

MICHAEL LOGRANDE
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

PATRICIA BROWN
R. NICOLAS BROWN
SUE CHANG
ANIK CHARRON
LARRY FRIEDMAN
LOURDES GREEN
ERIC RITTER
LINN K. WYATT
MICHAEL S.Y. YOUNG
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
CITY PLANNING

S. GAIL GOLDBERG, AICP
DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012

(213) 978-1318

FAX: (213) 978-1334

www.lacity.org/PLN

September 10, 2009

Omar Moss (A)
Green Guys 1, LLC
6263 Hollywood Boulevard
Los Angeles, CA 90028

David Gold (O)
10880 Wilshire Boulevard, #1400
Los Angeles, CA 90024

Elizabeth Peterson Group (R)
1850 Industrial Street, #606
Los Angeles, CA 90021

CASE NO. ZA 2009-1494(CUB)
CONDITIONAL USE
6653-6265 West Hollywood Boulevard
Hollywood Planning Area
Zone : C4-2D-SN
D. M. : 148-5A189
C. D. : 13
CEQA : ENV-2009-1495-ND
Legal Description: Lot 1, Tract 60544

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

a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a restaurant in the C4-2D-SN Zone,

upon the following additional terms and conditions:

1. 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 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 Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.
- 6. Indemnification. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
- 7. Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
- 8. Sales, services, and consumption of a full-line of alcoholic beverages shall be permitted only between the hours of 11:00 a.m. to 2:00 a.m. 7 days a week. There shall be no business operations between the hours of 2:00 a.m. and 11:00 a.m. including but not limited to private events and promotional events. (Applicant-Volunteered)
- 9. Petitioners shall not require an admission charge or cover charge, nor shall there be a requirement to purchase a minimum number of drinks. (Applicant-Volunteered) *to show fight*
- ✓ 10. The subject alcoholic beverage license shall not be exchanged for a public premises type license. (Applicant-Volunteered)
- ✓ 11. There shall be no service, sales or possession of an alcoholic beverage in any patio, or on any sidewalk area. (Applicant-Volunteered) *no patio - side walk no*
- ✓ 12. No ~~fixed~~ or portable bar(s) shall be permitted at the location. A waitress or waiter for table service only shall conduct any alcoholic beverage service. (Applicant-Volunteered)
- 13. The premises shall be maintained as a bona fide eating place (restaurant) with an operation kitchen and shall provide a menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during normal operating hours. (Applicant-Volunteered)
- 14. No pay phone will be maintained on the exterior of the premises.

no patio

15. There shall be no Adult Entertainment of any type pursuant to L.A.M.C. Section 12.70.
16. No dancing shall be allowed at the location.
17. There shall be no live entertainment of any type, including but not limited to; live music, disc jockey or karaoke nights.
18. No pool or billiard tables may be maintained on the premises.
19. There shall be no coin-operated games or video machines.
20. The rear/side door(s) of the premises shall be equipped on the inside with an automatic locking device and shall be kept closed at all times. This door(s) shall not be used as a means of access by patrons to and from the premises. Temporary use of this door(s) for delivery of supplies does not constitute a violation. Said door(s) are not to consist solely of a screen or ventilated security door.
21. The Petitioner shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.
22. Any music, sound or noise emitted that is under the control of the petitioner shall not violate Section 116.1 of the Los Angeles Municipal Code.
23. The Petitioner shall provide off-street parking spaces for vehicles used by patrons of the premises as per the City of Los Angeles Zoning Regulations.
24. During the operation hours of the business, the Petitioner(s) shall provide security officer(s) inside the premises and security officer(s) in the parking lot. One additional security officer acting as a supervisor shall be on the premises during these same hours. All security personnel shall maintain order therein and prevent any activity that would interfere with the quiet enjoyment of their property by nearby residents. Said personnel shall be licensed consistent with State law and Los Angeles Police Commission standards and maintain an active American Red Cross first aid card. The security personnel shall be dressed in such manner as to be readily identifiable to patrons and law enforcement personnel.
25. Petitioner(s) shall install and maintain security cameras and one month video library that covers all common areas of the business, high risk areas and entrances or exits. The videotapes shall be made available to police upon request.
26. Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products shall be installed on the premises at each point-of-sale location. This device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverage or tobacco product.

27. Within six months of the date of this determination and within six months of hire, all personnel acting in the capacity of a manager of the premise and all personnel who serve alcoholic beverages shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department. All employees who serve alcoholic beverages shall attend follow-up STAR classes every 24 months.
28. Petitioner(s) shall maintain on the premises and present upon request to any law enforcement officer, a copy of the Business Permit, Insurance Information and a valid emergency contact phone number for the Valet service and Security Company services used by the Petitioner(s).
29. Any future operator or owner for this site must file a new Plan Approval Application or an equivalent to allow the City of Los Angeles to review the "mode and character" of the usage.
30. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require the Petitioner to file for a plan approval application together with the associated fees, to hold a public hearing to review the Petitioner's compliance with and the effectiveness of the conditions of the grant. The Petitioner shall submit a summary and supporting documentation on how compliance with each condition of the grant has been attained.
31. Non-required parking shall be maintained off-site at the property located at 1500 N. Vine Street through a lease for the period and life of this grant herein. (Applicant-Volunteered)
32. Prior to issuance of any permits relative to this matter, 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 for CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. This agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

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 two 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