
- 20. Any music, sound or noise including amplified or acoustic music which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance) and shall not be audible beyond the subject premises. At any time during the term of the grant a City inspector may visit the site during operating hours to measure the noise levels using a calibrated decibel/sound level meter. If, upon inspection, it is found that the noise level exceeds those allowed by the Citywide Noise Ordinance, 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 property such as, noise barriers, sound absorbers or buffer zones.
- 21. Entertainment in conjunction with the restaurant is limited to amplified ambience background music, including a single DJ, to compliment the dining experience at a low volume such that it is not audible beyond the premises.
- 22. Karaoke is not allowed.
- 23. Partitions separating booth/dining areas shall not exceed 54 inches in height. No obstructions shall be attached, fastened or connected to the booths/dining areas within the interior space of the facility that restrict, limit or obstruct the clear observation of the occupants.
- 24. The exterior windows and glass doors of the liquor store shall be maintained substantially free of signs and other materials from the ground to at least six (6)

feet in height above the ground so as to permit surveillance into the location by Police and/or private security. Updated photographic evidence shall be provided to the CCU prior to the beginning of operations.

- 25. Loitering is prohibited on or round these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in an outside of the subject facility. Photographic evidence shall be provided to the CCU **prior** to effectuation of the grant.
- 26. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
- Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
- 28. Within 30-days from the date of this grant, the manager of the facility shall be made aware of the conditions and shall inform his/her employees of the same. A statement with the signature, printed name, position and date signed by the manager and his/her employees shall be provided to the Condition Compliance Unit. The statement shall state.

We, the undersigned, have read and understood the conditions of approval to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction with the liquor store known as <u>Cabo Cantina</u> and agree to abide and comply with said conditions.

A copy of the conditions of this letter of determination shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety or the State Department of Alcoholic Beverage Control.

29. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or has changed in mode or character from the original approval or If at any time during the period of validity of this grant, should documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, shall be submitted to the Department of City Planning, Condition Compliance Unit within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator. consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted. reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

30. MVIP – Monitoring, Verification and Inspection Program. At any time, before, during, or after operating hours, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and used to rate the operator according to the level of compliance. If a violation exists, the owner/operator will be notified of the deficiency or violation and will be 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 therein, may result in denial of future requests to renew or extend this grant.

31. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City

under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS -TIME LIMIT- LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

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

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

APPEAL PERIOD- EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after OCTOBER 22, 2015, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at http://planning.lacity.org. Public offices are located at:

Figueroa Plaza 201 North Figueroa Street, 4th Floor Los Angeles, CA 90012 (213) 482-7077 Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Rm. 251 Van Nuys, CA 91401 (818) 374-5050

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

NOTICE

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

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on August 20, 2015 all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

Background

The subject property consists of two tied parcels having a frontage on the north side of Hollywood Boulevard, between Las Palmas Avenue and Cherokee Avenue. The western half of the lot is improved with a restaurant/nightclub doing business as the Supperclub, and the eastern half of the lot is improved with the subject restaurant. The subject property is located in the C4-2D-SN Zone within the Hollywood Community Plan area, the Hollywood Entertainment district, the Hollywood Redevelopment Project Area of the Community Redevelopment Agency (CRA) and is subject to Historic Preservation Review.

Properties to the north are zoned C4-2D-SN and [Q]R5-2 and are improved with a hotel, ground surface parking, and multi-family residential units.

Properties to the east and west are zoned C4-2D-SN and are improved with various commercial uses such as restaurants, a gift store, bars, a tattoo shop, and a smoke shop.

Properties to the south across Hollywood Boulevard are zoned C4-2D-SN and are improved with various commercial uses such as clothing boutiques, restaurants, an electronic gallery, a nightclub and a tattoo shop.

The existing subject restaurant contains approximately 2,592 square feet of floor area, including 1,608 square feet of floor area on the first floor, 594 square feet of floor area on the mezzanine level, and a 390 square foot outdoor patio. The subject restaurant has 75 total seats which includes 51 indoor dining room seats and 24 outdoor patio seats. City records indicate that the building was originally built in 1935. On July 7, 2008, the Department of Building and Safety issued a building permit that changed the use from retail to restaurant and to remove a wall between tenant spaces (6679-6671 W Hollywood Boulevard) to create one 2,027 square-foot restaurant space. The building permit did not however indicate a patio or a mezzanine. The subject restaurant, doing business as Cabo Cantina, has been in operation at the subject site for approximately 4 years. The subject

site primarily functions as a neighborhood-serving commercial business and does not have its own designated parking area.

In 2009, the Zoning Administrator approved Case No. ZA 2008-472-CUB ("2008 ZA Case") for the sale and dispensing of a full line of alcoholic beverages in conjunction with an existing 2,592 square-foot restaurant with 51 seats in the interior dining room and 24 seats in the front patio. The 2008 ZA Case, granted the Applicant a grant term of 5 years which expired on July 3, 2014. On November 4, 2014, the Applicant submitted an application requesting to renew said grant.

The subject application entails a conditional use to permit the continued sale and dispensing of a full-line of alcoholic beverages in conjunction with an existing restaurant with 51 indoor seats and 24 outdoor seats.

<u>Hollywood Boulevard</u>, adjoining the property to the south, is a Class II Major Highway improved with a variable with of 100 feet. The Hollywood Walk of Fame is a designated Cultural Monument (No. 194).

Cases, permits and orders on the subject property):

Case No. ZA 2006-7863-CUB-CUZ-ZV-1A-PA1 — On February 8, 2013, the Zoning Administrator determined that the use is generally in substantial compliance with the Conditions of the prior action of the Central Los Angeles Area Planning Commission dated January 28, 2008 in association with the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a supper club with dancing and live entertainment; and plans to permit the addition of an outdoor patio. (Staff Comment: Subject to the tenant Supper Club LA on the subject property).

<u>Case No. ZA 2008-4721-CUB</u> – On June 16, 2009, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with an existing 2,592 square foot restaurant with 51 seats in the interior dining room and 24 seats in the front patio in the C4-2D-SN Zone.

<u>Certificate of Occupancy (C of O) No.67064</u>— Issued on December 8, 2008, for a change of use 2027 sq to restaurant.

<u>Building Permit No. 07016-70000-1784</u> – Issued on July 7, 2008, for a change of use from retail to restaurant. Remove partition wall between tenant spaces (6679-6671 W. Hollywood Blvd) to create on (2027 sq-ft.) restaurant space. No change in parking.

Case No. ZA 2006-7863-CUB-CUX-ZV-1A — On January 29, 2008, the Central Area Planning Commission granted the appeal; overturned the Zoning Administrator's determination dated June 20, 2007; and approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, a Conditional use to permit public dancing, and a Variance from Section 12.16-E,5 to permit 11 required parking spaces off-site through lease in lieu of a recorded covenant. (Staff Comment: Subject to the tenant Supper Club LA on the subject property.)

<u>Case No. ZA 2006-7863-CUB-CUX-ZV</u> — On June 20, 2007, the Zoning Administrator denied a conditional use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption; a conditional use to permit public dancing; and a Variance from Section 12.16-E,5 to permit 11 required parking spaces off-site through lease in lieu of a recorded covenant. (Staff Comment: Subject to the tenant Supper Club LA on the subject property)

Cases on surrounding properties:

<u>Case No. ZA 2014-765-CUB</u> – On August 15, 2014, the Zoning Administrator approved a Conditional Use to allow the continued sale and dispensing of beer and wine only for on-site consumption in conjunction with an existing 1,660 square-foot restaurant with no more than 60 interior seats (6603 Hollywood Boulevard).

<u>Case No. ZA 2014-33-CUB</u> – On July 21, 2014, the Zoning Administrator approved a Conditional Use to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant with live entertainment in the C4-2D-SN Zone (6627 Hollywood Boulevard).

<u>Case No. ZA 2013-2342-CUB</u> – On May 22, 2014, the Zoning Administrator approved a Conditional Use to allow the sale of beer and wine for on-site consumption in a 2,362 square-foot restaurant in the C4-2D-SN Zone (1707 North Las Palmas Avenue).

<u>Case No. ZA 2013-1906-CUB</u> – On October 10, 2013, the Zoning Administrator approved a Conditional Use to permit the continued sale and dispensing of beer and wine for onsite consumption in conjunction with an existing restaurant (6613 Hollywood Boulevard).

<u>Case No. ZA 2012-2850-CUB</u> – On May 23, 2013, the Zoning Administrator approved a Conditional Use to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant (1708 North Las Palmas Avenue).

<u>Case No. ZA 2013-536-CUB</u> – On May 31, 2013, the Zoning Administrator approved a Conditional Use to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the C4-2D Zone (6611 Hollywood Boulevard).

<u>Case No. ZA 2011-1956-CUB</u> – On July 12, 2012, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption with a new 3,970 square-foot restaurant (1724 North Highland Avenue).

<u>Case No. ZA 2011-2376-CUB</u> — On November 7, 2011, the Zoning Administrator approved a conditional use permit to allow the continued sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant (6683 Hollywood Boulevard).

Case No. ZA 2009-2638-CUB-CUX - On July 1, 2010, the Zoning Administrator approved a Conditional Use Permit authorizing the continued sale and dispensing of a full line of

alcoholic beverages for on-site consumption in conjunction with an existing restaurant; and a Conditional Use Permit authorizing dancing and live entertainment (6633 Hollywood Boulevard).

<u>Case No. ZA 2010-789-CUB</u> – On July 1, 2010, the Zoning Administrator approved a Conditional Use Permit to allow the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 2,121 square-foot restaurant in the [Q]C4-2D-SN Zone (6719-6721 Hollywood Boulevard).

<u>Case No. ZA 2010-3061-CUB</u> — On February 10, 2010, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 2,638 square-foot restaurant with 109 seats in an existing tenant spaces in the C4-2D-SN Zone (6615-6617 Hollywood Boulevard).

