



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

ZA - 2017-1555-CUB-CUX

Env. Case Number

ENV-2017-1556-CE

Application Type

CUB, CUX

Case Filed With (Print Name)

D. Benicia

Date Filed

4/19/17

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.

1. PROJECT LOCATION

Street Address¹ 6263 Hollywood Blvd., Los Angeles CA 90028

Unit/Space Number

Legal Description² (Lot, Block, Tract) LOT 1, TR 060544-C

Assessor Parcel Number 5546030 BRK

Total Lot Area 12,599

2. PROJECT DESCRIPTION

Present Use Restaurant with bar serving full line of liquor

Proposed Use Restaurant with bar serving full liquor with live entertainment and dancing

Project Name (if applicable) 33 Taps

Describe in detail the characteristics, scope and/or operation of the proposed project Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, with

live entertainment and public dancing, in conjunction with an existing 8,015 square-foot restaurant

Additional information attached

☒ YES☐ NO

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 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

- | | |
|--|--|
| <input type="checkbox"/> Demolition of existing buildings/structures | <input type="checkbox"/> New construction: _____ square feet |
| <input type="checkbox"/> Relocation of existing buildings/structures | <input type="checkbox"/> Accessory use (fence, sign, wireless, carport, etc.) |
| <input type="checkbox"/> Interior tenant improvement | <input type="checkbox"/> Exterior renovation or alteration |
| <input type="checkbox"/> Additions to existing buildings | <input checked="" type="checkbox"/> Change of use <u>and/or</u> hours of operation |
| <input type="checkbox"/> Grading | <input type="checkbox"/> Haul Route |
| <input type="checkbox"/> Removal of any on-site tree | <input type="checkbox"/> Uses or structures in public right-of-way |
| <input type="checkbox"/> Removal of any street tree | <input type="checkbox"/> 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

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 section 12.24-W,1 Section from which relief is requested (if any): _____

Request: Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on site consumption with live entertainment, in conjunction with an existing 8,015 sq/ft restaurant with 167 interiors seats, having hours of operation of 9am to 2am, daily

Authorizing section 12.24-W,18 Section from which relief is requested (if any): _____

Request: Coniditonal Use Permit to allow for public dancing, in conjunction with an existing 8,015 sq/ft restaurant, a 300 sq/ft dance floor with 167 interior seats, having hours of operation of 9am to 2am daily

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

Request: _____

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) ZA-2009-1494(CUB); ENV-2009-1495-ND

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. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? ☐ YES (provide copy) ☒ NO

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

☐ Development Services Case Management Number _____

☐ Building and Safety Plan Check Number _____

☐ Bureau of Engineering Planning Referral (PCRF) _____

☐ Bureau of Engineering Hillside Referral _____

☐ Housing and Community Investment Department Application Number _____

☐ Bureau of Engineering Revocable Permit Number _____

☐ Other—specify _____

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Meco Properties
Company/Firm _____
Address: 10 W. Century Drive **Unit/Space Number** _____
City Los Angeles **State** CA **Zip Code:** 90067
Telephone (424) 284-2580 **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 Allie Ko
Company/Firm Culinary Lab
Address: 10 W. Century Drive **Unit/Space Number** _____
City Los Angeles **State** CA **Zip:** 90067
Telephone (424) 202-1554 **E-mail:** allie@culinarylab.com

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) ☒ 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

9. **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 of 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 Walter Schild

Date 3-9-17

Print Name Walter Schild
Managing Partner, MRC Properties

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

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

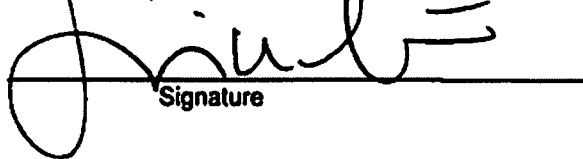
County of LOS ANGELES

On 03/09/2017 before me, JULIA KRAFT WHITTLE
(Insert Name of Notary Public and Title)

personally appeared WALTER SCHILD who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that
by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and
correct.

WITNESS my hand and official seal.


Signature

(Seal)



APPLICANT

10. 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.
- H. 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 is 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: Walter Schild

Date: 3-9-17

Print Name: Walter Schild

PENALTY OF PERJURY STATEMENT

I hereby certify that to the best of my knowledge the attached radius map correctly depicts the required data obtained from the records of the City Engineer, City Clerk, and/or the Los Angeles Department of City Planning and, where appropriate, the State Division of Highways.

I further hereby certify that to the best of my knowledge, and under the penalty of perjury, the attached ownership list correctly shows the latest names and addresses on the City Engineer's land records as of the following date of preparation: 3-13-17. In certain circumstances, such as in annexation proceedings, where there may be no City Engineer records, the records of the County Assessor's Office may be accepted by the City Planning Commission.

The attached Ownership List is an: ☒ Original Mailing List or ☐ Updated Mailing List

Alkie Ko

(Print or type)

[Signature]
(Signature)

I hereby certify that to the best of my knowledge and under the penalty of perjury, the attached occupants list correctly indicates addresses of the required occupants that fall within the radius as of the following date of preparation: 3-13-17.

The attached Occupants List is an: ☒ Original Mailing List or ☐ Updated Mailing List

Alkie Ko

(Print or type)

[Signature]
(Signature)

In certain instances I may have been unable to verify all occupants, therefore the following indicates which occupants I was not able to identify. I understand that the Department of City Planning will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason unable to verify	Attempts made to verify	Additional Information

- * (1) Secured Building
- (2) Gated Yard
- (3) Refused Access
- (4) Other: Specify

- ** (1) Returned to building on three separate occasions
- (2) Efforts to contact owner or manager without success
- (3) Contact made with owner or manager, who refused to provide the information
- (4) Other: Specify

REMINDER TO APPLICANT AND PROJECT TEAM: The Department of City Planning will not utilize application maps and ownership lists which bear a date of more than 180 days old by the date of public notification. Furthermore, the applicant may be required to update the radius map and/or ownership list before the Department will schedule the public hearing for any discretionary application.



DEPARTMENT OF CITY PLANNING CONDITION COMPLIANCE UNIT

Pre-Application Research and Ready to Submit Checklist

Note: The research performed on this request is valid for up to 90-days from the date of this form. If you do not file your case within 90-days, a new pre-application request may be necessary in order to complete your case filing. **An appointment is required to submit your application.** Please make an appointment with the public counter of the Development Services Center at our Metro Office and Valley Office. To avoid delays in scheduling your case for public hearing, please review this checklist carefully to make sure that all the required corrections/revisions and or additional documents requested are included in your package. If the package is incomplete we will not be able to process your application on the day of your appointment. You must bring this Ready to Submit Checklist with you to your appointment or you will not be able to submit your case filing.

Date: January 27, 2017

Application Contact: Allie Ko

Project Location: 6263 West Hollywood Blvd.

Zone: C4-2D-SN

Application Type: CUB-CUX

CD: 13

DBA: 33 Taps

NC: Hollywood United

Planner: Lisette Covarrubias

Planner Tel: (213) 202-5439

Planner Email: lisette.covarrubias@lacity.org

Proposed Use of the Establishment:

Proposed Use: Restaurant

Floor Area: 8,015 sq. ft.

Outdoor Uses: N/A

Indoor Seats: 167 (129 on first floor and 38 on Mezzanine)

Permitted Use of the Establishment:

Permitted Use: Restaurant

Floor Area: 8,015 sq. ft.

Outdoor Uses: N/A

Relevant Documents on the Property (Staff will include the following documents in your filing package, unless otherwise requested):

Revised 07/19/16

*Your application may be reassigned to another Planner.

Building Permits:

Building Permit No. 13016-10000-15189 – On November 4, 2013, a building permit was issued for relocation of two men's urinals, and to replace a portion of store front of an existing restaurant.

Building Permit No. 09016-10000-04328 – On July 7, 2009, a building permit was issued for tenant improvement to an existing restaurant to relocate an existing bar with new finishes and furniture.

C of Os:

Certificate of Occupancy – On April 19, 2006, a certificate of occupancy was issued for a change of use from existing retail/ bar to restaurant.

ZA Cases:

ZA-2009-3423-CUB – On March 24, 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 within a 4,296 square-foot restaurant in the C4-2D-SN Zone.

ZA-2009-1494-CUB – On September 10, 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 a restaurant in the C4-2D-SN Zone.

ZA-2004-7000-CUB – On April 27, 2005, the Zoning Administrator approved a conditional use to permit the modification of conditions of operation in conjunction with expanded hours of operation of an existing restaurant/nightclub with public dancing and live entertainment previously approved under Case No. ZA 2002-2806(CUB)

ZA-2000-2806-CUB – On March 7, 2001, 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 12,751 square-foot restaurant/nightclub with public dancing and live entertainment.

On January 29, 2009, the Zoning Administrator approved a request for an approval of plans for the review of the operation of a 12,751 square-foot restaurant/nightclub with public dancing, alcohol sales, and live entertainment.

Q Conditions / D Limitations:

Pending Requests/Orders/Permits

Minor Comments/Corrections

Please make the following corrections, then prepare the filing package according to the checklist provided herein.

