



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____
Env. Case Number _____
Application Type _____
Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

☐ Waived hearing ☐ Concurrent hearing ☐ Hearing not be scheduled on a specific date (e.g. vacation hold)
Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ _____ Unit/Space Number _____
Legal Description² (Lot, Block, Tract) _____
Assessor Parcel Number _____ Total Lot Area _____

2. PROJECT DESCRIPTION

Present Use _____
Proposed Use _____
Project Name (if applicable) _____
Describe in detail the characteristics, scope and/or operation of the proposed project _____

Additional information attached ☐ YES ☐ NO

Complete and check all that apply:

Existing Site Conditions

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

(Check all that apply or could apply)

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☐ Interior tenant improvement
- ☐ Additions to existing buildings
- ☐ Grading
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree

- ☐ Removal of protected trees on site or in the public right of way
- ☐ New construction: _____ square feet
- ☐ Accessory use (fence, sign, wireless, carport, etc.)
- ☐ Exterior renovation or alteration
- ☐ Change of use and/or hours of operation
- ☐ Haul Route
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

Housing Component Information

Number of Residential Units: Existing _____ - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way InformationHave you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☐ NOIs your project required to dedicate land to the public right-of-way? ☐ YES ☐ NO

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

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

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☐ NO

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☐ NO

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

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☐ NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☐ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☐ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

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

a. Specialized Requirement Form _____

b. Geographic Project Planning Referral _____

c. Citywide Design Guidelines Compliance Review Form _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

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

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Preliminary Zoning Assessment Referral Form _____

l. SB330 Preliminary Application _____

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

n. Order to Comply _____

o. Building Permits and Certificates of Occupancy _____

p. Hillside Referral Form (BOE) _____

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

r. SB330 Determination Letter from Housing and Community Investment Department _____

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



FINDINGS / SPECIALIZED REQUIREMENTS:

PLAN APPROVAL FOR ALCOHOL AND ADULT ENTERTAINMENT ESTABLISHMENTS (PA/PAD/PAB)

ZONE CODE SECTIONS: 12.24 M for alcohol establishments subject to 12.24 W1 or 12.24 X2, or for adult entertainment establishments subject to 12.24 W18.

The Plan Approval Findings/Justification is a required attachment to the *DEPARTMENT OF CITY PLANNING APPLICATION*(CP-7771.1)

Public Notice Requirements: This entitlement requires notification of property owners abutting the project site. Please note the original or most recent decision letter may specify a different notice requirement that may be greater.

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 Plan Approval procedure. Applicants are advised 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 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 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:

1. 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.

2. 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.
- *For example:* Condition 22 – No dancing or dance floor is permitted.
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, 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 approval of the application will not result in, or contribute to an undue concentration of such establishments.
- ii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

4. 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?

- f. If there is an outdoor area, is it on private property or the public right-of-way, or both?

- g. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? _____
- h. Are you adding floor area? _____ If yes, how much is enclosed? _____ Outdoors?

i. Parking

- 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 AMC section 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?

- j. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks?

- k. 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?

5. **Questions Regarding the Operation of the Establishment**

- a. Has the use been discontinued for more than a year? _____
 - i. If yes, **it is not eligible** for the Plan Approval process.
 - ii. If no, the applicant may be required to prove that the discontinuance of the use did not occur – see LAMC section 12.23 B9 or 12.24 Q.
- b. 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							

- c. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify:

 - **Note:** An establishment that allows for dancing needs a conditional use pursuant to LAMC section 12.24 W18.
- d. Will there be minimum age requirements for entry? _____ If yes, what is the minimum age requirement and how will it be enforced?

- e. Will there be any accessory retail uses on the site? _____ 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?

 1. If yes, how many and when when? _____

iii. Has LAPD issued any citations or violations? _____ If yes, please provide copies.

g. **Alcohol**

i. Will there be beer & wine only, or a full-line of alcoholic beverages available?

ii. Will "fortified" wine (greater than 16% alcohol) be sold?

iii. Will alcohol be consumed on any adjacent property under the control of the applicant?

iv. Will 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?