<u>Case No. ZA 2009-1840-CUB-CUX</u> — On October 8, 2009, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing nightclub; and a Conditional Use Permit to allow patron dancing and live entertainment in the aforementioned nightclub (6623-6625 Hollywood Boulevard)

<u>Case No. ZA 2008-3710-CUB-CUX</u> — On July 23, 2009, the Zoning Administrator approved a conditional use permit to allow the continued sale and dispensing for a consideration of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant; and a conditional use permit for the continuation of public dancing in conjunction with an existing restaurant (6714 Hollywood Boulevard).

<u>Case No. ZA 2006-10129-CUB-CUX</u> – On April 4, 2008, the Zoning Administrator approved a request for a conditional use permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption, and a request for a conditional use permit for dancing throughout the building as shown on Exhibit "A" attached to the file (6608 Hollywood Boulevard).

<u>Case No. ZA 2006-7843-CUB</u> — On May 3, 2007, the Zoning Administrator approved a conditional use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a 3,888 square-foot restaurant and 100 square-foot sidewalk dining area, seating a total of 161 patrons (6627-6631 Hollywood Boulevard).

Case No. ZA 2006-6066-CUB-CUX-ZV — On February 2, 2007, the Zoning Administrator approved a conditional use to permit the continued sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant/club; and a conditional use to permit dancing in conjunction with an existing restaurant/club, a variance from Section 12.26-E,5 of the Municipal Code to allow required parking to be provided off-site by lease in lieu of a recorded covenant (1642 Las Palmas Avenue).

Case No. ZA 2006-8766-CUB – On January 25, 2007, the Zoning Administrator approved a conditional use to permit the sale and dispensing of beer and wine for on-site

consumption in conjunction with an existing restaurant in the C4-2D-SN Zone (6605 Hollywood Boulevard)

<u>Case No. ZA 2005-7932-CUB-CUX</u> – On May 25, 2006, the Zoning Administrator approved a conditional use to permit the continued sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption with an existing restaurant, a conditional use to permit dancing in conjunction with an existing restaurant (1710 North Las Palmas Avenue).

Public Hearing

The public hearing was held on August 20, 2015 at Los Angeles City Hall, 200 North Spring Street, Room 1060, Los Angeles. Michael Gonzales, the Representative was in attendance. Officer Poole, Los Angeles Police Department and Gary Benjamin, representing the Office of Councilmember O'Farrell were also present. No other member of the public attended the hearing.

Ms. Lim made a brief Power Point presentation, describing the project, the property and the surrounding properties' land use designations and uses. The site plan and the floor plan were presented as were several photographs of the venue, including an underground area known as the "Golden Box" under the Supperclub accessed by from rear of the property. Miss Lim stated that permits for an existing mezzanine and a revocable permit for the existing outdoor patio in the public right-of-way were not found. A copy of the 10-slide presentation is included in the case file.

Mr. Gonzales addressed the Hearing Officer. He stated that neither the Supperclub nor the Golden Box are a part of the instant application and are not under the control of the Applicant. He stated that there is a revocable permit for the outdoor patio and would submit it for the record. He suggested that he may be able to obtain a copy of the Building and Safety approved plans to address the floor area of the mezzanine which does not seem to be included in Building Permit No. 07016-70000-17814. He requested that the conditional use is issued for a period of at least ten years because his client has been a good operator. He noted that the Condition Use approval of 2009 was approved for a 24-hour operation per Condition No. 9, however he requested that the word "shall" is struck so as to not impose an obligation but permission to remain open for 24 hours daily. The also stated that the restaurant provides valet parking although not required. The Neighborhood Council is generally supportive, however they may have issues with the hours of operation, but is confident that due to their track record the requested hours should be approved.

The Hearing Officer inquired about third party promoters in Hollywood and should not be allowed. Mr. Gonzales stated that Cabo Cantina is a franchise operation, with restaurants in Westwood, Santa Monica, and San Francisco and have strict operating guidelines which do not allow third party promoters.

Officer Poole addressed the Hearing Officer. He agreed that the 24-hour requirement should be changed, but that the LAPD Hollywood Area is not supportive of operations beyond 2:00 a.m. as they have been actually doing. He stated that LAPD would not be

opposed to a 10:00 a.m. opening hour, but not to stay open past 2:00 a.m. He concurred that the Golden Box is part of the building but not part of the operation.

Mr. Benjamin addressed the Hearing Officer and that their main concern is that Hollywood Boulevard is evolving into a more residential population and want to reduce the use of signage akin to a "partying" atmosphere such as the inflatable beer bottle sign, etc. He requested that, if granted, a condition should be requiring compliance with current code requirements related to signage. He requested that the matter be held under advisement to consider the signage issue.

Mr. Gonzales requested that the 24-hour operation be permitted so that they can serve breakfast and that many hotels coming in the core of Hollywood to give an alternative to the hotel dining which are open 24 hours. At minimum at 8:00 a.m. start. Requested a 10 year grant. Operator has a 15 year lease.

Will keep record open to work out the hours of operation.

COMMUNICATIONS:

- Letter dated August 19, 2015, from Captain Peter A. Zarcone, Commanding Officer, Hollywood Area with recommended conditions of approval.
- Draft letter dated July 27, 2015, from Anastasia Mann, President, Hollywood Hills West Neighborhood council

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

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

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

 No employee or agent shall be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premises, nor shall the licensee provide, permit, or make available, either gratuitously or for compensation, male or female patrons who act as escorts, companions, or guests of and for the customer.

- The quarterly gross sale of alcoholic beverages shall not exceed the gross sales of food during the same period. The Petitioner(s) shall at all times maintain records which reflect separately the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the police department upon demand.
- There shall be no "bottle service" of distilled spirits; "Magnum: sized wine/champagne, nor "Buckets" of beer allowed.
- Portable bars are prohibited.
- There shall be no sales of table(s) and/or seating where alcoholic beverages are in any way included in the sale cost of the seating.
- There shall be no minimum drink required of patrons.

BASIS FOR CONDITIONAL USE PERMITS

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

FINDINGS

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

1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

The subject property consists of two tied parcels having a frontage on the north side of Hollywood Boulevard, between Las Palmas Avenue and Cherokee Avenue. The western half of the lot is improved with a restaurant/nightclub doing business as the Supperclub, and the eastern half of the lot is improved with the subject restaurant.

The existing subject restaurant contains approximately 1,608 square feet of floor area on the first floor, 594 square feet of floor area on the mezzanine level (not a part of this request), and a 390 square foot outdoor patio. The subject restaurant has 75 total seats which includes 51 indoor dining room seats and 24 outdoor patio seats. The subject request is for a Conditional Use Permit to allow the continued on-site sale and consumption of a full line of alcoholic beverages in conjunction with the existing restaurant, with reduced hours the hours of operation from the 24 hours daily originally approved in 2009 to 10:00 a.m. to 2:00 a.m. daily. Therefore, the subject grant does not represent the introduction of a new use or an

hours daily originally approved in 2009 to 10:00 a.m. to 2:00 a.m. daily. Therefore, the subject grant does not represent the introduction of a new use or an intensification of an existing use to the area and will have little to no effect on the built environment or its surrounding neighborhood.

The existing operation provides a service that is beneficial to the community because it continues to provide a dining option for residents, employees and tourists that frequent the Hollywood Community. A thriving urban environment must have a vast diversity of dining options that also offer a full line of alcoholic beverages to its patrons. Approving the requested action will allow the continued operation and will not authorize a new use within the subject tenant space or on the Property.

2. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The project site is located within an established commercial district, in a commercially designated zone and along heavily trafficked thoroughfare. The project's location is compatible to the adjacent uses and the surrounding neighborhood due to the concentration and diversity of restaurants and retail establishments along Hollywood Boulevard. As proposed, the continued on-site sales of a full line of alcoholic beverages does not introduce a use uncommon to the area or for similar restaurants throughout the community.

The grant requires that employees undergo training regarding the sale of alcoholic beverages conducted by the Los Angeles Police Department. Additional conditions are required to deter or mitigate other types of negative or criminal behavior associated with these types of establishments, such as a surveillance system, a security guard who is required to provide a weekly log of disturbances or violations, other types of live entertainment, dancing, adult entertainment and loitering are prohibited. The grant also requires that the establishment maintain and use an age verification device to deter and prevent underage drinking.

The subject grant for alcohol sales is authorized for a term of five years after which time the applicant will have to request authorization to continue the sale of alcohol. This allows the City an opportunity to review the operation of the restaurant anew. If the operation has been conducted appropriately and without creating problems, then a subsequent decision to allow the continuation of such sales may take that into favorable consideration. A record of poor compliance and/or nuisance complaints would allow the City the discretion to not continue the requested use and thus avoid the need to proceed with prolonged nuisance abatement proceedings. Thus, as conditioned the use is anticipated to be compatible with the surrounding area. The subject grant updates the conditions imposed by the previous 2009 grant and allows the establishment to compete with other restaurants in the area. As conditioned the grant will not adversely affect or further degrade the adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

The General Plan designates the subject site as Regional Center Commercial which permits a diversity of uses such as offices, residential units, retail and commercial uses, government facilities, major entertainment and cultural facilities. The proposed use of space therefore continues to conform to the mixed-use nature of the region. The renewed ability to sell alcoholic beverages will simply allow the business to continue operations. The subject property is located in the C4-2D-SN Zone within the Hollywood Community Plan area, the Hollywood Entertainment district, the Hollywood Redevelopment Project Area of the Community Redevelopment Agency (CRA) and is subject to Historic Preservation Review.

The operating business substantially conforms to the purpose, intent and provisions of the General Plan, which promote the provision of services throughout the city in locations that are convenient to the public yet do not impact nearby residential properties.

Hollywood Boulevard is a major tourist and entertainment destination due to the Hollywood Walk of Fame, which is a designated Cultural Monument (No. 194). The Egyptian Theater, the Chinese Theater and the Kodak Theater complex are within walking distance of the subject restaurant. The area is a dense urban area that is characterized by the tourist and entertainment destinations that are developed along Hollywood Boulevard. Therefore, the subject restaurant with the sale of a full line of alcoholic beverages is an appropriate use that complements the surrounding uses and characteristics of the Hollywood Boulevard commercial corridor.

