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**HOLLYWOOD UNITED
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October 16, 2012

City of Los Angeles

Department of City Planning

Office of Zoning Administration

Expediting Processing Section

Attn: Zoning Investigator

200 N. Spring St., Room 721

Los Angeles, CA 90012

RE: RENEWAL CONDITIONAL USE PERMIT FOR JOSEPH'S CAFE Inc.

CASE NO. ZA 2003-8170(CUB)CUX)

Dear Zoning Administrator:

This letter is to provide documentation for the recommendation by the Hollywood United Planning, Land Use and Management Committee of the Hollywood United Neighborhood Council and the full HUNC Board action on October 15, 2012, and vote to approve the proposed RENEWAL CONDITIONAL USE PERMIT FOR JOSEPH'S CAFE Inc.

CASE NO. ZA 2003-8170(CUB)CUX)

The Hollywood United Planning, Land Use and Management Committee met with the Joseph's Representative, and voted to recommend approval of a Conditional Use Permit based on the following conditions or modifications to the 2003 CUP.

Conditions shall be deleted or modified:

7. Strike this provision

8. MODIFICATION: No adult entertainment shall be allowed, unless approved by the City of Los Angeles, Department of the Zoning Administration.

9. Strike this provision
10. MODIFICATION: Non-amplified entertainment is permitted. Music shall not be audible beyond the boundaries of the restaurant.
11. MODIFICATION: Capacity shall be determined by the Los Angeles Fire Department and shall issue to Operator an Occupant Load sign prior to opening for business. Operator's capacity sign shall be posted at front entrance to premise and such capacity sign shall state a maximum seating capacity and a maximum floor capacity.
12. MODIFICATION: Premise shall be maintained under ABC law for a type 47 liquor license a bonafide eating establishment.
13. Strike this provision
14. Strike this provision
16. MODIFICATION: Five security guards shall be employed inside the premises; and one additional security officer acting as a supervisor shall be employed during all hours the business is open. The guards shall not include the business operator nor any employees. All guards shall be employed of a State-licensed security company. They shall wear a distinctive uniform with a patch on each shoulder which reads "Private Security" and which contains the name of the private security company with whom the guards are employed in accordance with Section 7582.26(f) of the Business and Professions Code. Their responsibility shall be the maintenance of order inside, prevention of any activity that would interfere with the quiet enjoyment of nearby properties, crowd control, and keeping the sidewalks clear for pedestrians.
18. Strike this provision
19. Doors shall not be propped open but shall only open in order to permit the normal passage of patrons and staff into and from the patio, and to accommodate deliveries and trash removal.
20. MODIFICATION: Operation for the restaurant is limited to 10 a.m. to 4 a.m., daily. After hours use, other than for routine clean up and maintenance, is not permitted. Hours of alcoholic beverage sales shall not exceed 11 a.m. to 1:30 a.m., daily.
21. Strike this provision
24. No portable bar is permitted.
26. No sales of fortified wine is permitted.
27. Strike this provision
31. MODIFICATION: There can be a cover charge, but there shall not be any requirement to purchase a minimum number of drinks.
38. Strike this provision.
40. MODIFICATION: The applicant shall provide leases signed by applicable parties who control parking in the area for a minimum of 35 parking spaces between the hours of 6 p.m. an 4:30 a.m., daily, for minimum periods of one year and which shall be continued throughout the duration of the use. The leases shall state that the 35 parking spaces for the applicant's facility for all hours the facility is open to the public. Each lessor shall provide a notarized statement summarizing the number of parking spaces on each affected lot, and the number of remaining spaces which the lessor controls. Off-site parking lot locations shall be to the satisfaction of the Zoning Administrator. Leases may be cancelable only if the use terminates or the lessee fails to pay.

41. Copies of all required leases shall be provided by the applicant to the Zoning Administrator upon their execution. Failure to maintain active leases will be grounds for revocation.

42. Strike this provision.

43. A portable sign shall be posted in front of the restaurant visible from the street informing patrons as to the availability of valet parking.

44. Modification: Shell be modified to read; Business owner shall maintain a clear sidewalk for any and all pedestrians to pass. Orderly queuing and crowd control shall be maintained by the business owner and security staff.

47. No outside pay phones are permitted. Any such phone shall be located inside the building.

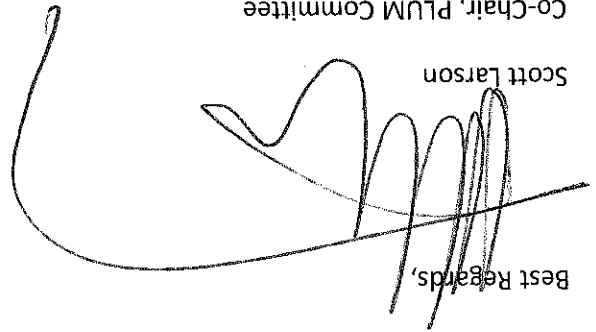
49. Modification: This grant shall expire ten (10) years from the date of approval. In the event the business is sold or under new ownership, a plan approval for the new ownership is required.

50. Within 15 days of the effective date of this action, the property owner shall record a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns.

The agreement with the conditions attached must be submitted to the Zoning Administrator for approval before being recorded. After recording, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

Should you require any further information or clarifications, please feel free to contact our office.

Best Regards,



Scott Larson

Co-Chair, PLUM Committee

SUSAN SWAN * signed via e mail

Susan Swan

President