☒ DCP App:

- Legal Description: Lot 1, TR 060544-C
- Assessor Parcel Number: 5546030BRK
- Total Lot Area: 12,599

- Update Project Description to include following details: Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, with live entertainment and public dancing, in conjunction with an existing 8,015 square-foot restaurant, with 167 interior seats, having hours of operation of 9:00 a.m. to 2:00 a.m., daily.

Action(s) Requested

- Authorizing section: 12.24-W,1
- Request: Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption with live entertainment, in conjunction with an existing 8,015 square-foot restaurant, with 167 interior seats, having hours of operation of 9:00 a.m. to 2:00 a.m., daily.
- Authorizing section: 12.24-W,18
- Request: Conditional Use Permit to allow for public dancing, in conjunction with an existing 8,015 square-foot restaurant, a _____ square-foot dance floor and with 167 interior seats, having hours of operation of 9:00 a.m. to 2:00 a.m., daily.

Related Department of City Planning Cases

- ZA-2009-1494(CUB); ENV-2009-1495-ND

☒ EAF /CE / Reconsideration Form: Please use Categorical Exemption Class 5, Category 34 (please see attached)

☒ Plot Plan: Please include address for actual restaurant. The plot plan includes only the address for the entire location.

☒ Floor Plan: Please update to include where alcohol will be stored and location of dance floor for public dancing

☒ A Fee Estimate for the project is enclosed. Please make check payable to City of Los Angeles. Please include a phone number and California Driver's license on the check.

BRING THIS FORM AND THE FOLLOWING ITEMS TO YOUR APPOINTMENT:

(Note: Please make sure you incorporate any minor corrections requested above, prior to submittal).

Instructions: Each Section must be tabbed or separated by color sheets labeled with the assigned number and in the order according to the checklist below. Submit **ONLY** the documents and number of copies requested in the main package. If you would like to submit additional information or copies, please submit and label separately.

1. Application

☒ Department of City Planning Application. Notarized Signature of:

☒ Owner ☐ Representative ☐ Applicant

1a. Proof of Ownership

☐ Please provide **Grant Deed** – the ownership does not match City records.

Ownership of the Grant Deed must correspond exactly with the ownership listed on the application.

☒ **Ownership Disclosure** – if the property is owned by LLC, Corporation, Partnership or Trust the ownership disclosure is required and must indicate an Agent for Service of Process or an officer of the ownership entity. The disclosure must list the names and addresses of the principal owners (25% interest or greater). Attach a copy of the current Articles of Incorporation, partnership agreement or trust document as applicable.

☐ **Notarized Letter of Authorization** from property owner granting Power of Attorney to the Signatory (if DCP APP not signed by owner). The authorized person must correspond to the person on the application.

☐ (Note: The Applicant cannot be the Representative unless the Representative has a vested interest in the project)

☐ **Copy of Lease Agreement**, if Applicant is leasing entire site and signs the application.

1b. ☐ Signatures of adjacent property owners who support your request may be included on the third page of the Department of City Planning Application.

1c. Authorization to File

☐ Notarized Expedite Fee Agreement (*must be signed by EPS staff within 90 days of application submittal*)

☐ Specific Plan/Community Plan Referral (non-projects only)

☐ OHR Review and Authorization Form (for building was constructed 45 or more years ago and the project includes demolitions of all or any part of the building, any exterior alteration(s) of the building, and/or addition(s) to the building.

2. Findings/Justification/Project Description:

☒ Project Description

General Findings

☒ 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.

☒ 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.

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

Additional CUB Findings

☒ 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 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.

☐ Additional findings to support:

☐ Compliance Report:

3. Sensitive Uses

☒ Include list of sensitive uses within 1000 foot radius. Sensitive uses include residential buildings, churches, schools, hospitals, public playgrounds and other similar uses.

4. Photographs

- ☒ Color photographs of the site/project and neighboring properties keyed to numbers on the Index Map (see below).
- ☒ Index map with arrows and keyed numbers showing from which direction the photos were taken
- ☒ Aerial photograph (Zimas)

5. Vicinity Map

☒ Location map showing surrounding area (*should show nearest Collector Street*)

6. Public Noticing

Labels must be typewritten and prepared according to the Mailing Procedures Handout
Posting to be done by? ☐ BTC ☐ Applicant**

**On-site posting of hearing notices by the Applicant must follow the instructions according to Form 7762. The Applicant is required to post the sign 10 days prior to the hearing. Failure to post could result in delaying the processing of your application

☒ BTC Receipt (If notices and posting is to be done by BTC)

- ☒ **Penalty of Perjury Statement** certifying the lists' accuracy, must be dated within 90 days of submittal.

6a. Abutting Property Owners

- ☒ Abutting Property Owners Map (For Plan Approval Applications) must include all contiguously owned properties, Names and addresses of owners shall be secured from the City Clerk's Land Records Division, 201 N. Figueroa St., Suite 1150.
- ☒ (1) Copy of the Abutting Property Owners' List.
- ☒ (1) Set of self-adhesive labels of the Abutting Property Owners' List.

6B. 500 foot Notification

- ☒ Radius Map on vellum in color, with a minimum size of 18" x 24", prepared according to the Radius Map Requirements, keyed to match numbers on the ownership list.
- ☒ 7 Copies of the Radius Map, 18"x 24" minimum

6C. Lists of Owners within 500 foot Radius**

- ☒ List of the names and addresses of Property Owners & Occupants within a 500' radius (in addition to the abutting property owners list) shall be secured from the City Clerk's Land Records Division, 201 N. Figueroa St., Suite 1150.

- ☐ (1) Copy of labels
- ☐ Applicant, owner and representative must be on all labels and copies – cannot be handwritten in.

**Please note that this checklist does not include the lists and labels required by BTC. Please contact BTC directly for their label/list notification requirements.

7. Plans Required (each folded to 8 ½" x 11")

- ☒ Plot Plan - includes all contiguously owned parcels (*identify which parcels are not a part of project*) and Project description.
- ☒ Floor Plans –fully dimensioned floor plan, label all areas, include # of seats (indoor and outdoor), alcohol storage area and outdoor seating areas.
- ☒ Provide floor area in square feet of all dining areas including outdoor seating.
- ☒ One (1) full size set on 24" x 36" paper
- ☒ Four (4) reduced size set on 11" x 17" paper
- ☐ One (1) reduced size set on 8 ½" x 11" paper (*for Expedite Processing cases only*)

8. CEQA Compliance

- ☒ Provide original signed document with requested updates

Revised 07/19/16

- ☐ EAF (Form required to be notarized)
- ☐ Addendum to previously issued MND/ND

9. Electronic Copy

- ☒ Copy of significant documents on flash drive or CD (*PDF format only*)

10. Fees

- ☒ Check in the amount of \$\$7,913.40, made out to the City of Los Angeles. For personal checks, please include a California Driver's License Number and phone number on the check. Company checks require a phone number on the check.
- ☐ Separate undated Check for \$75.00 made out to LA County Clerk.

11. Duplicate Case Files Please include DCPA, Vicinity Map, Radius Map, Plans, Photos, Findings and CEQA

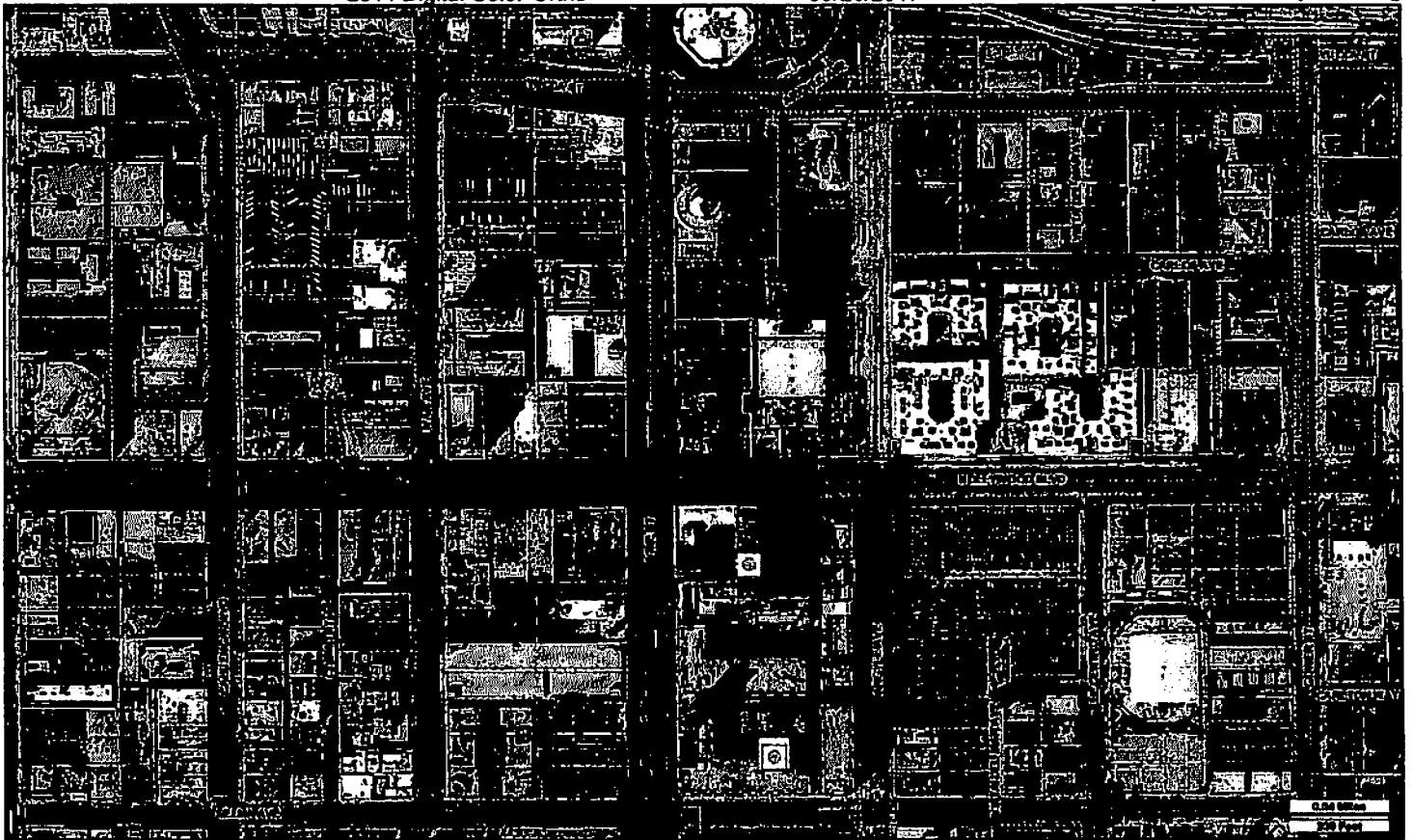
- ☒ Certified Neighborhood Council in an unsealed, postage affixed envelope with CCU return address
- ☒ (1) Copy for LAPD
- ☒ Council Office
- ☒ 1 copy