The scope of the conditions incorporated into the subject grant will ensure that the surrounding land uses will not be significantly impacted by the operation of the liquor store. The conditions imposed in this grant, such as prohibiting loitering, monitoring and prohibiting littering will address the negative impacts commonly associated with alcoholic beverages.

The General Plan for the location is Regional Center Commercial. This designation envisions an active urban streetscape, complete with a healthy mix of commercial and retail businesses. The Existing Operation conforms very well with this vision because restaurant uses are a fundamental element of a thriving urban setting. In an area that is actively growing in intensity and density, residents and visitors alike need to have many restaurants which are easily accessible, and the Existing Operation fits this description.

The existing operation reinforces many of the Community Plan's stated goals, including, but not limited to, "allocating and distrusting commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards," as well as to "further the development of Hollywood as a major center of population, employment, retail services, and entertainment." The

Existing Operation furthers these goals by providing dining and drinking opportunities to residents and tourists within one of the region's most active areas. The Existing Operation also helps Hollywood "retain existing neighborhood commercial activities," as described in the Framework Element of the City's General Plan, by continuing to operate in a manner consistent with the Community Plan.

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

The proposed request for the continued sale of alcoholic beverages in association with the subject restaurant is an incidental use common to restaurants. The renewed ability to sell alcoholic beverages will simply allow the business to continue operations

The grant requires that employees undergo training regarding the sale of alcoholic beverages conducted by the Los Angeles Police Department. Additional conditions are required to deter or mitigate other types of negative or criminal behavior associated with these types of establishments, such as a surveillance system, a security guard who is required to provide a weekly log of disturbances or violations, other types of live entertainment, dancing, adult entertainment and loitering are prohibited. The grant also requires that the establishment maintain and use an age verification device to deter and prevent underage drinking.

The subject establishment has served alcohol at this establishment for the past three years. Allowing the existing operation to continue will not adversely affect the community's welfare because the permitted use has been, and continues to be compatible with the surrounding community and it is supported by both the Council Office and the Police Department, provided the hours of operation are reduced to less than a 24-hour a day operation. Additionally the community and the surrounding areas are very urban, and area residents expect uses as that offered by the subject establishment. Restaurants serving alcohol in areas such as Hollywood are not only the norm, but expected by residents and tourists alike.

5. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a 1,000-foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

The subject site is located within Census Tract 1902.02. According to the California Department of Alcoholic Beverage Control ("ABC") licensing criteria, 2 on-sale and 1 off-sale alcoholic beverage licenses are allocated to subject Census Tract No. 1902.02. Data provided on the ABC's License Query System indicate

that there are 19 on-site and 1 off-site active alcoholic beverage licenses within the subject Census Tract.

Within a 1,000 foot radius of the subject property, the following types of alcoholic beverage licenses are active or pending:

- (1) Type 21 Off Sale General
- (6) Type 41 On Sale Beer and Wine Eating Place
- (11) Type 47 On Sale General Eating Place
- (2) Type 48 On Sale General Public Premises

Alcohol establishments within 1,000 feet are noted as:

- Highland Liquor, 1770 North Highland Avenue, Suite A (Type 21)
- Las Palmas, 1714-16 North Las Palmas (Type 47)
- Snow White Café, 6769 Hollywood Boulevard (Type 41)
- Power House, 1714 North Highland Avenue (Type 48)
- Lucky Devils, 6613 Hollywood Boulevard (Type 41)
- Musso & Frank Grill, 6667 Hollywood Boulevard (Type 47)
- Le Oriental Bistro, 1710-1712 North Highland Avenue (Type 41)
- Loteria Grill Hollywood, 6627 Hollywood Boulevard (Type 47)
- Premier Supper Club, 1710 North Las Palmas (Type 47)
- Kino Sushi, 6721 Hollywood Boulevard (Type 41)
- Supperclub Los Angles at Vogue Theater, 6669-6677 Hollywood Boulevard (Type 47)
- My Studio, 6623 Hollywood Boulevard (Type 48)
- East Restaurant & Lounge, 6611 Hollywood Boulevard (Type 47)
- Jameson's Irish Pub, 6681-6683 Hollywood Boulevard (Type 47)
- The Day After, 6757 Hollywood Boulevard (Type 47)
- Rusty Mullet, 1708 North Las Palmas Avenue (Type 47)
- Tin Horn Flats Saloon & Grill, 1724 North Highland Avenue, Suite 100 (Type 47)
- Mounai Café, 6603 Hollywood Boulevard (Type 41)

The Applicant is requesting to continue to sell and dispense a full line of alcoholic beverages for on-site consumption and has an existing active ABC License. Therefore, the project will not be adding an alcoholic beverage license to the subject Census Tract. Additionally, the ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. This is reflected in the licensing statistics noted above.

According to statistics provided by the LAPD, which has jurisdiction over the subject property within Crime Reporting District No. 636, a total of 44 crimes were reported in 2014, compared to the citywide average of 163 crimes and the high crime reporting district average of 196 crimes for the same period.

In 2014, there were 207 Narcotics, 350 Liquor Law, 418 Public Drunkenness, 4

Disturbing the Peace, 53 Disorderly Conduct, and 110 DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The restaurant is located in an area of high crime. The conditions imposed in this grant address the negative impacts commonly associated with alcoholic beverages. These impacts are typically increased criminal activity, loitering, noise and public drunkenness. The measures imposed such as requiring lighting, surveillance, establishing a Designated Driver Program and prohibiting uses such as night clubs, loud live entertainment and loitering will minimize the impact on the community.

The Property is located on Hollywood Boulevard, and is designated as Regional Center Commercial by the Community Plan. The Property's land use designation encourages a vibrant mixture of uses including residential, commercial retail and commercial office. Multiple restaurants, eateries, and bars are expected in regional centers. Many of these venues must have the ability to serve alcohol to ensure their success.

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

The following sensitive uses were observed within a 1,000-foot radius of the subject property:

Multi-Family Residential Homes, Las Palmas Avenue
Ecclesia Hollywood, 6433 Hollywood Boulevard
Church of Scientology, 6724 Hollywood Boulevard
Music Institute, 6752 Hollywood Boulevard
International Dance Academy, 6755 Hollywood Boulevard
Church of the Blessed Sacrament School, 6641 Sunset Boulevard
Church of the Blessed Sacrament, 6657 Sunset Boulevard
Selma Park, 6567 Selma Avenue
First Baptist Church, 6682 Selma Avenue
YMCA, 1553 Schrader Boulevard
Theater of Arts College for the Contemporary, 1647 Las Palmas Avenue
Canyon Co-Operative Pre School, 1820 Las Palmas Avenue
Las Palmas Senior Center, 1820 Las Palmas Avenue

The subject property is located within the C4-2D-SN Zone within the Hollywood Community Plan area. The subject restaurant is surrounded by properties within the same zoning classification. The area is a busy region of Hollywood Boulevard. Residential uses in the vicinity are immersed in a lively, mixed-use urban environment. This grant has placed a number of conditions on the proposed

project. Such imposition of conditions will make the use a more compatible and accountable neighbor to the surrounding uses than would otherwise be the case.

ADDITIONAL MANDATORY FINDINGS

- 7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
- 8. On November 4, 2014, the project was issued a Notice of Exemption, ENV 2014-4152-CE. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and shall therefore be exempt from the provisions of CEQA.

Inquiries regarding this matter should be directed to Joann Lim, Planning Staff for the Office of Zoning Administration, (213) 978-1917.