- 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")?

- 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?

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/>.

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?

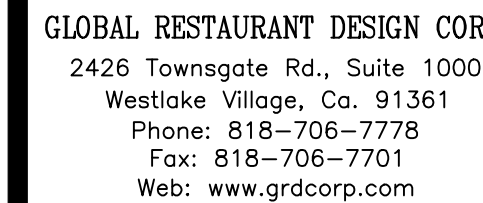
i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?

1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:

- 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.

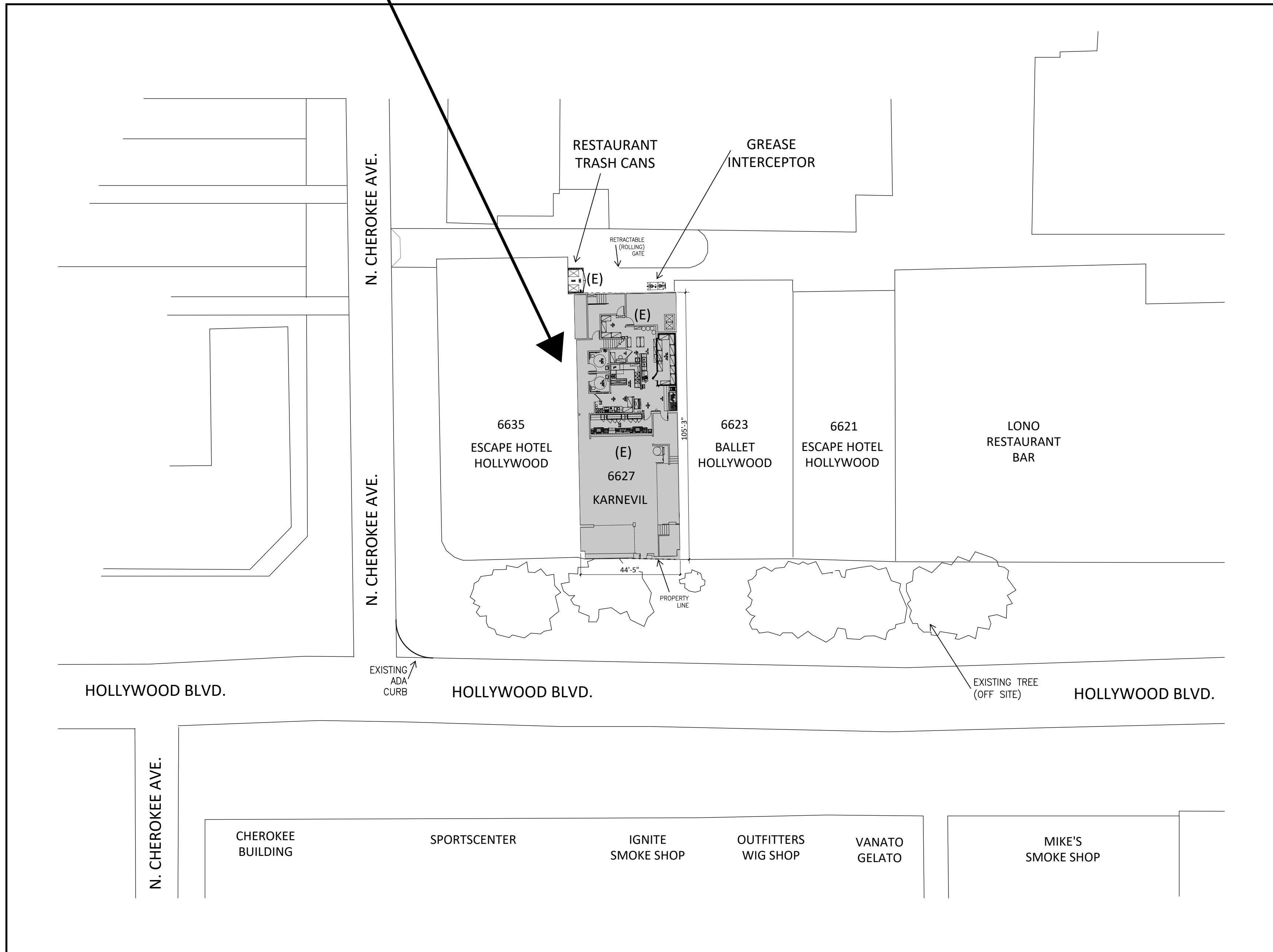


PROJECT	NAME
KARNEVIL	6627 WEST HOLLYWOOD BLVD, LOS ANGELES, CA 90028

SITE PLAN

K—AA

6627 WEST HOLLYWOOD BLVD, LOS ANGELES, CA 90028



WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE TECHNICAL ACCURACY, INFORMATION AND DATA ON THIS DRAWING, THE NOTED IS SUBJECT TO CHANGE WITHOUT NOTICE, AND DOES NOT REPRESENT A COMMITMENT ON THE PART OF GRD, CORP.

TOTAL SQUARE FOOTAGE	3454 SQ. FT.
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Lot/Parcel Area 11,136.0 (sq ft)
Assessor Parcel No. (APN) 5547004006
Tract HOLLYWOOD OCEAN VIEW TRACT
Map Reference M B 1-62
Block 1
Lot 4
Arb (Lot Cut Reference) 2
Map Sheet 148-5A185

D Limitation: N/A
Sign District: No New Signage
Building is existing non-conforming

KARNEVIL
6627 W. HOLLYWOOD BLVD
LOS ANGELES CA 90028
Walter Mosley
CELL: 213-925-9259
www.waltermosleyesq.com
wm@waltermosleyesq.com

OWNER OF RECORD:
6627 W. HOLLYWOOD BLVD
LOS ANGELES CA 90028
HD/CONTACT: WALTER MOSLEY
CELL: 213-925-9259

KARNEVIL
6627 W. HOLLYWOOD BLVD
LOS ANGELES CA 90028
HD/CONTACT: JERRY STEIN
CELL: 818-324-9551

- ALL WORK SHALL CONFORM TO THE:
- 2016 CALIFORNIA BUILDING CODE (INCLUDING TITLE 24)
 - 2017 Los Angeles Amendment for 2016 CA Building Code
(Ordinance No. 184691)
 - 2016 CALIFORNIA PLUMBING, MECHANICAL, & ELECTRICAL CODES
 - 2016 CALIFORNIA ENERGY CODE
 - 2016 CALIFORNIA GREEN BLDG. CODE
 - 2017 LA GREEN BLDG. CODE