ZIMAS INTRANET

2014 Digital Color-Ortho

03/20/2017

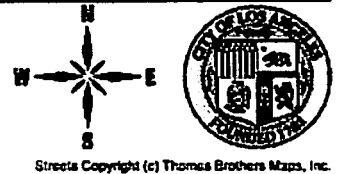
City of Los Angeles
Department of City Planning



Address: 6263 W HOLLYWOOD BLVD
APN: 5546030BRK
PIN #: 148-5A169 343

Tract: TR 060544-C
Block: None
Lot: LT 1
Arb: None

Zoning: C4-2D-SN
General Plan: Regional Center Commercial



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COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 13
---	------------------------

PROJECT TITLE W 33 Taps	LOG REFERENCE ENV
----------------------------	----------------------

PROJECT LOCATION W 6263 Hollywood Blvd

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: W CUB-CUX Application for restaurant with bar, live entertainment, dancing

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: W

CONTACT PERSON W Allie Ko	AREA CODE W 424	TELEPHONE NUMBER W 202-1554	EXT.
------------------------------	--------------------	--------------------------------	------

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
9 MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
9 DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
9 EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
U CATEGORICAL EXEMPTION	Sec. 15300 et seq.	Art. III, Sec. 1

Class 5 Category 34 (City CEQA Guidelines)

9 OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Granting of a conditional use for the on-site consumption of alcoholic beverages pursuant to L.A.M.C. sections 12.24 W 1 and 12.24 X 2; beverages will be dispensed and consumed do not exceed an occupant load of 200 persons, and provided that the premises will not also require an original dancehall, skating rink or bowling alley permit from the Los Angeles Police Commission.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE	TITLE	DATE
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

W Allie Ko
NAME (PRINTED)

W 
SIGNATURE

W 31717
DATE

Sensitive Uses

Hollywood walk in clinic

- *6430 Selma Ave*
Los Angeles, CA 90028
Phone number (323) 848-4522

St. Anthony Medical Center

- *6368 Hollywood Blvd*
Los Angeles, CA 90028
Phone number (323) 469-5555

East Town

- *6201 Hollywood Blvd*
Los Angeles, CA 90028
Phone number (877) 333-1325

1600 Vine

- *1600 Vine St*
Los Angeles, CA 90028
Phone number (866) 669-1501

6253 Hollywood

- *6253 Hollywood Blvd*
Los Angeles, CA 90028
Phone number (323) 463-9389

The Camden

- *1540 N Vine St*
Hollywood, CA 90028

Phone number (877) 414-7363

Hollywood Tower

- *6200 Franklin Ave*
Los Angeles, CA 90028

Phone number (855) 658-5708

Melco Properties

- *1626 N Wilcox Ave*
Los Angeles, CA 90028

Phone number (323) 466-3526

The Hudson Apartment

- *6533 Hollywood Blvd*
Los Angeles, CA 90028

Phone number (323) 860-7404

Church of Scientology

- *6331 Hollywood Boulevard*
Los Angeles, CA 90028

Phone number (323) 960-3500

The Oasis

- *1725 Ivar Ave*
Los Angeles, CA 90028

Phone number (323) 469-3027

Hollywood House Of Worship

- *1725 Ivar Ave*
Los Angeles, CA 90028
Phone number (818) 414-5267

Episcopal Church

- *6128 Yucca St*
Los Angeles, CA 90028
Phone number (323) 469-3993

Ron Hubbard Life Exhibition

- *6331 Hollywood Blvd*
Los Angeles, CA 90028
Phone number (323) 960-3511

711

Nationallink, Inc. 5711

Vine St



6263 Hollywood
Boulevard

33 Taps

Global Artists Agency

1

Julie Ashton Casting

2

Ultra Lounge

3

Patience Care



Nationallink, Inc. 5711

4

Nick Adams
Drums Lessons



MyCastel Fridays
ood Blvd



Children Of Light
Music Entertainment



Hollywood Blvd

Hollywood Blvd

2

4

5

6

3

Vine St



1019 Holding



71 Feast Kitchen & Grill

Starbucks



Wood & Vine

1

Bella Agency

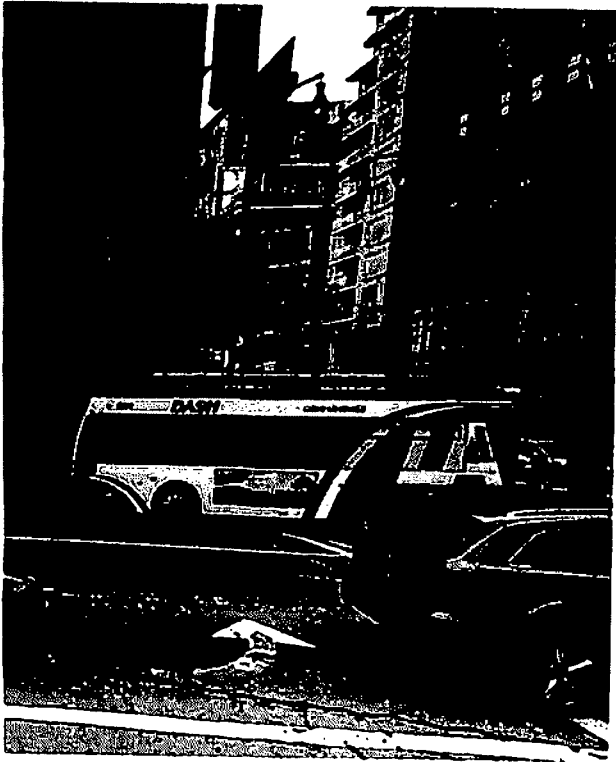
91

The Taft Building

Map Different Colors

30

Vine St





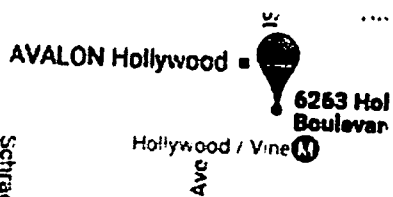
Google Maps Hollywood Blvd



Los Angeles, California

Image capture: May 2016 © 2016 Google

Street View - May 2016





City of Los Angeles Department of City Planning

3/20/2017

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

6263 W HOLLYWOOD BLVD
6253 W HOLLYWOOD BLVD
1708 N VINE ST
1704 N VINE ST

ZIP CODES

90028

RECENT ACTIVITY

ENV-2009-3424-EAF
ENV-2009-193
ENV-2009-429
ENV-2009-419

CASE NUMBERS

CPC-2016-1450-CPU
CPC-2014-669-CPU
CPC-2007-5866-SN
CPC-2005-6082-CPU
CPC-2003-2115-CRA
CPC-2002-4173-SUD
CPC-1999-324-ICO
CPC-1999-2293-ICO
CPC-1997-43-CPU
CPC-1986-835-GPC
ORD-182960
ORD-182173-SA4:3
ORD-181340
ORD-176172
ORD-173562
ORD-165859-SA180
ORD-129944
ORD-129279
DIR-2012-300-SPP
ZA-2009-3423-CUB
ZA-2009-1494-CUB
ZA-2004-7000-CUB
ZA-2000-2806-CUB
ZA-1983-54
ZA-1980-115-B
TT-60544
CHC-2015-333-HCM
CHC-2015-1606-MA
ENV-2016-3411-CE
ENV-2016-1451-EIR
ENV-2015-334-CE

Address/Legal Information

PIN Number 148-5A189 343
Lot/Parcel Area (Calculated) 12,599.9 (sq ft)
Thomas Brothers Grid PAGE 593 - GRID F4
Assessor Parcel No. (APN) 5546030BRK
Tract TR 060544-C
Map Reference M B 1325-54/55
Block None
Lot LT 1
Arb (Lot Cut Reference) None
Map Sheet 148-5A189