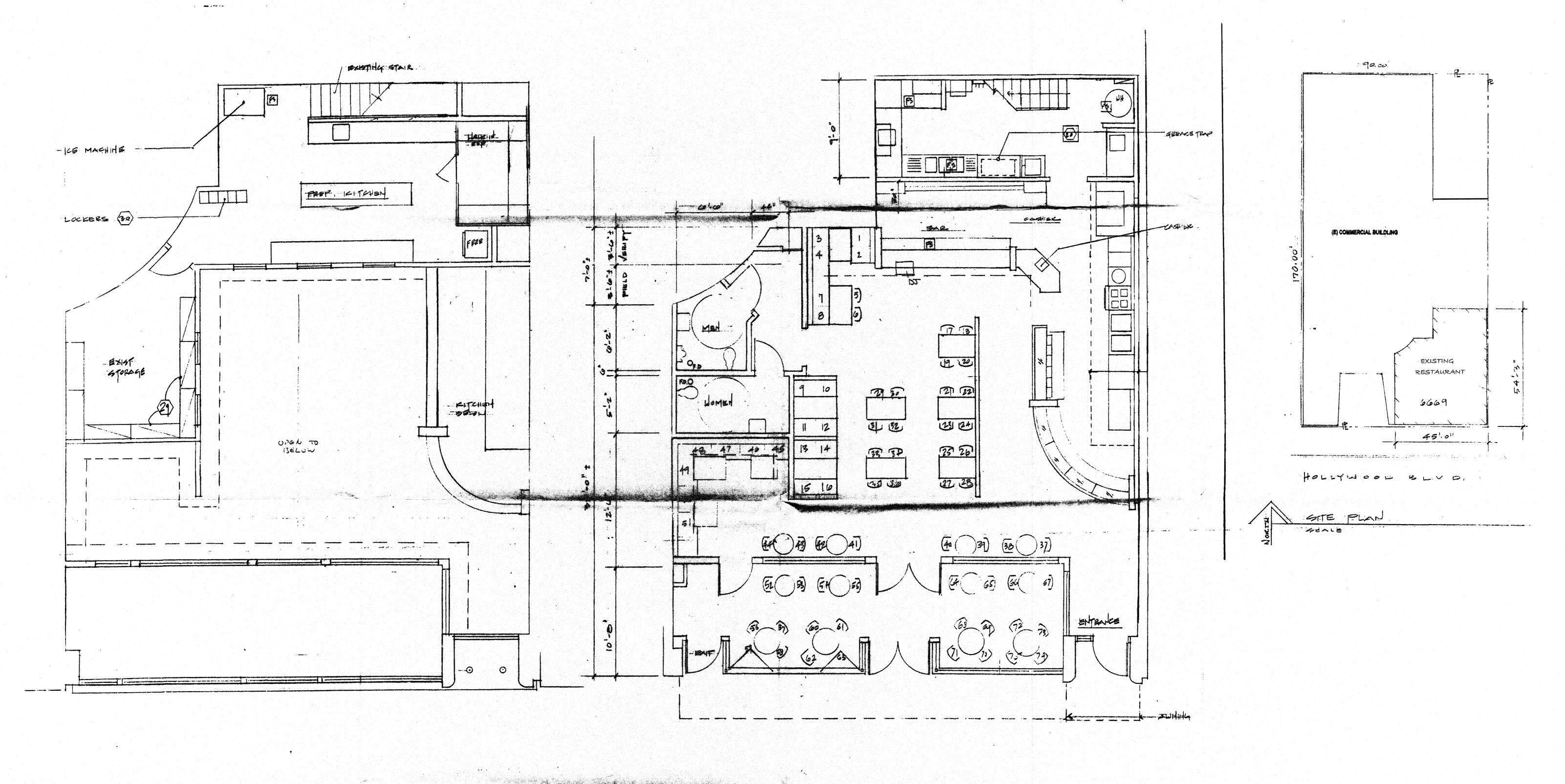
LINN K. WYATT

Chief Zoning Administrator

LKW:RW:JL

cc: Councilmember Mitch O'Farrell, Thirteenth District

Adjoining property owners



SCALE; 1 4" = 1-2" 594 50 FT.

LEGAL DESCRIPTION
Assessor Parcel No. (APN): 5547009006
Tract: HOLLYWOOD OCEAN VIEW TRACT
Map Reference: M B 1-62
Block: 2
Lot: 3 Arb (Lot Cut Reference): 3 Map Sheet: 148-5A185

-- 1998 SOLFT.

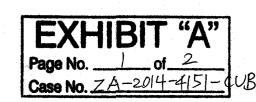
CALCULATION TABLE

TOTAL SQ FT: 2,592 INDOOR: 51 FIRST FLOOR 1,608 PATIO: 24 MEZZANINE: 594 TAL: 75 PATIO: 390

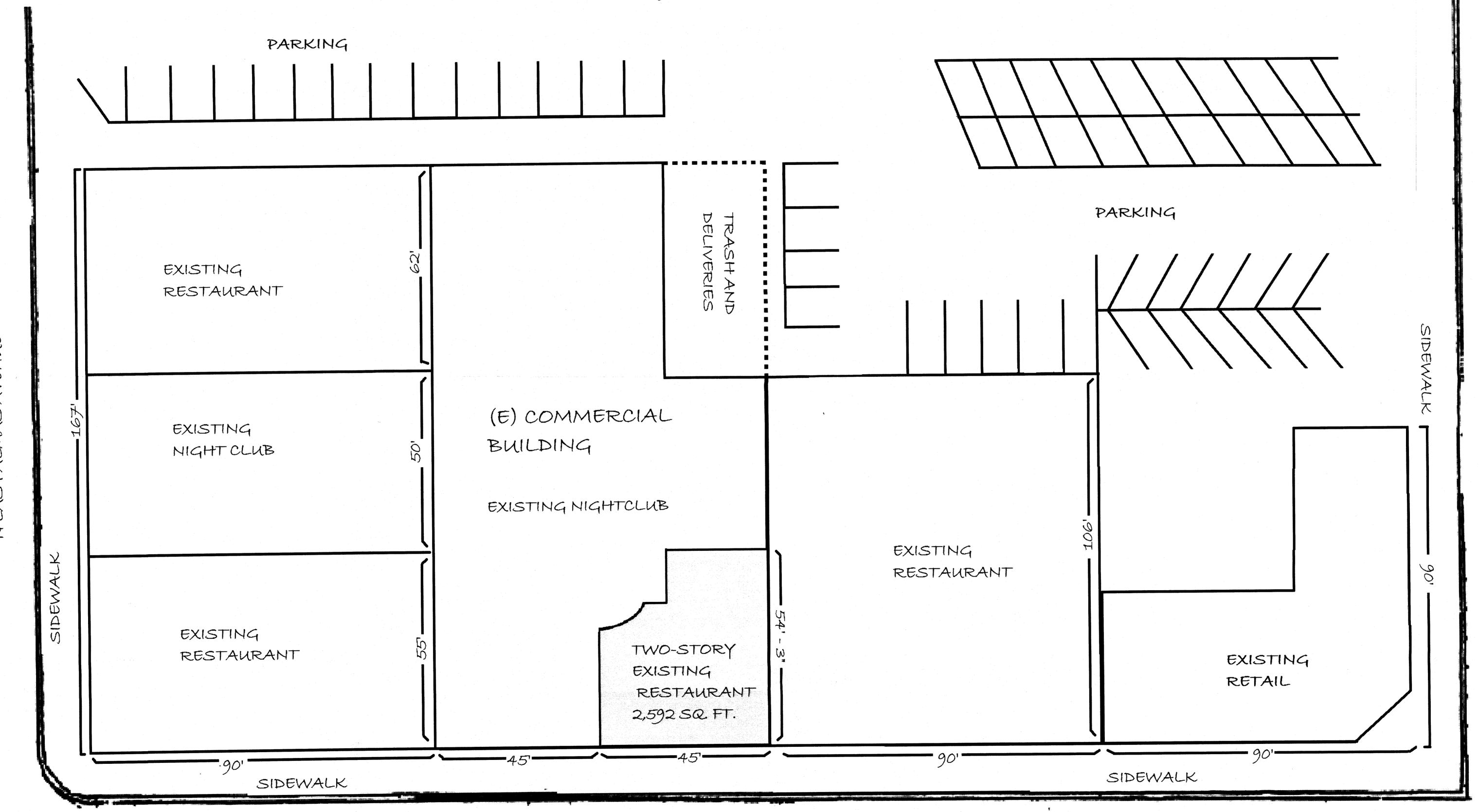
Design

Richard Monroe 2164 La Canada Crest Drive #2 La Canada, CA 91011 818/249-6665

CABO CANTINA 6669 HOLLYWOOD BOULEVARD LOS ANGELES, CA 90028



CABO CANTINA - 6669 HOLLYWOOD BLVD. CUBPLOTPLAN



LEGAL DESCRIPTION

APN: 5547-009-006 TRACT: HOLLYWOOD OCEAN VIEW TRACT MAP REFERENCE: MB 1-62

BLOCK 2, LOT 3, ARB (LOT CUT REFERENCE) 3

MAP SHEET: 148-5A185

HOLLYWOOD BOULEVARD

EXHIBIT "A"

Page No. 2 of 2

Case No. ZA - 2014 - 4151 - CUB



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

	THIS BOX FOR CITY PLANNING STAFF USE ONLY
С	ase Number 2A-2014-33 1 - WB-PA
E	nv. Case Number <u>ENV-2001-7925-CE</u>
A	pplication Type Condizional Use Bluerago Illah RPProva
C	ase Filed With (Print Name) Caw Date Filed 10/25/2
┝	oplication includes letter requesting:
	Waived hearing
1.	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 PROJECT LOCATION
	Street Address ¹ 6627 West Hollywood Blvd Unit/Space Number
	Legal Description ² (Lot, Block, Tract) Lot 4, Hollywood, Ocean View Tract
	Assessor Parcel Number 5547004006 Total Lot Area 11,136.0 (sq ft)
2.	Project Description
	Present Use Restaurant
	Proposed Use Restaurant
	Project Name (if applicable) Karnevil
	Describe in detail the characteristics, scope and/or operation of the proposed project The applicant is requesting
	a Plan Approval to allow the continued sale and dispensing of a full line of alcohol for on-site consumption in a
	in a 3,888 square foot restaurant providing live entertainment within the C4-2D-SN Zone.
	Additional information attached
	Complete and check all that apply:
	Existing Site Conditions
	☐ Site is undeveloped or unimproved (i.e. vacant) ☐ Site is located within 500 feet of a freeway or reitroad
	☐ Site is undeveloped or unimproved (i.e. vacant) ☐ Site is located within 500 feet of a freeway or railroad ☐ Site has existing buildings (provide copies of building permits) ☐ Site is located within 500 feet of a sensitive use (e.g. school, park)
	☐ 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)

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)

Proposed Project Information (Chack all that apply or sould apply)	 Removal of protected trees on site or in the public right of way
(Check all that apply or could apply) ☐ Demolition of existing buildings/structures	☐ New construction:square feet
	☐ Accessory use (fence, sign, wireless, carport, etc.)
Relocation of existing buildings/structures	☐ Exterior renovation or alteration
☐ Interior tenant improvement	☐ Change of use <u>and/or</u> hours of operation
Additions to existing buildings	
☐ Grading	☐ Haul Route
☐ Removal of any on-site tree	☐ Uses or structures in public right-of-way
☐ Removal of any street tree	☐ Phased project
	The state of the s
Housing Component Information	molish(ed) ³ 0 + Adding 0 = Total 0
	molish(ed) ³ 0 + Adding 0 = Total 0 molish(ed) 0 + Adding 0 = Total 0
Number of Anordable office	molish(ed) + Adding = Total0
Tallibor of Market Late	f
Mixed Use Projects, Amount of Non-Residential Floor Area	
Public Right-of-Way Information	
Have you submitted the Planning Case Referral Form to BO Is your project required to dedicate land to the public right-off so, what is/are your dedication requirement(s)? 0 If you have dedication requirements on multiple streets, ple	of-way? LIYES MINO _ft.
ACTION(S) REQUESTED	
Provide the Los Angeles Municipal Code (LAMC) Section Section or the Specific Plan/Overlay Section from which relies	that authorizes the request and (if applicable) the LAM of is sought; follow with a description of the requested action
Does the project include Multiple Approval Requests per LA	
Authorizing Code Section Pursuant to Los Angeles Munic	cipal Code Section 12.24-M
Code Section from which relief is requested (if any):	
Action Requested, Narrative: a Plan Approval to allow the	e continued sale and dispensing of a full line of alcohol
for on-site consumption in a restaurant with live entertainme	ent within the C4-2D-SN Zone.
Authorizing Code Section	
Code Section from which relief is requested (if any):	
Action Requested, Narrative:	
Additional Requests Attached ☐ YES ☑ NO	

3.