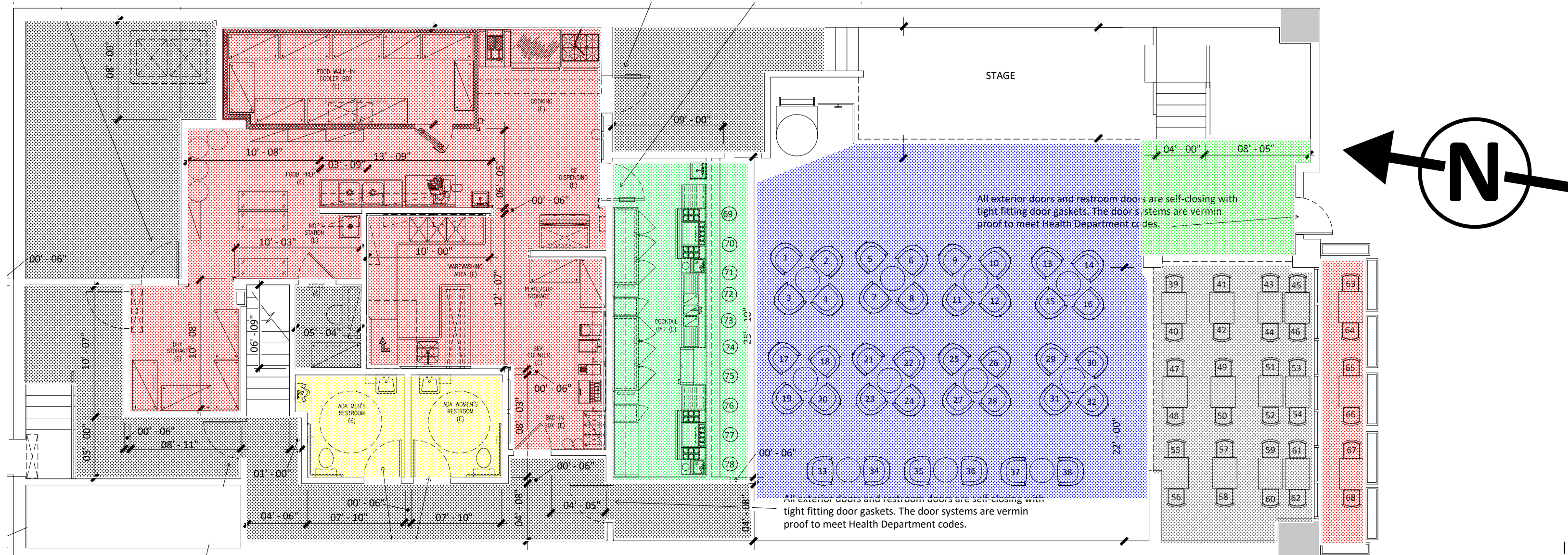
Each permanent food facility shall be fully enclosed in a building consisting of permanent floors, walls, and an overhead structure that meet the minimum standards as prescribed by the Health Department.

WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE TECHNICAL