Jurisdictional Information

Community Plan Area Hollywood
Area Planning Commission Central
Neighborhood Council Hollywood United
Council District CD 13 - Mitch O'Farrell
Census Tract # 1910.00
LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes HISTORIC MONUMENT UNDER CONSIDERATION
Zoning C4-2D-SN
Zoning Information (ZI) ZI-2433 Revised Hollywood Injunction
ZI-1117 MTA Project
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2441 Alquist-Priolo Earthquake Fault Zone
ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
ZI-1812
ZI-2331 Hollywood (CRA Area)
ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
ZI-2277 Hollywood Redevelopment Project
ZI-1352 Hollywood Redevelopment Project
Regional Center Commercial
General Plan Land Use Yes
General Plan Footnote(s) No
Hillside Area (Zoning Code) None
Specific Plan Area None
Special Land Use / Zoning None
Design Review Board No
Historic Preservation Review Yes
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information None
Mills Act Contract None
CDO: Community Design Overlay None
CPIO: Community Plan Imp. Overlay None
District None
Subarea None
CUGU: Clean Up-Green Up None

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ENV-2014-670-SE	NSO: Neighborhood Stabilization Overlay	No
ENV-2012-301-CE	POD: Pedestrian Oriented Districts	None
ENV-2009-3424-MND	SN: Sign District	Hollywood (CRA Area)
ENV-2009-1495-MND	Streetscape	No
ENV-2005-2158-EIR	Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
ENV-2004-7001-ND	Ellis Act Property	No
ENV-2003-8688-CE	Rent Stabilization Ordinance (RSO)	Yes
ENV-2003-1377-MND	CRA - Community Redevelopment Agency	Hollywood Redevelopment Project
ENV-2000-2805-MND	Central City Parking	No
PRIOR-06/01/1946	Downtown Parking	No
	Building Line	None
	500 Ft School Zone	No
	500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5546030036
Ownership (Assessor)	
Owner1	MECO PROPERTIES LLC
Address	8033 SUNSET BLVD STE 877 LOS ANGELES CA 90046
Ownership (Bureau of Engineering, Land Records)	
Owner	VINEWOOD, LLC
Address	523 W SIXTH STREET STE 610 LOS ANGELES CA 90014
APN Area (Co. Public Works)*	0.027 (ac)
Use Code	110C - Commercial - Store - Condominium
Assessed Land Val.	\$2,207,812
Assessed Improvement Val.	\$3,422,108
Last Owner Change	08/31/2010
Last Sale Amount	\$5,100,051
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10 1770016
Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	7,700.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030037
Ownership (Assessor)	
Owner1	MECO PROPERTIES LLC
Address	8033 W SUNSET BLVD STE 877 LOS ANGELES CA 90046
Ownership (Bureau of Engineering, Land Records)	
Owner	VINEWOOD, LLC
Address	523 W SIXTH STREET STE 610 LOS ANGELES CA 90014
APN Area (Co. Public Works)*	0.027 (ac)
Use Code	110C - Commercial - Store - Condominium

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Assessed Land Val.	\$1,103,905
Assessed Improvement Val.	\$1,225,334
Last Owner Change	08/31/2010
Last Sale Amount	\$2,110,021
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10
	1770016

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,260.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030038
Ownership (Assessor)	
Owner1	SWEENEY, DAVID M
Address	6253 HOLLYWOOD BLVD APT 201 LOS ANGELES CA 90028

Ownership (Bureau of Engineering, Land Records)

Owner	VINEWOOD, LLC
Address	523 W SIXTH STREET STE 610 LOS ANGELES CA 90014

APN Area (Co. Public Works)*	0.027 (ac)
Use Code	170C - Commercial - Office Building - Condominium
Assessed Land Val.	\$30,356
Assessed Improvement Val.	\$171,103
Last Owner Change	02/02/2011
Last Sale Amount	\$182,501
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10
	1770016

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	690.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030039
Ownership (Assessor)	
Owner1	RYGG, JOACHIM
Address	6253 HOLLYWOOD BLVD UNIT 202 LOS ANGELES CA 90028

Ownership (Bureau of Engineering, Land Records)

Owner	RYGG, JOACHIM
Address	6253 HOLLYWOOD BLVD #202 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.027 (ac)
Use Code	170C - Commercial - Office Building - Condominium
Assessed Land Val.	\$53,051
Assessed Improvement Val.	\$238,732
Last Owner Change	10/30/2012
Last Sale Amount	\$275,002
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10 1861533 1770016 1645043

Building 1

Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	730.0 (sq ft)

Building 2

No data for building 2

Building 3

No data for building 3

Building 4

No data for building 4

Building 5

No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030040
---------------------------	------------

Ownership (Assessor)

Owner1	WEBB, ERIC L
Address	6253 HOLLYWOOD BLVD NO 203 LOS ANGELES CA 90028

Ownership (Bureau of Engineering, Land Records)

Owner	WEBB, ERIC L.
Address	6253 HOLLYWOOD BLVD #203 LOS ANGELES CA 90028

APN Area (Co. Public Works)*

0.027 (ac)

Use Code

170C - Commercial - Office Building - Condominium

Assessed Land Val.

\$144,583

Assessed Improvement Val.

\$222,440

Last Owner Change

08/27/2010

Last Sale Amount

\$9

Tax Rate Area

200

Deed Ref No. (City Clerk)

518261-62

3-10

1770016

1202571

Building 1

Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,160.0 (sq ft)

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Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030041
Ownership (Assessor)	
Owner1	HOLLYWOOD SPACESHIP LLC C/O C/O BENJAMIN BILLUPS
Address	340 OSWEGO POINTE DR STE 101 LAKE OSWEGO OR 97034
Ownership (Bureau of Engineering, Land Records)	
Owner	VINEWOOD, LLC
Address	523 W SIXTH STREET STE 610 LOS ANGELES CA 90014
APN Area (Co. Public Works)*	0.027 (ac)
Use Code	170C - Commercial - Office Building - Condominium
Assessed Land Val.	\$103,555
Assessed Improvement Val.	\$719,709
Last Owner Change	12/22/2014
Last Sale Amount	\$795,007
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10 1770016

Building 1	
Year Built	1929
Building Class	8X
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,440.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030042
Ownership (Assessor)	
Owner1	ONEIL DUNNE, AENGUS J AND SILBERT, JENNIFER S AND
Owner2	MILLER, COLIN
Address	612 MANSFIELD AVE LOS ANGELES CA 90036
Ownership (Bureau of Engineering, Land Records)	
Owner	DUNNE-ONEIL, AENGUS J. (ET AL)
Address	612 MANSFIELD AVE LOS ANGELES CA 90036
APN Area (Co. Public Works)*	0.027 (ac)
Use Code	170C - Commercial - Office Building - Condominium
Assessed Land Val.	\$240,097
Assessed Improvement Val.	\$80,031
Last Owner Change	10/18/2010
Last Sale Amount	\$280,002
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10 1770016 1481054

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Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,140.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030043
Ownership (Assessor)	
Owner1	SHIMOSAWA,SHINTARO
Address	1800 CAMINO PALMERO ST LOS ANGELES CA 90046

Ownership (Bureau of Engineering, Land Records)

Owner	VINEWOOD, LLC
Address	523 W SIXTH STREET STE 610 LOS ANGELES CA 90014

APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$54,500
Assessed Improvement Val.	\$536,500
Last Owner Change	05/31/2007
Last Sale Amount	\$579,505
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10 1770016

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	860.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030044
Ownership (Assessor)	
Owner1	TOUSIGNANT,DOMINICK C/O C/O BODYENERGYCLUB
Address	746 DAVIE ST VANCOUVER CANADA V6Z 1B6 99999

Ownership (Bureau of Engineering, Land Records)

Owner	VINEWOOD, LLC
Address	523 W SIXTH STREET STE 610 LOS ANGELES CA 90014

APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$233,427
Assessed Improvement Val.	\$233,427

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Last Owner Change	03/15/2013
Last Sale Amount	\$440,004
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10
	1770016

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	1,140.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030045
Ownership (Assessor)	
Owner1	WEBB, ERIC AND ORD, ELEANOR
Address	6253 HOLLYWOOD BLVD STE 203 LOS ANGELES CA 90028

Ownership (Bureau of Engineering, Land Records)	
Owner	WEBB, ERIC ORD, ELEANOR
Address	6253 HOLLYWOOD BLVD APT 203 LOS ANGELES CA 90028

APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$130,560
Assessed Improvement Val.	\$302,940
Last Owner Change	03/04/2016
Last Sale Amount	\$425,004
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10
	241140
	1770016
	1260364-65

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	1
Building Square Footage	720.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030046
Ownership (Assessor)	
Owner1	KNOWLES, SOLANGE
Address	13701 RIVERSIDE DR FL 8 SHERMAN OAKS CA 91423

Ownership (Bureau of Engineering, Land Records)

Owner	KNOWLES, SOLANGE
Address	2204 LOUISIANA 2ND FLOOR HOUSTON TX 77002
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$143,000
Assessed Improvement Val.	\$564,000
Last Owner Change	12/02/2008
Last Sale Amount	\$0
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10 2588463 2115903 1770016