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.	Ar	RELATED DEPARTMENT OF CITY PLANNING CASES Are there previous or pending cases/decisions/environmental clearances on the <u>project site</u> ? YES INO If YES, list all case number(s) CASE NO. ZA 2014-0033(CUB)										
	_											
		the <u>application/project</u> is directly related to one omplete/check all that apply (provide copy).	f the above cases, list the pertinent case	numbers below and								
	C	Case No. ZA 2014-0033(CUB)	Ordinance No.:									
	г	Condition compliance review	☐ Clarification of O (Qualified) classification	ation								
			ordinance No.: Ordinance No.: Clarification of Q (Qualified) classifications In Clarification of D (Development Limits and plans In Clarification of D (Development Limits and plans) In Clarification of D (Develo									
		Application/project is directly related to one of the above cases, list the pertinent case numble related to one of the above cases, list the pertinent case numble related to one of the above cases, list the pertinent case numble related to one of the above cases, list the pertinent case numble related to case and related to one of the above cases, list the pertinent case numble related to the		ation								
			Use									
				☐ YES ☑ NO								
				☐ YES ☑ NO								
		ed with the City:	of the projects of the larger project below, wi	nether of not currently								
	N											
	a.	Specialized Requirement Form N/A										
	b.											
	c.	Citywide Design Guidelines Compliance Review F	- 1/4									
	d.	Affordable III D. C NI/A										
	e.	Mello Form N/A										
	f.	Unpermitted Dwelling Unit (UDU) Inter-Agency Re	eferral Form N/A									
	g.											
	h.	Management Team Authorization N/A										
	i.	Expedite Fee Agreement N/A										
	j.	Department of Transportation (DOT) Referral Form	m N/A									
	k.	Preliminary Zoning Assessment Referral Form N/	Α									
	I.	SB330 Preliminary Application N/A										
	m.	Bureau of Engineering (BOE) Planning Case Refe	erral Form (PCRF) N/A									
	n.	Order to Comply N/A										
	Ο.	Building Permits and Certificates of Occupancy A										
	p.	Hillside Referral Form (BOE) N/A										
	q.	Low Impact Development (LID) Referral Form (Sto	orm water Mitigation) N/A									
	r.	SB330 Determination Letter from Housing and Co										
	s. Are there any recorded Covenants, affidavits or easements on this property?											

e fields)	
	400 page 200
	Unit/Space Number
State	Zip Code:
E-mail:	
☐ YES	☑ NO
icant 🛮 Differen	t from applicant
	Unit/Space Number
State	Zip Code:
E-mail:	
	Unit/Space Number 250
State_OA	kwhettam.com
L-IIIalioanii.ae	
nt etc.)	
	Unit/Space Number
State	Zip Code:
E-mail:	
Owner	☐ Applicant
Owner Agent/Representative	☐ Applicant ☐ Other
	State State YES cant

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).



ADMINISTRATIVE REVIEW

REDEVELOPMENT PROJECT AREA - HOLLYWOOD

Administrative Review and Referral

RELATED CODE SECTION: Los Angeles Municipal Code Section (LAMC) 11.5.14 establishes the process and procedures for implementing the Redevelopment Plan.

PURPOSE: This Administrative Review and Referral form determines the appropriate review process for proposed Projects within a Redevelopment Project Area. Proposed development activity within Redevelopment Project Areas must conform to the Permitted Land Use Section of respective Redevelopment Plan.

GENERAL INFORMATION

- ➤ A Redevelopment Plan Project (Project) includes any proposed development activity within a Redevelopment Project Area with an Unexpired Redevelopment Plan, that includes the issuance of a building, grading, demolition, sign or change of use permit. Refer to 11.5.14 for the full definition.
- Permitted Land Uses, see Section 600 of the Hollywood Redevelopment Plan. Visit <u>Planning4LA.org</u> to review the Hollywood Redevelopment Plan.
- > Review process options available:
 - Administrative Review Redevelopment Plan
 - Administrative Review Design for Development
 - Project Compliance
 - Project Adjustment

City Los Angeles	State CA Zip Code 90012
Telephone (213) 924-3236	Email_samira@kwhettam.com
PROJECT BACKGROUND	
Project Address 6627 Hollywood	
Assessor Parcel Number_5547004006	Existing Zoning C4-2D-SN
Project Type:	
☐ Change of Use ☐ Addition	☐ Exterior Alteration
✓ Interior Alteration ☐ Demolition ☐ Use of Land ☐ New Construc	☐ Signs
☐ Use of Land ☐ New Construc	tion Grading
Project Description (include any additional req	uested entitlements) The applicant is requesting
a Plan Approval to allow the continued sale ar	nd dispensing of a full line of alcohol for on-site consumption in a
in a 3454 square foot restaurant with 78 seats	s and providing live entertainment within

Yes No	D : 54D 2454 CO FT
Lot Area 11,136.0 (sq ft)	Project FAR 3454 SQ. FT.
Current Use Restaurant	Proposed Use Restaurant
Existing Residential sq.ft .0	Proposed Residential sq. ft. 0
Existing Non-Residential sq.ft. 3454 SQ. FT.	Proposed Non-Residential sq. ft. 3454 SQ. FT.
Number of new residential units 0	
Number of residential units to remain N/A	
Number of residential units to be demolished N/	Α
Building Permit No. (if applicable) N/A	
Environmental Review Project is Minister	erial – Environmental Review Not Required
☐ Not Yet Filed	☐ Filed (Indicate case number)

DENSITY AND FLOOR AREA RATIO CALCULATION

Use the following definitions to calculate Density and Floor Area in the Hollywood Redevelopment Project Area.

"Gross Acre" is defined as the site area plus one half of any abutting street(s) and alley(s).

"Floor Area Ratio" or FAR is defined as the ratio of total floor area of all buildings in a parcel to the parcel area. The floor area of a building excludes space devoted to stairwells, elevator shafts, light courts vehicular parking and mechanical equipment.

Formula for "Base" Density Calculation

Total Gross acre X Permitted Units per Gross Acre permitted by the Redevelopment Plan = Base Permitted Units

Formula for Density Bonus Calculation

(Base Permitted Units X % as allowed by Density Bonus) + Base Permitted Units = Total Permitted Units

Formula for Bonus Units pursuant to Section 505.3

Base Permitted Units X up to 30% as allowed by Section 505.3 Housing Incentive Units = Enhanced Permitted Units

3. CHECKLIST - Hollywood Redevelopment Plan

Complete the following checklist using the terms listed below. To see the full list of defined terms reference LAMC Section 11.5.14. To complete the checklist please refer to the corresponding Section of the Redevelopment Plan. The Redevelopment Plans are available on the City Planning website at Planning4LA.org.

- N/A Not Applicable: This Redevelopment Plan Section does not apply to the proposed Project. No further action is required.
- YES Conforms: The proposed Project conforms to the Redevelopment Plan section. The proposed Project may require Project Compliance. Not all Redevelopment Plans require additional action.
- NO Does Not Conform: The proposed Project DOES NOT conform to the Redevelopment Plan section. The proposed Project will require a Project Adjustment. Alternatively, modify the proposed Project and resubmit this form demonstrating compliance with the Redevelopment Plan.

Redevelopment Plan Section	Plan Sheet or Supplemental		levelopr Conform (Check One	nance	Staff Comments		
	Document (Demonstrating Compliance)	N/A YES		NO			
501. General Controls and Limitations	Applicant must review this Redevelopment Plan section.	-	-	-	Show Conformance		
 502. Map Input the Redevelopment Plan Land Use Designation (if applicable) 			V		Regional Center Commercial - C4-2D-SN		
503. Design (s) for Development	Applicant must review this Redevelopment Plan section.	-	-	-	N/A		
504. Variances, Conditional Use Permits, Building Permits and Other Land Development Entitlements	Applicant must review this Redevelopment Plan section.	•	-	-	To File Plan Approval for ZA-2014-33-CUB		
 505. Residential Uses Input the City Zone designation Input Redevelopment Plan Dwelling Unit calculation (see attached) 		V			N/A - C4-2D-SN		
 505.1 Very High (Residential Uses) Input the City Zone designation Input Dwelling Unit calculation 		V			N/A - C4-2D-SN		
505.2. Franklin Avenue Design District	Applicant must review this Redevelopment Plan section.	-	-	-	N/A		
505.3. Housing Incentive Unitsup to 30% increaseInput Dwelling Unit calculation		V			N/A		
505.4. Commercial Uses within Residential AreasFindings Required - Project Compliance		~			N/A - C4-2D-SN		
Commercial Uses Input the City Zone Designation	C4-2D-SN		V		See Sec. 506.2		
 506.1. Community, Highway Oriented, and Neighborhood and Office Commercial Input the Redevelopment Plan Land Use Designation (if applicable) Input FAR limitations (e.g., 3:1) 		V			N/A		
 506.2. Regional Center Commercial Refer to Redevelopment Plan Map – Hollywood Boulevard District and Hollywood Core Transition District 	Applicant must review this Redevelopment Plan section.	- -	<u>.</u>	-	Request is limited to a plan approval for continued on site sale of alcohol in conjunction with an existing restaurant		
506.2.1. Hollywood Boulevard District	Applicant must review this Redevelopment Plan section.	-	-	-	N/A		
506.2.2. Hollywood Core Transition District	Applicant must review this Redevelopment Plan section.	-	•	-	N/A		
 506.2.3. Regional Center Commercial Density Input FAR limitations (e.g., 3:1) Findings Required for FAR above 4.5:1 but less than 6:1 		V			N/A - No new square footage proposed - Request is limited to a plan approval for continued on site sale of alcohol in conjunction with an existing restaurant		