ACCURACY, INFORMATION AND DATA ON THIS DRAWING, THE NOTED IS SUBJECT TO CHANGE WITHOUT NOTICE, AND DOES NOT REPRESENT A COMMITMENT ON THE PART OF GRD, CORP.

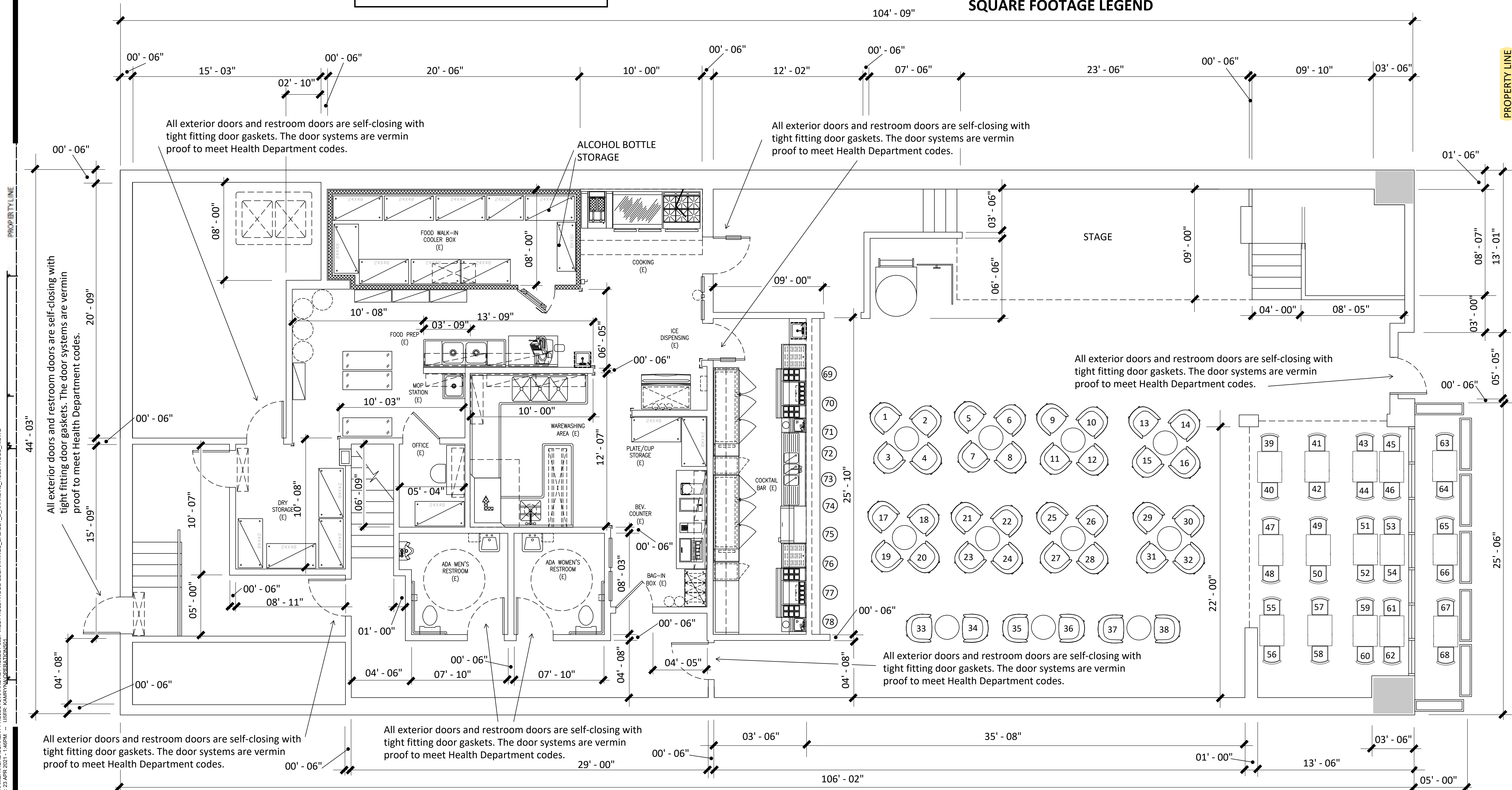
SIDEWALK DINNING	06 SEATS
PATIO DINNING	24 SEATS
DINNING ROOM	38 SEATS
BAR SEATING	10 SEATS
TOTAL SEATS	78 SEATS