Building 1

Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	1,360.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030047
Ownership (Assessor)	
Owner1	AGAHI, DAVOOD J
Address	6253 HOLLYWOOD BLVD STE 305 LOS ANGELES CA 90028

Ownership (Bureau of Engineering, Land Records)

Owner	HOFMAN, BERNARD
Address	P.O. BOX 480425 LOS ANGELES CA 90048
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$313,769
Assessed Improvement Val.	\$150,608
Last Owner Change	08/08/2014
Last Sale Amount	\$9
Tax Rate Area	200
Deed Ref No. (City Clerk)	582669 3-10 1902752 1770016

Building 1

Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	1,030.0 (sq ft)

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Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030048
Ownership (Assessor)	
Owner1	RODIO,CAROLYN J
Address	7 WAINWRIGHT RD UNIT 46 WINCHESTER MA 1890
Ownership (Bureau of Engineering, Land Records)	
Owner	DEITELBAUM, JON & BRANDIS
Address	6253 HOLLYWOOD BLVD #306 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$117,300
Assessed Improvement Val.	\$469,200
Last Owner Change	10/02/2015
Last Sale Amount	\$575,005
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10 1770016 1682254

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	1,220.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030049
Ownership (Assessor)	
Owner1	JANIZEH,NICHOLAS
Address	6253 HOLLYWOOD BLVD UNIT 307 LOS ANGELES CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	GOFFIGON, THOMAS N. (TR) THOMAS NOTTINGHAM GOFFIGON TRUST DTD 5-07-13
Address	6253 HOLLYWOOD BLVD #307 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$204,000
Assessed Improvement Val.	\$477,380
Last Owner Change	06/23/2016
Last Sale Amount	\$668,006
Tax Rate Area	200
Deed Ref No. (City Clerk)	851629-30 795788

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	427135
	3-10
	1770016
Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	1,150.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Assessor Information	
Assessor Parcel No. (APN)	5546030050
Ownership (Assessor)	
Owner1	PKEB LLC
Address	0 PO BOX 36633 LOS ANGELES CA 90036
Ownership (Bureau of Engineering, Land Records)	
Owner	GOLDSTEIN, WENDY (TR) WENDY GOLDSTEIN TRUST
Address	6253 HOLLYWOOD BLVD #308 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$336,600
Assessed Improvement Val.	\$785,400
Last Owner Change	03/01/2018
Last Sale Amount	\$1,100,011
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10
	1770016
	1431124
Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	1,730.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Assessor Information	
Assessor Parcel No. (APN)	5546030051
Ownership (Assessor)	
Owner1	HOLLYWOOD ENCINO LLC C/O C/O OMID JAVAHERIAN
Address	18301 RANCHO ST TARZANA CA 91356
Ownership (Bureau of Engineering, Land Records)	
Owner	HOLLYWOOD ENCINO LLC C/O OMID JAVAHERIAN
Address	1301 RANCHO ST TARZANA CA 91356

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APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$164,031
Assessed Improvement Val.	\$246,047
Last Owner Change	01/13/2015
Last Sale Amount	\$9
Tax Rate Area	200
Deed Ref No. (City Clerk)	40547
	3-10
	1895333
	1770016
	1069521
Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	1
Building Square Footage	850.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030052
Ownership (Assessor)	
Owner1	BEEN, ROBERT L
Address	1880 CENTURY PARK E STE 1600 LOS ANGELES CA 90067
Ownership (Bureau of Engineering, Land Records)	
Owner	BEEN, ROBERT L.
Address	1880 CENTURY PARK EAST STE 1600 LOS ANGELES CA 90067

APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$59,522
Assessed Improvement Val.	\$336,581
Last Owner Change	10/21/2011
Last Sale Amount	\$366,003
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10
	1770016
	1598798
	1451296
	1428944
Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	850.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4

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Building 5	No data for building 5
Assessor Information	
Assessor Parcel No. (APN)	5546030053
Ownership (Assessor)	
Owner1	HARGRAVE, WESTLEY AND HANNAH
Address	6253 HOLLYWOOD BLVD UNIT 402 LOS ANGELES CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	HARGRAVE, WESTLEY (ET AL)
Address	6253 HOLLYWOOD BLVD #402 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$199,000
Assessed Improvement Val.	\$428,000
Last Owner Change	04/19/2013
Last Sale Amount	\$9
Tax Rate Area	200
Deed Ref No. (City Clerk)	537071
	3-10
	1770016
Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	1,140.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Assessor Information	
Assessor Parcel No. (APN)	5546030054
Ownership (Assessor)	
Owner1	HILL, JOHN AND SUSAN
Address	6253 HOLLYWOOD BLVD 403 LOS ANGELES CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	HILL, JOHN & SUSAN
Address	6253 HOLLYWOOD BLVD STE 403 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$92,300
Assessed Improvement Val.	\$369,200
Last Owner Change	04/23/2008
Last Sale Amount	\$490,004
Tax Rate Area	200
Deed Ref No. (City Clerk)	709231
	3-10
	1770016
Building 1	
Year Built	1929
Building Class	BX

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Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	1
Building Square Footage	720.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5548030055
Ownership (Assessor)	
Owner1	HARPER,FRANK E TR DESTINY MANIFEST TRUST
Address	6253 HOLLYWOOD BLVD STE 501 HOLLYWOOD CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	HARPER, FRANK E. (TR) DESTINY MANIFEST TRUST DATED 10-10-2007
Address	3940 LAUREL CANYON BL 188 STUDIO CITY CA 91604
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$63,400
Assessed Improvement Val.	\$530,600
Last Owner Change	10/22/2007
Last Sale Amount	\$0
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10 2393258 1770016 1574850

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	870.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5548030056
Ownership (Assessor)	
Owner1	KANTROWITZ,ALAN TR A AND P KANTROWITZ TRUST AND
Owner2	KANTROWITZ,CHRIS
Address	11554 CANTON DR UNIT 502 STUDIO CITY CA 91604
Ownership (Bureau of Engineering, Land Records)	
Owner	KANTROWITZ, ALAN (TR) ALAN & PAMELA KANTROWITZ TRUST DTD 6-25-88 (ET AL)
Address	11554 CANTON DR #502 STUDIO CITY CA 91604
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion

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Assessed Land Val.	\$190,974
Assessed Improvement Val.	\$264,935
Last Owner Change	12/28/2011
Last Sale Amount	\$9
Tax Rate Area	200
Deed Ref No. (City Clerk)	849763-64
	3-10
	2852127
	1770016
	1767669

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	0
Building Square Footage	1,140.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030057
Ownership (Assessor)	
Owner1	CALHOUN,BRIAN C AND SIMPSON,ANN M AND
Owner2	CALHOUN,SAMUEL W
Address	101 W HIGH ST CHARLOTTESVILLE VA 22902
Ownership (Bureau of Engineering, Land Records)	
Owner	CALHOUN, BRIAN C. (ET AL)
Address	6253 HOLLYWOOD BL. NO 503 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$155,709
Assessed Improvement Val.	\$200,196
Last Owner Change	10/07/2009
Last Sale Amount	\$320,003
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10
	1770016
	1525071-2

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	1
Building Square Footage	720.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030058
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Deed Ref No. (City Clerk)	3-10
	2425622
	1770016
Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	0
Building Square Footage	1,150.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Assessor Information	
Assessor Parcel No. (APN)	5546030082
Ownership (Assessor)	
Owner1	LIM, APRIL AND VERVEEN, ARIE AND
Owner2	LIM, ELIZABETH H
Address	6253 HOLLYWOOD BLVD UNIT 508 LOS ANGELES CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	LIM, ELIZABETH H. (ET AL)
Address	6253 HOLLYWOOD BLVD 508 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$117,000
Assessed Improvement Val.	\$763,000
Last Owner Change	08/02/2013
Last Sale Amount	\$9
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10
	1902750
	1770016
Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	1,740.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Assessor Information	
Assessor Parcel No. (APN)	5546030063
Ownership (Assessor)	
Owner1	CRANDALL, BLANE AND DOSHIE
Address	6253 HOLLYWOOD BLVD 508 LOS ANGELES CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	CRANDALL, BLAINE AND DOSHIE

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Address	8253 HOLLYWOOD BLVD. #509 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$189,000
Assessed Improvement Val.	\$382,000
Last Owner Change	06/24/2008
Last Sale Amount	\$550,005
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10 1770016 1120765
Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	1
Building Square Footage	860.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Assessor Information	
Assessor Parcel No. (APN)	5546030064
Ownership (Assessor)	
Owner1	VILLA,DANNY
Address	6253 HOLLYWOOD BLVD UNIT 601 LOS ANGELES CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	VILLA, DANNY
Address	6253 HOLLYWOOD BLVD APT 601 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$176,460
Assessed Improvement Val.	\$414,120
Last Owner Change	01/05/2016
Last Sale Amount	\$579,005
Tax Rate Area	200
Deed Ref No. (City Clerk)	8982 3-10 1770016 1323352 1294889 1079839
Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	870.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3

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Building 4 No data for building 4

Building 5 No data for building 5

Assessor Information

Assessor Parcel No. (APN) 5546030085

Ownership (Assessor)

Owner1 POLSINELLI, ANGELIA

Address 6253 HOLLYWOOD BLVD UNIT 602
LOS ANGELES CA 90028

Ownership (Bureau of Engineering, Land Records)

Owner POLSINELLI, ANGELIA

Address 6253 HOLLYWOOD BLVD UNIT 602
LOS ANGELES CA 90028

APN Area (Co. Public Works)* 0.004 (ac)

Use Code 010E - Residential - Single Family Residence - Condo Conversion

Assessed Land Val. \$139,023

Assessed Improvement Val. \$333,663

Last Owner Change 06/26/2013

Last Sale Amount \$9

Tax Rate Area 200

Deed Ref No. (City Clerk) 3-10

1770016

143971

Building 1

Year Built 1929

Building Class BX

Number of Units 1

Number of Bedrooms 1

Number of Bathrooms 1

Building Square Footage 1,100.0 (sq ft)

Building 2 No data for building 2

Building 3 No data for building 3

Building 4 No data for building 4

Building 5 No data for building 5

Assessor Information

Assessor Parcel No. (APN) 5546030066

Ownership (Assessor)

Owner1 MULLEN, TIMOTHY R

Address 6253 HOLLYWOOD BLVD NO 603
HOLLYWOOD CA 90028

Ownership (Bureau of Engineering, Land Records)

Owner MULLEN, TIMOTHY R.