Redevelopment Plan Section	Plan Sheet or Supplemental Document	Co	elopmer nforman Check One	ce	Staff Comments	
3000011	(Demonstrating Compliance)	N/A	YES	NO		
 506.3 Residential Uses within Commercial Areas Input the Redevelopment Plan Land Use Designation (if applicable) Input the City Zone designation 		v			N/A	
 506.4. Industrial Uses within Commercial Destinations Findings Required - Project Compliance Refer to Criteria 1-5 		v			N/A	
 Industrial Input the City Zone designation Refer to Uses in Redevelopment Plan section 		V			N/A	
 507.1 Commercial Manufacturing Refer to Uses in Redevelopment Plan section 		V			N/A	
 507.2. Limited Industrial Refer to Uses in Redevelopment Plan section 		V			N/A	
 507.3. Commercial Uses Within Limited Industrial Areas Findings Required - Project Compliance Refer to Criteria 1-5 		v			N/A	
 Findings Required if other use – Project Compliance Refer to Criteria 1-5 		V			N/A	
508.2 . Public Street Layout, Rights of Way and Easements	Applicant must review this Redevelopment Plan section.	•	•	-	Show Conformance	
508.3. Other Public and Quasi-Public Uses	Applicant must review this Redevelopment Plan section.	•	-		N/A	
508.4 . Open Spaces, Landscaping, Light, Air, and Privacy	Applicant must review this Redevelopment Plan section.	-	•	_	Show Conformance	
509. Non-Confirming Uses	Applicant must review this Redevelopment Plan section.	-	·	-	N/A	
510. New Construction	Applicant must review this Redevelopment Plan section.	_	_	-	N/A	
511. Preservation, Rehabilitation and Retention of Properties	Please refer to Survey LA.	-	-	-	See Note Below	

Site contains a designated Historic-Cultural Monument (LA-194, Walk of Fame). Pursuant to Sec. 409 and 511 of the Hollywood Redevelopment Plan, historic resources shall be rehabilitated in accordance with the Secretary of the Interior's Standards. The Office of Historic Resources has reviewed the scope of work and determined it will not require additional historic review because it does not involve the designated historic resource. Any changes to the public right-of-way will require additional historic review with OHR.

Redevelopment Plan	Plan Sheet or Supplemental	Co	elopmen nforman ^{Check One})	ce	Staff Comments	
Section	Document (Demonstrating Compliance)	N/A	YES	NO		
515. Limitation on the Type, Size, and Height of Buildings	Applicant must review this Redevelopment Plan section.	•	•	-	Show Conformance	
516. Signs and Billboards Refer to Sign DFD	Applicant must review this Redevelopment Plan section.	•		-	N/A - No sign proposed.	
517. Utilities	Applicant must review this Redevelopment Plan section.	•	-	-	Show Conformance	
518.1 Circulation	Applicant must review this Redevelopment Plan section.	-	•	-	Show Conformance	
518.2 Parking and Loading	Applicant must review this Redevelopment Plan section.			•	Show Conformance	
519. Setbacks		V			Show Conformance	
520. Incompatible Uses	Applicant must review this Redevelopment Plan section.	-	-	-	N/A	
521. Variations	Applicant must review this Rede this Section must be prepar checked "NO" unles	ed for any se	ections of thi	3 / 0////	N/A	

4. PROJECT REVIEW REQUIREMENTS	
SUBMITTAL PACKAGE (check all that apply)	
A. Administrative Review for the Redevelopmer The Submittal Package includes this Administration for the Administrative Review and Referral Form	nt Plan tive Review and Referral Form, and the Documents and Materials n, listed in the Administrative Review Instruction (CP-3540)
NOTE: For an Administrative Review clearance, the Redevelopment Plan, and if applicable the Administra	e project must conform to the Permitted Land Uses section of the relevant ative Review and Referral Design for Development.
☐ B. Administrative Review for the Design for Dev The Submittal Package includes this Administra for Design for Development, listed in the Adminis	tive Review and Poterral Form and the D
and the second s	tive Review and Referral Form, and the Documents and Materials nt, listed in the Administrative Review Instruction (CP-3540)
All forms and related materials shall be submitted to the	Development Services Center public counter.
- CITY ST	TAFF USE ONLY -
on the clearance summary sheet for issuance of a permit from I	Plan Unit staff reviewed proposed project. All official clearances are noted LADBS on PCIS, including Administrative Sign-Off/Approval.
existing 3,454 square foot restaurant which is	s), however, the Office of Historic Resources has reviewed the scope of work and oes not involve the historic resource, see Sec. 511. Per Sec. 502, 506 and dispensing of a full line of alcohol for on-site consumption associated with an I Center Commercial area of the Hollywood Redevelopment Plan consistent with s of the Hollywood Redevelopment Plan per Sec. 300. Administrative Review
CASE NUMBER: PAR-2021-8710-RDP	
Section 5 - ADMINISTRATIVE REVIEW - Project fee is collected.	t Conforms to Plan. No Referral Required – Section 6 N/A. No
Staff Signature Jusan Way Date 10/19/2021	Phone Number
Print Name Susan Wong	Email planning.redevelopment@lacity.org
Section 6 - PROJECT PLANNING REFERRAL - Adjustment is required. Please collect required fee(s	Choose one: If Project Compliance or Project
☐ Project Compliance Required	□ Project Adjustment Required
INITIAL REVIEW BY	
Staff Signature Date	Phone Number
Date	Phone Number

Email

Print Name



FINDINGS / SPECIALIZED REQUIREMENTS:

PLAN APPROVAL FOR ALCOHOL AND ADULT ENTERTAINMENT

ZONE CODE SECTIONS: 12.24 M for alcohol establishments subject to 12.24 W1 or 12.24 X2, or for adult

The Plan Approval Findings/Justification is a required attachment to the DEPARTMENT OF CITY PLANNING APPLICATION(CP-7771 1) entertainment establishments subject to 12.24 W18.

Public Notice Requirements: This entitlement requires notification of property owners abutting the project site. Please note the original or most recent decision letter may appoint a different notice requirement. rublic Notice Requirements: I his entitlement requires notification of property owners abuting the projective. Please note the original or most recent decision letter may specify a different notice requirement that may be greater APPLICATION(CP-7771.1)

Continuing Term-Limited Conditional Uses (ZA Memo 122): This form is to be completed when utilizing the provisions established in 74 Memorandum No. 122. The memorandum ellevis for applicants to continue any still provisions established in 74 Memorandum No. 122. Continuing Term-Limited Conditional Uses (ZA Memo 122): This form is to be completed when utilizing the provisions established in ZA Memorandum No. 122. The memorandum allows for applicants to continue any still valid approval that has been term-limited. Through the Blan Approval that has been term-limited. provisions established in ZA Memorandum No. 122. The memorandum allows for applicants to continue any sum valid approval that has been term-limited, through the Plan Approval procedure. Applicants are advised that the Plan Approval must take effect before the original approval available in and of the continue any sum valid. that may be greater. valid approval that has been term-limited, through the Plan Approval procedure. Applicants are auvised that the Plan Approval must take effect before the original approval expires in order for it to remain valid – there can be no lapse in time. For example, if the original approval dated 4/4/2040 was approved for a term limit of 5 years. lapse in time. For example, if the original approval dated 1/1/2010 was approved for a term-limit of 5 years (expiring on 1/1/2015), and if the original approval dated 1/1/2010 was approved for a term-limit of 5 years (expiring on 1/1/2015), and if the average case processing time is 1 year, the applicant would be advised to file latest on 1/1/2014. Therefore, filing well before the second se latest on 1/1/2014. Therefore, filing well before the expiration date is strongly recommended.

ADDITIONAL INFORMATION/FINDINGS FOR APPROVAL OF A PLAN APPROVAL:

In order to grant your request, the following additional information and findings must be provided on this form and/or on a separate sheet:

Original Approval

- Provide a copy of the original entitlement, together with any appeals.
- If there is no original entitlement, and the Plan Approval is being filed on a Deemed-to-be-Approved Conditional Use establishment (PAD), provide a copy of the Building Permit, Certificate of Occupancy, or other documentation that originally permitted the use.

Condition Compliance (on a separate sheet)

- Provide supplemental information that verifies compliance with all current conditions of approval. List the condition number, the text of the condition, and an explanation or documented proof of how the condition has been met.
- Condition 22 No dancing or dance floor is permitted. For example:

Proof: The attached floor plan and accompanying photos show fixed seats and tables throughout the venue with no room for a dance floor or dancing.

3. Findings (on a separate sheet)

a. General Conditional Use

- i. That 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,
- ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

- That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan. b. Additional Findings
- - i. Explain how the approval of the application will not result in, or contribute to an undue
- ii. Explain how the approval of the application will not detrimentally affect nearby residential Questions Regarding the Physical Development of the Site
 - a. What is the total square footage of the building or center the establishment is located in?
 - b. What is the total square footage of the space the establishment will occupy?
 - c. What is the total occupancy load of the space as determined by the Fire Department?
 - d. What is the total number of seats that will be provided indoors? _ _ Outdoors?
 - e. If there is an outdoor area, will there be an option to consume alcohol outdoors?
 - If there is an outdoor area, is it on private property or the public right-of-way, or both? Private
 - If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- h. Are you adding floor area? Np If yes, how much is enclosed? N/A Outdoors?
- **Parking** i.