SIDEWALK DINNING	125 SQ. FT.
PATIO DINNING	297 SQ. FT.
DINNING ROOM	870 SQ. FT.
BAR AREA	150 SQ. FT.
WAITING AREA	151 SQ. FT.
BACK OF HOUSE	609 SQ. FT.
KITCHEN AREA	1132 SQ. FT.
RESTROOMS (M&W)	120 SQ. FT.

TOTAL SQUARE FOOTAGE 3454 SQ. FT.

























SQUARE FOOTAGE LEGEND



GLOBAL RESTAURANT DESIGN CORP.
2426 Townsgate Rd., Suite 1000
Westlake Village, Ca. 91361
Phone: 818-706-7778
Fax: 818-706-7701
Web: www.grdcorp.com



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	Revisions	Date
	PROJECT ON HOLD DUE TO COVID-19. ACTIVATED 4/22/21. WITH PROJECT PM	04/23/21
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		

PROJECT NAME

KARNEVIL

66627 WEST HOLLYWOOD BLVD, LOS ANGELES, CA 90028

SHEET TITLE

OVERALL
LAYOUT

SCALE
1/4" = 1'-0"

H.D.	APPROVAL	DATE
------	----------	------

DATE _____

DRAWN BY K.A.	CHECK BY A.P.
------------------	------------------

JOB NO
70000000

SHEET

K-A

FILE NAME: N:\GRDCURRENT PROJECTS\KARNEVIL PROJECT 6627 WEST HOLLYWOOD BL\DRAWINGS_CAD\SET_D_KARNEVIL_HOLLYWOOD_K.DWG

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF GLOBAL RESTAURANT DESIGN CORP. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GLOBAL RESTAURANT DESIGN CORP. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPYING, REPRODUCTION OF USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF GLOBAL RESTAURANT DESIGN CORP.

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 Los Angeles Municipal Code Section 12.24-M, the applicant is requesting a new conditional use to permit the on-site consumption of a full-line of alcohol in conjunction with the existing 3,454 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 3,454 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 on-site 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.