Address 6253 HOLLYWOOD BLVD. UNIT #603
LOS ANGELES CA 90028

APN Area (Co. Public Works)* 0.004 (ac)

Use Code 010E - Residential - Single Family Residence - Condo Conversion

Assessed Land Val. \$58,355

Assessed Improvement Val. \$233,427

Last Owner Change 08/02/2012

Last Sale Amount \$275,002

Tax Rate Area 200

Deed Ref No. (City Clerk) 3-10

1893047

1770016

1612838

1145785

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Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	1
Building Square Footage	720.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030067
Ownership (Assessor)	
Owner1	NICOLAU, SERGIO TR SERGIO NICOLAU TRUST
Address	1645 N VINE ST STE 802 LOS ANGELES CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	LASEEN, MARIE (ET AL) (TRS) NICOLAU FAMILY TRUST DTD 7-14-98
Address	2064 WATSONIA TERRACE LOS ANGELES CA 90068
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$185,737
Assessed Improvement Val.	\$278,050
Last Owner Change	08/13/2013
Last Sale Amount	\$9
Tax Rate Area	200
Deed Ref No. (City Clerk)	760076
	3-10
	1770016

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	900.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030068
Ownership (Assessor)	
Owner1	BOTTON, TATIANA S
Address	524 11TH ST SANTA MONICA CA 90402
Ownership (Bureau of Engineering, Land Records)	
Owner	BOTTON, TATIANA S.
Address	6253 HOLLYWOOD BLVD #702 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion

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Assessed Land Val.	\$417,079
Assessed Improvement Val.	\$166,829
Last Owner Change	10/16/2009
Last Sale Amount	\$525,005
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10
	1770016
	1569863

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	1
Building Square Footage	1,130.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030069
Ownership (Assessor)	
Owner1	GINOSSI,EVELYN S
Address	6253 HOLLYWOOD BLVD NO 703 LOS ANGELES CA 90028

Ownership (Bureau of Engineering, Land Records)

Owner	VINEWOOD, LLC
Address	523 W SIXTH STREET STE 610 LOS ANGELES CA 90014

APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$99,400
Assessed Improvement Val.	\$410,700
Last Owner Change	05/30/2007
Last Sale Amount	\$549,505
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10
	1770016

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	1
Building Square Footage	730.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030070
Ownership (Assessor)	
Owner1	HANG TOWN PROPERTIES LLC C/O C/O LAURA LIZER
Address	0 PO BOX 46609 LOS ANGELES CA 90046

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Ownership (Bureau of Engineering, Land Records)

Owner	KRING, RICHARD (ET AL) (TRS) RICHARD KRING & LISA LACORTE KRING DEC. OF TRUST DTD 7-8-1997
Address	1600 N FAIRFAX AVE LOS ANGELES CA 90046
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$294,735
Assessed Improvement Val.	\$333,663
Last Owner Change	08/07/2013
Last Sale Amount	\$9
Tax Rate Area	200
Deed Ref No. (City Clerk)	784093 3-10 1770016

Building 1

Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	1
Number of Bathrooms	0
Building Square Footage	1,430.0 (sq ft)

Building 2 No data for building 2

Building 3 No data for building 3

Building 4 No data for building 4

Building 5 No data for building 5

Assessor Information

Assessor Parcel No. (APN) 5546030071

Ownership (Assessor)

Owner1	VERNICE, GERARD A
Address	6253 HOLLYWOOD BLVD NO 705 LOS ANGELES CA 90028

Ownership (Bureau of Engineering, Land Records)

Owner	VERNICE, GERARD A.
Address	6253 HOLLYWOOD BLVD #705 LOS ANGELES CA 90028

APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$222,440
Assessed Improvement Val.	\$298,072
Last Owner Change	04/06/2010
Last Sale Amount	\$468,004
Tax Rate Area	200
Deed Ref No. (City Clerk)	461338 3-10 1770016

Building 1

Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	1,040.0 (sq ft)

Building 2 No data for building 2

Building 3 No data for building 3

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Building 4	No data for building 4
Building 5	No data for building 5
Assessor Information	
Assessor Parcel No. (APN)	5546030072
Ownership (Assessor)	
Owner1	BENGARD, THOMAS P CO TR BENGARD FAMILY TRUST
Address	3912 CALLE ARIANA SAN CLEMENTE CA 92672
Ownership (Bureau of Engineering, Land Records)	
Owner	BENGARD, DAVID P. T.
Address	6253 HOLLYWOOD BLVD #706 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$475,309
Assessed Improvement Val.	\$158,436
Last Owner Change	06/24/2014
Last Sale Amount	\$247,002
Tax Rate Area	200
Deed Ref No. (City Clerk)	317264
	3-10
	1770016
Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	1,250.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Assessor Information	
Assessor Parcel No. (APN)	5546030073
Ownership (Assessor)	
Owner1	DONQUE, RYAN
Address	6253 HOLLYWOOD BLVD STE 707 LOS ANGELES CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	DONAHUE, RYAN
Address	6253 HOLLYWOOD BLVD 707 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$222,440
Assessed Improvement Val.	\$305,857
Last Owner Change	03/26/2010
Last Sale Amount	\$475,004
Tax Rate Area	200
Deed Ref No. (City Clerk)	415335
	3-10
	1770016
Building 1	
Year Built	1929

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Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	1,160.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030074
Ownership (Assessor)	
Owner1	DANNA,MYCHAEL CO TR DANNA AND BHARGAVA TRUST
Address	2758 HOLLYVIEW CT LOS ANGELES CA 90068
Ownership (Bureau of Engineering, Land Records)	
Owner	DANNA, JOSEPH MYCHAEL BHARGAVA, APARNA
Address	2758 HOLLYVIEW CT LOS ANGELES CA 90068
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$204,000
Assessed Improvement Val.	\$818,000
Last Owner Change	09/15/2015
Last Sale Amount	\$9
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10
	1770016
	149320
	1110818

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	1,730.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030075
Ownership (Assessor)	
Owner1	DONALDSON,TRASK
Address	6253 HOLLYWOOD BLVD UNIT 709 LOS ANGELES CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	DONALDSON, TRASK
Address	6253 HOLLYWOOD BLVD APT 709 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$178,500
Assessed Improvement Val.	\$408,000

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Last Owner Change	02/06/2009
Last Sale Amount	\$818,008
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10
	1770016
	167049

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	1,400.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030083
Ownership (Assessor)	
Owner1	CHANG,ANDREW
Address	900 W OLYMPIC BLVD UNIT 32B LOS ANGELES CA 90015

Ownership (Bureau of Engineering, Land Records)

Owner	CHO, BYUNG TAE (ET AL)
Address	974 DEEP SPRINGS DR CLAREMONT CA 91711

APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$220,780
Assessed Improvement Val.	\$259,417
Last Owner Change	01/15/2015
Last Sale Amount	\$9
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10
	1770016
	1323022-23

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	1,040.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030084
Ownership (Assessor)	
Owner1	VANDENBERG,ARIELLE
Address	6253 HOLLYWOOD BLVD UNIT 906 LOS ANGELES CA 90028

Ownership (Bureau of Engineering, Land Records)

Owner	HAMILTON, DANIEL A.
Address	6253 HOLLYWOOD BL. NO 908 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$141,780
Assessed Improvement Val.	\$561,000
Last Owner Change	08/17/2015
Last Sale Amount	\$688,006
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10 1770016 1351802

Building 1

Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	1,240.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030085
Ownership (Assessor)	
Owner1	DEBELLA,JOHN AND LISA S AND
Owner2	SABOL,CASEY D
Address	6253 HOLLYWOOD BLVD UNIT 907 LOS ANGELES CA 90028

Ownership (Bureau of Engineering, Land Records)

Owner	VINEWOOD, LLC
Address	523 W SIXTH STREET STE 610 LOS ANGELES CA 90014
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$517,777
Assessed Improvement Val.	\$139,799
Last Owner Change	08/22/2014
Last Sale Amount	\$635,006
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10 1770016

Building 1

Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	1,150.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3

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Building 4 No data for building 4

Building 5 No data for building 5

Assessor Information

Assessor Parcel No. (APN) 5546030086

Ownership (Assessor)