N/A

- i. How many parking spaces are available on the site?
- ii. Are they shared or designated for the subject use?
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety?
- iv. Have any arrangements been made to provide parking off-site? N/A
 - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A
 - Note: Required parking must be secured via a covenant pursuant to AMC section 12.26 E 5. A private lease is only permitted by a Zone Variance.

							ne off-site park g area the use					
			3. Will valet	service be av	vailable? <u>TB</u>	D Wi	I the service b	e for a charg	e?			
	j.	Is the site wi	thin 1,000 fee	et of any scho	ools (public, p	orivate or nur	sery schools),	churches or	parks?			
	k.			sexual encou nesses as def			e site within 1	,000 feet of a	ny other			
5.	Qu	estions Rega	arding the O	peration of t	he Establish	ıment						
	a.	Has the use	been discont	inued for mor	re than a yea	r? No						
		i. If ve	s. it is not el	igible for the	Plan Approv	al process.	<u> </u>					
	b.		ır – see LAM	C section 12.	23 B9 or 12.2	24 Q.	e week will the					
			M	Tu	W	Th	F	Sa	Su			
Propose Operatio		urs of	9-2am	9-2am	9-2am	9-2am	9-2am	9-2am	9-2ar			
Propose Sale	d Hou	urs of Alcohol	9-2am	9-2am	9-2am	9-2am	9-2am	9-2am	9-2an			
	C.	 Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc? Please specify: Yes, what was previously permitted in existing entitlement. 										
		 Note: An establishment that allows for dancing needs a conditional use pursuant to LA section 12.24 W18. 										
	d.	d. Will there be minimum age requirements for entry? No If yes, what is the minimum requirement and how will it be enforced?										
	e.	Will there be Merch	any accessor	y retail uses	on the site?	Yes	What will be sold?					
	f.	Security										
		 i. How many employees will you have on the site at any given time? ii. Will security guards be provided on-site? 										
		TBD	, guardo	be provided	on-site?							

g. Ale	coho	[1]		
	i.	Will there be beer & wine only, or a full-line of alcoholic beverages available? <u>Full line</u>		
	ii.	Will "fortified" wine (greater than 16% alcohol) be sold? Yes Will alcohol be consumed on any adjacent property under the control of the applicant? no Will there be signs visible from the exterior that advertise the availability of alcohol?		
	iii.			
	iv.			
	V.	Food		
		Will there be a kitchen on the site? yes		
		Will alcohol be sold without a food order? yes		
		 Will the sale of alcohol exceed the sale of food items on a quarterly basis? 		
		4. Provide a copy of the menu if food is to be served.		
	vi.	On-Site		
		Will a bar or cocktail lounge be maintained incidental to a restaurant? yes yes yes yes yes yes yes ye		
		 If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities. 		
		 Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? 		
		If yes, a request for off-site sales of alcohol is required as well.		
		 Will discounted alcoholic drinks ("Happy Hour") be offered at any time? 		
		Off-Site		
	vii.	Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises?		
		N/A 2. Will beer or wine coolers be sold in single cans, or will wine be sold in container 1. Will beer (750 ml)?		
		Will beer or wine coolers be seen less than 1 liter (750 ml)? N/A he CA Department of Alcoholic Beverage Control (ABC) regarding its requirements weeks ca gov/-		

- 6. Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)
 - a. Is this application a request for on-site or off-site sales of alcoholic beverages?
 On-site
 - i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?
 Restaurant
 - If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
 - issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - if issuance would result in, or add to an undue concentration of licenses.
 - b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for public convenience or necessity.
 - Please note that this is in addition to obtaining the Conditional Use Permit or Plan Approval.

6627 Hollywood Blvd. - Karnevil

Conditional Use Beverage Findings

Owner:

NGE West 6627 Hollywood Blvd. Los Angeles, CA 90028 **Representative:**

Samira Squires by KWA 241 S. Figueroa #250 Los Angeles, CA 90012 Samira@kwhettam.com

REQUEST

Pursuant to LAMC 12.24 W.1, the applicant is requesting a new conditional use to permit the on-site and off-site consumption of a full-line of alcohol in conjunction with the existing 3,888 square foot restaurant with live entertainment, maintaining 72 interior seats and 6 patio seats. Hours of operation are from 9am – 2am daily in the C4-2D-SN zone;

BACKGROUND

The subject property is a rectangular 11, 136 square-foot parcel located on the northeast corner of Hollywood Boulevard and Cherokee Avenue. The site is improved with a one story 10,432 square-foot multi-tenant commercial building containing restaurants and entertainment venues. The property is located within the Hollywood, Redevelopment Project Area, Los Angeles State Enterprise Zone, MTA Project area, Historic Preservation Review area, City Revitalization Zone, and the Adaptive Reuse Incentive area. The property is 0.5 kilometers from the Hollywood Fault. The continued sales of alcohol with the addition of entertainment and an outdoor patio will further diversify the neighbor choices of restaurants, be compatible with the development within the area, and conforms with the community plan.

The former restaurant was previously known as Lotteria Grill and originally obtained the 2014 conditional use permit for alcohol. The previous conditional use to allow the continued sale of a full line of alcoholic beverages for on-site consumption at the 3,888 square-foot restaurant and provided 85 interior seats and 34 seats in an outdoor dining area including eight seats on the public right-of-way on Hollywood Boulevard.

OPERATORS

Karnevil is a full-service restaurant, dinner theater, and cocktail lounge. Karnevil features a vintage circus theme with side show entertainment in an upscale environment which will be a great tourist attraction and amenity to the Hollywood area.

Principles: Zach Neil, founder and owner of Beetle House, author, entrepreneur, and manages the business from a financial perspective and is involved in the business strategy. In addition, another partner involved is Walter Mosley Esq., U of M and Harvard educated lawyer, owner of Mosley & Associates, partner in Beetle House.

GENERAL CONDITIONAL USE FINDINGS:

1. That 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 restaurant will continue to enhance the built environment and provide a beneficial service to the surrounding community by maintaining an important business within the Hollywood commercial corridor. The business presence during both daytime and nighttime hours will serve the community by providing quality food, a new dinner experience, and provides additional eyes on the street improving safety. The restaurant will keep the streetscape light and bright by providing a comfortable indoor dining options by providing a community gathering space. Overall, it has assisted in revitalizing the area by attracting tourist, neighbors, constituents and stakeholders. As such, the business is compatible with the building scale and design and its continued use is appropriate for the surrounding area. The provision of this quality establishment with the addition of alcohol sales, effectively maintained and operated, will serve to enhance the aesthetics, convenience, livability, and security of the area. Considering these factors, the restaurant is admirably suited for the continued alcohol sales with live entertainment as this use furthers enhances the community and economic development in the Hollywood community.

2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The project is consistent with the uses envisioned in the Hollywood area. The site has an existing physical structure and will not be increasing in size. The continued sale of alcohol, with the addition of live local bands and outdoor space, will be compatible with the adjacent properties and will not have an adverse impact on the surrounding neighborhood. There will be no structural changes to the building, only aesthetic alterations that will enhance the built environment. Through efforts in reviving the space, there will be an increased pedestrian presence both throughout the day and into the evening that will be beneficial to the public welfare and safety of the surrounding area by putting more eyes on the street. By maintaining such a restaurant business, we are increasing the economic viability in the area and providing a gathering space in the heart of Hollywood community. Overall, the Karnevil operators will take measures to ensure that no adverse impacts are felt by the surrounding neighborhood and any foreseeable adverse impacts will be mitigated by conditions set forth by the Zoning Administrator. In this way, the project will be compatible with the surrounding neighborhood and support public health, welfare, and safety.

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

The subject property is designated by the Hollywood Community Plan with a General Plan Land Use of Regional Center Commercial. No specific plan or interim control ordinance applies to this area. In addition, this project addresses the objectives and policies of the Hollywood Plan:

The plan states that, "future development should be compatible with existing commercial development, surrounding residential neighborhoods, and the transportation and circulation system."

Overall, the use conforms with the intent, purpose, and provisions of the General Plan, including the Hollywood Community Plan and advances the goals, objectives and policies of the plan. By offering the services of the restaurant facility along with the added amenities of entertainment we will be addressing the needs of visitors

and residents of the community. Lastly, a restaurant usage encourages and promotes activity from breakfast to late night dinners which overall supports the policies and priorities of the General and Community Plans.

ADDITIONAL FINDINGS:

a. Explain how the proposed use will not adversely affect the welfare of the pertinent community.

The continued restaurant operations under new ownership will not adversely affect the welfare of the pertinent community by committing to the responsible operation of the establishment and by providing increased economic activity in the surrounding neighborhood. The restaurant provides a much-needed service to the community in the form of a full-service restaurant that provides jobs to local residents and fosters economic growth.

The use is compatible with the concentration of uses within the area and is desirable to the public convenience and general welfare of local patrons, tourists and nearby residents. Furthermore, the restaurant will provide security on business nights, but does not want to be conditioned to provide security. Knowing the site is situated in a commercial area with surrounding restaurants and businesses, this new operator will continue to create a safe environment for its patrons and employees.

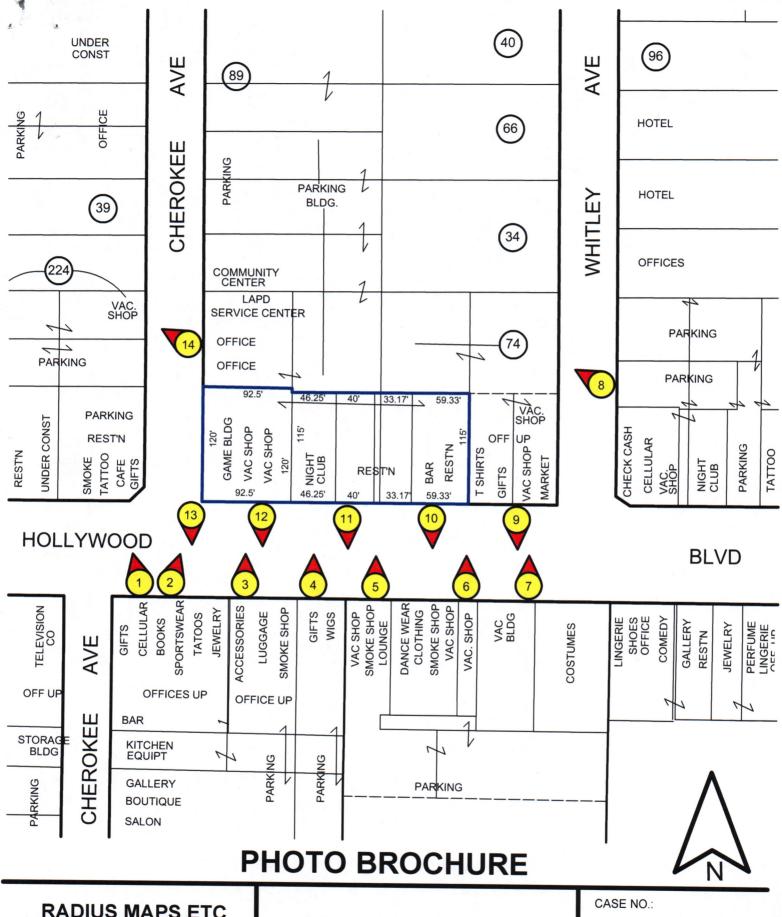
In addition, this project is located in an emerging part of the Hollywood neighborhood and will serve the growing population's demand for hospitality options. The applicant is committed to working with the community to mitigate any foreseeable adverse impacts. The restaurant will encourage commercial activity at surrounding properties, strengthening the local economy and positively impacting the surrounding community by providing entertainment. Furthermore, if approved, the Zoning Administrator will impose conditions and limitations, which would mitigate any adverse impacts of the proposed use.

b. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.

The restaurant previously operated with a liquor license. The approval of the conditional use will not result in or contribute to an undue concentration of such establishments. The conditions set by the state Alcoholic Beverage Control and Conditional Use Permit will safeguard the welfare of the community. As conditioned, allowing the continued sale of a full line of alcoholic beverages for onsite/offsite consumption at the subject site will benefit the public welfare and convenience because it would continue to provide an amenity to the community during Covid-19's indoor restrictions. Operating conditions imposed by the Zoning Administrator in conjunction with review by LAPD will help to mitigate any adverse impacts that may occur.

c. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

The approval of the application will not detrimentally affect nearby residential zones. The project is located in a commercial building along a strip which contains various restaurant uses. In addition, the project is located in the Hollywood Community Plan Area which aims to enhance the economic, social, and physical health, safety, welfare, and convenience of the people who live, work and invest in the community. The project will also benefit the nearby residents by bringing positive pedestrian traffic and presence to the commercial corridor, activating the streetscape and increasing economic activity. The project will create a dining and entertainment spot for both surrounding residents and their guests which serves a family-friendly menu and will therefore directly benefit the surrounding neighborhood. In addition, the adjacent and surrounding properties are primarily zoned for commercial use, limiting the effect on residential zones.



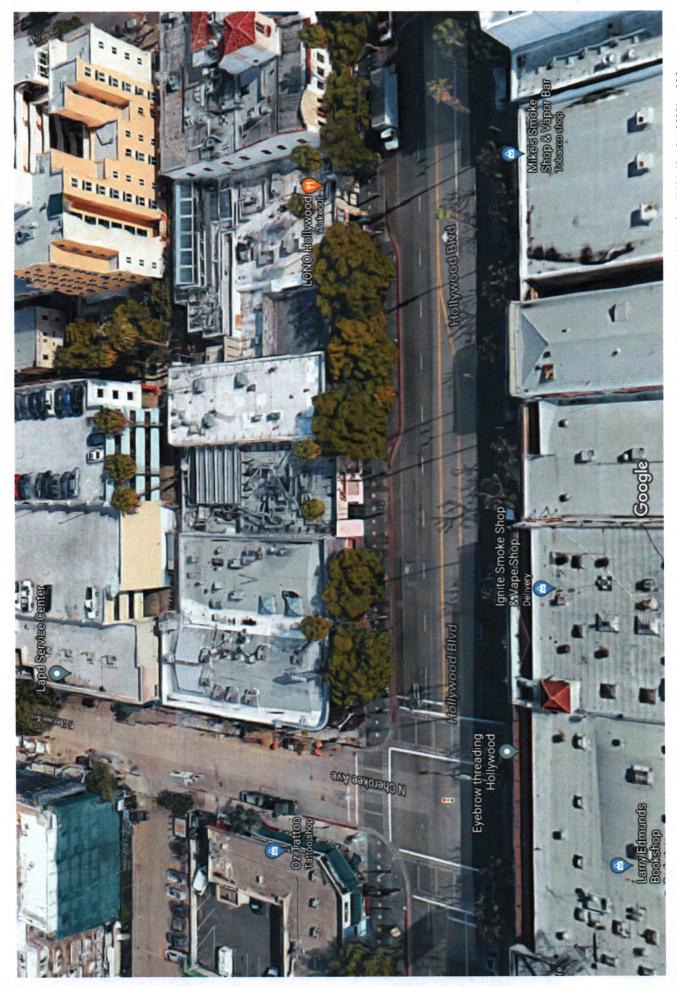
RADIUS MAPS ETC

3544 PORTOLA AVENUE LOS ANGELES CA 90032 OFF/FAX (323) 221-4555 radiusmapsetc@yahoo.com

SITE LOCATION:

6627 W. HOLLYWOOD BOULEVARD LOS ANGELES, CA 90028

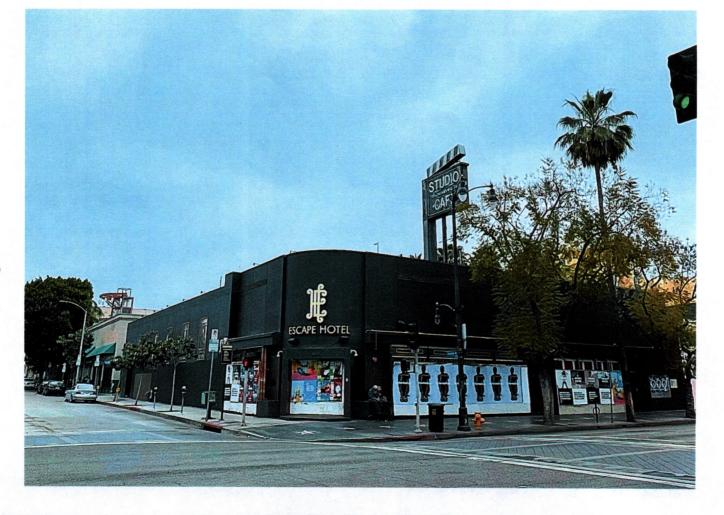
DATE: 05 - 19 - 2021 SCALE: 1' = 100' 148.5 A 185 T.B. PAGE: 593 GRID: E-4 A.P.N.:5547-004-002 thru 006



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 20 ft⊾

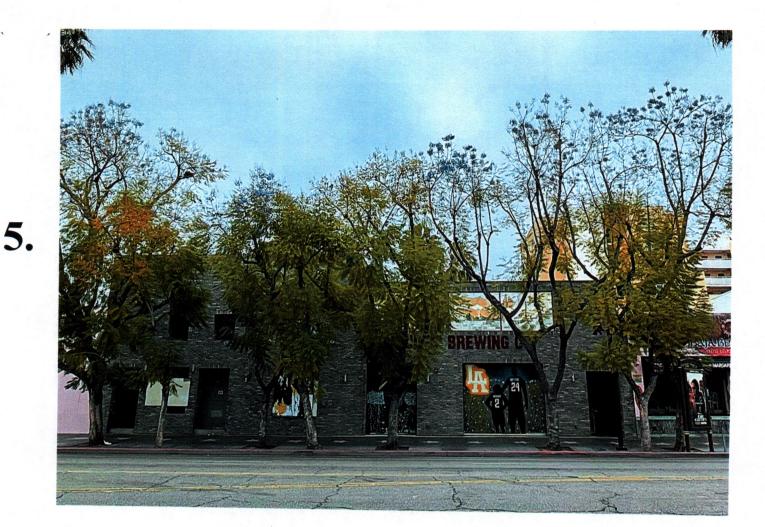






2.







6.

ENIRS



7.













14.



LOS ANGELES

201 N. LOS ANGELES ST., STE. 13A LOS ANGELES, CA 90012 TEL: (213)617-9600, FAX: (213)617-9643 **VAN NUYS**

14540 SYLVAN ST. VAN NUYS, CA 91411 TEL: (818) 779-8866, FAX: (818) 779-8870

CONTRACT

CASE NUMBER:

BTCID: LA21-512

REFERENCE:

DATE: 8/5/2021

SITE ADDRESS:

6627 HOLLYWOOD BLVD.

AUTHORIZED BY:

WINSTON

DESCRIPTION OF SERVICES AND FEES:

Color Fold Over Labels and Mailing	0	\$2.58	
Color Fold Over Mailing Only	23	\$2.18	\$50.14
Appeals – Number	0	x \$2.58	
Posting of Site – Number of signs	1	x \$85.00 (1 st)	\$155.00
	1	x \$70.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$14.00
All Weather Posting (optional)	0	\$20.00	
Removal of Signs (optional)	0	\$50.00	

TOTAL DUE:	\$219.14
A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT	
THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"	
Note: If applicant/map maker is retaining labels for addition of case number, labels must be	
returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce	
abels and charge the applicant/map maker. If bill is not paid, further processing of your	
other cases will stop. For cases requiring immediate mailing, labels must be submitted on	Us.
he day of payment or BTC will produce labels and charge applicant/map maker.	x (X
the City of LA usually generates a determination letter comprising of one(1) to three(3)	
ages which requires 1st Class postage. If your project requires a determination letter that	
exceeds three pages, you will be billed for excess postage and material costs that are due	22
on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).	x P
efunds and Credits only valid one year from the original filing date. Cancellations and	
hanges are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks	
ubject to a \$200.00 fee. If the check is fraudulant, the City will be notified that the invoice	
null and void. A fee of 10% will be charged to re-activate all null and void invoices.	x X
instructed by the city that your case has gone to appeal, we will immediately mail out per	
ity instructions. The cost of mail and processing of \$2.58/label, is immediately due to us	
rom you. It is to be paid within 10 days. If we do not receive payment within 10 days, a	1.8
0% a month (starting after 10 days) fee will be charged and due.	x 4/)
Signature: The Himm (AGENT)	- 1

Telephone (213) 228-5303

Print Name: SAMIRA SQUIRES

Refunds and Credits only valid one year from the original filing date.