Owner1 BALLARD,BASIL G JR C/O C/O RON MOORE

Address 12121 WILSHIRE BLVD STE 725
LOS ANGELES CA 90025

Ownership (Bureau of Engineering, Land Records)

Owner BALLARD, BAIL GLEN JR. C/O RON MOORE

Address 12121 WILSHIRE BLVD STE 725
LOS ANGELES CA 90025

APN Area (Co. Public Works)* 0.004 (ac)

Use Code 010E - Residential - Single Family Residence - Condo Conversion

Assessed Land Val. \$372,589

Assessed Improvement Val. \$500,495

Last Owner Change 04/28/2010

Last Sale Amount \$785,007

Tax Rate Area 200

Deed Ref No. (City Clerk) 585540

3-10

1770016

Building 1

Year Built 1929

Building Class BX

Number of Units 1

Number of Bedrooms 0

Number of Bathrooms 2

Building Square Footage 1,720.0 (sq ft)

Building 2 No data for building 2

Building 3 No data for building 3

Building 4 No data for building 4

Building 5 No data for building 5

Assessor Information

Assessor Parcel No. (APN) 5546030087

Ownership (Assessor)

Owner1 CHANG,JOHNNY F

Address 1261 ALBERNI ST
VANCOUVER BC V6E4R4 99999

Ownership (Bureau of Engineering, Land Records)

Owner DALAL, BHAVNA (ET AL)

Address 2 WILLOW LANE
NORTH CALDWELL NJ 07006

APN Area (Co. Public Works)* 0.004 (ac)

Use Code 010E - Residential - Single Family Residence - Condo Conversion

Assessed Land Val. \$106,103

Assessed Improvement Val. \$302,395

Last Owner Change 11/13/2012

Last Sale Amount \$385,003

Tax Rate Area 200

Deed Ref No. (City Clerk) 775478

652829-30

3-10

1770016

Building 1

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Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	1
Building Square Footage	860.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030088
Ownership (Assessor)	
Owner1	OBERSTEIN,ROBERT S TR HOLLYWOOD 6253 TRUST C/O C/O RSO ADVISORS LLP
Address	16130 VENTURA BLVD STE 550 ENCINO CA 91436
Ownership (Bureau of Engineering, Land Records)	
Owner	OBERSTEIN, ROBERT S. (TR) HOLLYWOOD 6253 TRUST U/A/D 5-14-14 C/O RSO ADVISORS LLP
Address	16130 VENTURA BLVD STE 550 ENCINO CA 91436
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$216,451
Assessed Improvement Val.	\$129,869
Last Owner Change	08/04/2014
Last Sale Amount	\$9
Tax Rate Area	200
Deed Ref No. (City Clerk)	807328
	3-10
	1896788
	1770016
	1574852
	1394610

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	880.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030089
Ownership (Assessor)	
Owner1	SIMON,GREGG L
Address	6253 HOLLYWOOD BLVD NO 1002 LOS ANGELES CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	SIMON, GREGG L.

Address	6253 HOLLYWOOD BLVD. 1002 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$438,800
Assessed Improvement Val.	\$149,025
Last Owner Change	11/23/2010
Last Sale Amount	\$532,505
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10
	1770016
	1700887
	1495396
Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,140.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030090
Ownership (Assessor)	
Owner1	LASECKI,JEFFREY A
Address	6253 HOLLYWOOD BLVD NO 1003 HOLLYWOOD CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	LASECKI, JEFFREY A.
Address	6253 HOLLYWOOD BLVD NO 1003 HOLLYWOOD CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$111,218
Assessed Improvement Val.	\$259,143
Last Owner Change	06/09/2010
Last Sale Amount	\$333,003
Tax Rate Area	200
Deed Ref No. (City Clerk)	784091
	3-10
	1770016
Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	1
Building Square Footage	720.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

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Assessor Information

Assessor Parcel No. (APN)	5546030091
Ownership (Assessor)	
Owner1	BEDR LLC C/O C/O PAOLO ROSSI
Address	1146 N CENTRAL AVE UNIT 165 GLENDALE CA 91202
Ownership (Bureau of Engineering, Land Records)	
Owner	BIR, LLC C/O PAOLO ROSSI
Address	P.O. BOX 36633 LOS ANGELES CA 90038
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$219,697
Assessed Improvement Val.	\$94,155
Last Owner Change	06/01/2016
Last Sale Amount	\$9
Tax Rate Area	200
Deed Ref No. (City Clerk)	783875
	3-10
	1770016
	1393689
Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	860.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030092
Ownership (Assessor)	
Owner1	MOINZADEH,HASSAN
Address	6253 HOLLYWOOD BLVD NO 1102 LOS ANGELES CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	MOINZADEH, HASSAN
Address	6253 HOLLYWOOD BLVD #1102 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$395,034
Assessed Improvement Val.	\$396,091
Last Owner Change	12/13/2013
Last Sale Amount	\$749,007
Tax Rate Area	200
Deed Ref No. (City Clerk)	970671-72
	57387
	3-10
	284698
	1770016
	1761698

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Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,120.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030093
Ownership (Assessor)	
Owner1	CUMMISKEY, COLEY M
Address	8253 HOLLYWOOD BLVD NO 1103 LOS ANGELES CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	STROUSE, DAVID (ET AL)
Address	8253 HOLLYWOOD BLVD #1102 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$211,248
Assessed Improvement Val.	\$211,248
Last Owner Change	11/01/2013
Last Sale Amount	\$400,004
Tax Rate Area	200
Dead Ref No. (City Clerk)	3-10 1834821 1770016

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	1
Building Square Footage	720.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030094
Ownership (Assessor)	
Owner1	TEHRANY, ARYA ET AL
Owner2	TEHRANY, NIMA
Address	1645 N VINE ST APT 808 LOS ANGELES CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	STEWART, DAVID A. & ANOUSHKA C/O RON REMIS
Address	16830 VENTURA BLVD STE 501 ENCINO CA 91438
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion

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Assessed Land Val.	\$408,000
Assessed Improvement Val.	\$122,400
Last Owner Change	12/16/2015
Last Sale Amount	\$1,150,011
Tax Rate Area	200
Deed Ref No. (City Clerk)	679303,6
	3-10
	1770016

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	1,420.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030095
Ownership (Assessor)	
Owner1	ARAUJO, RAYMOND
Address	6253 HOLLYWOOD BLVD # 1105 LOS ANGELES CA 90028

Ownership (Bureau of Engineering, Land Records)

Owner	SONZEERO, JAMES V.
Address	6253 HOLLYWOOD BLVD NO 1105 LOS ANGELES CA 90028

APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$134,621
Assessed Improvement Val.	\$533,310
Last Owner Change	08/02/2015
Last Sale Amount	\$645,006
Tax Rate Area	200
Deed Ref No. (City Clerk)	606129
	3-10
	1770016

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	1,030.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030096
Ownership (Assessor)	
Owner1	CHAIKIN, CARLY AND
Owner2	CHAIKIN, MICHAEL L

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Address	6253 HOLLYWOOD BLVD NO 1106 LOS ANGELES CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	PASHALL, SCOTT & GABRIELLA A.
Address	22115 CRESTOME TR; SANTA CLARITA CA 91390
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$344,836
Assessed Improvement Val.	\$344,836
Last Owner Change	05/23/2013
Last Sale Amount	\$850,006
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10 1790252 1770016
Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	1,250.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Assessor Information	
Assessor Parcel No. (APN)	5546030097
Ownership (Assessor)	
Owner1	TEHRANY, ARYA ET AL
Owner2	TEHRANY, NIMA
Address	1645 N VINE ST APT 806 LOS ANGELES CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	STEWART, DAVID A. & ANOUSHKA
Address	16830 VENTURA BLVD STE 501 ENCINO CA 91436
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$510,000
Assessed Improvement Val.	\$132,600
Last Owner Change	12/16/2015
Last Sale Amount	\$1,150,011
Tax Rate Area	200
Deed Ref No. (City Clerk)	913304 679302 3-10 1770016
Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2

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Building Square Footage	1,140.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Assessor Information	
Assessor Parcel No. (APN)	5546030098
Ownership (Assessor)	
Owner1	CALIFORNIA HEART AND LUNG SURGERY MEDICAL CENTER INC
Address	6253 HOLLYWOOD BLVD NO 1108 LOS ANGELES CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	CALIFORNIA HEART & LUNG SURGERY MEDICAL CENTER, I NC.
Address	6253 HOLLYWOOD BLVD NO 1108 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$333,883
Assessed Improvement Val.	\$544,982
Last Owner Change	12/01/2009
Last Sale Amount	\$790,007
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10 1809333 1770016
Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	0
Building Square Footage	1,710.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Assessor Information	
Assessor Parcel No. (APN)	5546030099
Ownership (Assessor)	
Owner1	CALIFORNIA HEART AND LUNG SURGERY MEDICAL CENTER INC C/O C/O ALEXANDER MARMUREANU
Address	6253 HOLLYWOOD BLVD # 1108 LOS ANGELES CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	TAN, YING JIEN (ET AL)
Address	6253 HOLLYWOOD BLVD #1109 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$163,200
Assessed Improvement Val.	\$408,000
Last Owner Change	12/11/2015
Last Sale Amount	\$560,005
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10

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	1988708
	1770016
Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	1
Building Square Footage	850.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030100
Ownership (Assessor)	
Owner1	BENSON, RODRIQUE Z
Address	1229 RUBENSTEIN AVE CARDIFF CA 92007
Ownership (Bureau of Engineering, Land Records)	
Owner	HADJANTONAS, ANTONIS
Address	6253 HOLLYWOOD BLVD #1201 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$414,222
Assessed Improvement Val.	\$155,332
Last Owner Change	07/10/2014
Last Sale Amount	\$550,005
Tax Rate Area	200
Deed Ref No. (City Clerk)	850422
	3-10
	1770016

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	870.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030101
Ownership (Assessor)	
Owner1	ASIAN HOLLYWOOD LLC
Address	6253 HOLLYWOOD BLVD APT 1202 LOS ANGELES CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	ASIAN HOLLYWOOD, LLC
Address	6253 HOLLYWOOD BLVD #1202 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.004 (ac)

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Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$348,000
Assessed Improvement Val.	\$276,000
Last Owner Change	09/10/2009
Last Sale Amount	\$628,006
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10
	1770016
	1384569

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	1,130.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030102
Ownership (Assessor)	
Owner1	SEPANLOU, KIANOUSH AND ROXSANA AND
Owner2	SEPANLOU, BIJAN
Address	0 PO BOX 4398 WEST HILLS CA 91308

Ownership (Bureau of Engineering, Land Records)

Owner	HOLLOWAY, WILLIAM R.
Address	8253 HOLLYWOOD BLVD #1203 LOS ANGELES CA 90028

APN Area (Co. Public Works)*	0.004 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$287,000
Assessed Improvement Val.	\$192,000
Last Owner Change	12/01/2016
Last Sale Amount	\$479,004
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10
	1770016
	1833409

Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	1
Building Square Footage	700.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5546030103
Ownership (Assessor)	

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Owner1	BRANDED CITIES LOS ANGELES LLC C/O C/O TY FIELDS
Address	2850 E CAMELBACK RD STE 110 PHOENIX AZ 85016
Ownership (Bureau of Engineering, Land Records)	
Owner	VINEWOOD, LLC
Address	523 W SIXTH STREET STE 610 LOS ANGELES CA 90014
APN Area (Co. Public Works)*	0.027 (ac)
Use Code	170C - Commercial - Office Building - Condominium
Assessed Land Val.	\$477,467
Assessed Improvement Val.	\$4,031,953
Last Owner Change	10/17/2012
Last Sale Amount	\$4,250,042
Tax Rate Area	200
Deed Ref No. (City Clerk)	3-10 1770016
Building 1	
Year Built	1929
Building Class	BX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,300.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.6815328
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000

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Alquist-Priolo Fault Zone	Yes
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	HOLLYWOOD ENTERTAINMENT DISTRICT
Promise Zone	Yes
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	West
Division / Station	Hollywood
Reporting District	637

Fire Information

Bureau	West
Battalion	5
District / Fire Station	82
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	GPC-2015-1450-GPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	GPC-2014-888-GPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	GRC-2007-5886-SN
Required Action(s):	SN-SIGN DISTRICT
Project Descriptions(s):	HOLLYWOOD SIGN SUD AMENDMENT
Case Number:	GPC-2005-6082-GPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	Data Not Available
Case Number:	GPC-2003-2116-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	First Amendment to the Hollywood Redevelopment Plan
Case Number:	GRC-2002-4173-SUD
Required Action(s):	SUD-SUPPLEMENTAL USE DISTRICT ("K" DIST., "O" DISTRICT, ETC.)
Project Descriptions(s):	Data Not Available
Case Number:	GRC-1999-324-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	
Case Number:	GRC-1999-2293-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE.
Case Number:	GRC-1997-49-GPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	GPC-1988-835-GRC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AMENDMENTS AND ZONE CHANGES FOR THE HOLLYWOOD COMMUNITY PLAN REVISION/ZONING CONSISTENCY PROGRAM
Case Number:	DIR-2012-300-SPP
Required Action(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	A PROJECT PERMIT COMPLIANCE REVIEW, PURSUANT TO SECTION 11.5.7-C OF THE LAMC, FOR THE PROPOSED ADDITION OF A THIRD COPY TO THE EXISTING TWO-COPY-OPEN PANEL ROOF SIGN THAT WAS AUTHORIZED UNDER DIR-2007-955-SPP.
Case Number:	ZA-2009-3428-CUB
Required Action(s):	CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s):	CONDITIONAL USE FOR ON-SITE FULL LINE OF ALCOHOL AT A PROPOSED RESTAURANT IN THE C4-2D-SN ZONE.
Case Number:	ZA-2008-1894-CUB
Required Action(s):	CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s):	A CONDITIONAL USE FOR SALE OF A FULL LINE OF ALCOHOL FOR ON-SITE CONSUMPTION IN A NEW RESTAURANT, CONSISTING OF 8,015 SF. AND HAVING 302 TOTAL SEATS. THE PROPOSED HOURS OF OPERATION ARE FROM 11 A.M. TO 2 A.M., DAILY.
Case Number:	ZA-2004-7000-CUB
Required Action(s):	CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s):	PLAN APPROVAL TO AN EXISTING CUB IN THE C4-2D-SN ZONE DUE TO CHANGE OF OWNERSHIP AS REQUIRED BY THE CONDITION NO. 31 OF ZA-2004-7000-CUB.
Case Number:	ZA-2000-2808-CUB
Required Action(s):	CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s):	TO PERMIT DANCING, LIVE ENTERTAINMENT AND ON-SITE SALES OF A FULL LINE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH THE OPERATION OF A NEW NIGHTCLUB.
Case Number:	ZA-1989-54

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Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: ZA-1880-115-B

Required Action(s): B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)

Project Descriptions(s): Data Not Available

Case Number: TP-60544

Required Action(s): Data Not Available

Project Descriptions(s): TENTATIVE TRACT - ADAPTIVE RE-USE FOR 60-UNIT RESIDENTIAL CONDOMINIUM & 8-UNIT COMMERCIAL CONDO.

Case Number: GHC-2015-383-HCM

Required Action(s): HCM-HISTORIC CULTURAL MONUMENT

Project Descriptions(s): BANK OF HOLLYWOOD/ EQUITABLE BUILDING HISTORIC-CULTURAL MONUMENT

Case Number: GHC-2015-1606-MA

Required Action(s): MA-MILLS ACT

Project Descriptions(s): MILLS ACT APPLICATION.

Case Number: ENV-2018-3411-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): A CONDITIONAL USE FOR SALE OF A FULL LINE OF ALCOHOL FOR ON-SITE CONSUMPTION IN A NEW RESTAURANT, CONSISTING OF 8,015 SF. AND HAVING 302 TOTAL SEATS. THE PROPOSED HOURS OF OPERATION ARE FROM 11 A.M. TO 2 A.M., DAILY.

Case Number: ENV-2018-1451-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

Project Descriptions(s): UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

Case Number: ENV-2015-384-SE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): BANK OF HOLLYWOOD/ EQUITABLE BUILDING HISTORIC-CULTURAL MONUMENT

Case Number: ENV-2018-670-SE

Required Action(s): SE-STATUTORY EXEMPTIONS

Project Descriptions(s): COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT

Case Number: ENV-2012-301-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): A PROJECT PERMIT COMPLIANCE REVIEW, PURSUANT TO SECTION 11.5.7-C OF THE LAMC, FOR THE PROPOSED ADDITION OF A THIRD COPY TO THE EXISTING TWO-COPY-OPEN PANEL ROOF SIGN THAT WAS AUTHORIZED UNDER DIR-2007-955-SPP.

Case Number: ENV-2009-3424-MND

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): CONDITIONAL USE FOR ON-SITE FULL LINE OF ALCOHOL AT A PROPOSED RESTAURANT IN THE C4-2D-SN ZONE.

Case Number: ENV-2008-1495-MND

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): A CONDITIONAL USE FOR SALE OF A FULL LINE OF ALCOHOL FOR ON-SITE CONSUMPTION IN A NEW RESTAURANT, CONSISTING OF 8,015 SF. AND HAVING 302 TOTAL SEATS. THE PROPOSED HOURS OF OPERATION ARE FROM 11 A.M. TO 2 A.M., DAILY.

Case Number: ENV-2005-2158-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

Project Descriptions(s): COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT

Case Number: ENV-2004-7001-MND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s): PLAN APPROVAL TO AN EXISTING CUB IN THE C4-2D-SN ZONE DUE TO CHANGE OF OWNERSHIP AS REQUIRED BY THE CONDITION NO. 31 OF ZA-2004-7000-CUB.

Case Number: ENV-2008-8882-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): TENTATIVE TRACT - ADAPTIVE RE-USE FOR 60-UNIT RESIDENTIAL CONDOMINIUM & 8-UNIT COMMERCIAL CONDO.

Case Number: ENV-2008-1877-MND

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): Approval of a proposed Sign Supplemental Use District pursuant to Section 13.11 of the LAMC for the Hollywood Redevelopment Project Area

Case Number: ENV-2000-2805-MND

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Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

ORD-182960

ORD-182173-SA4:3

ORD-181340

ORD-176172

ORD-173562

ORD-165659-SA180

ORD-129944

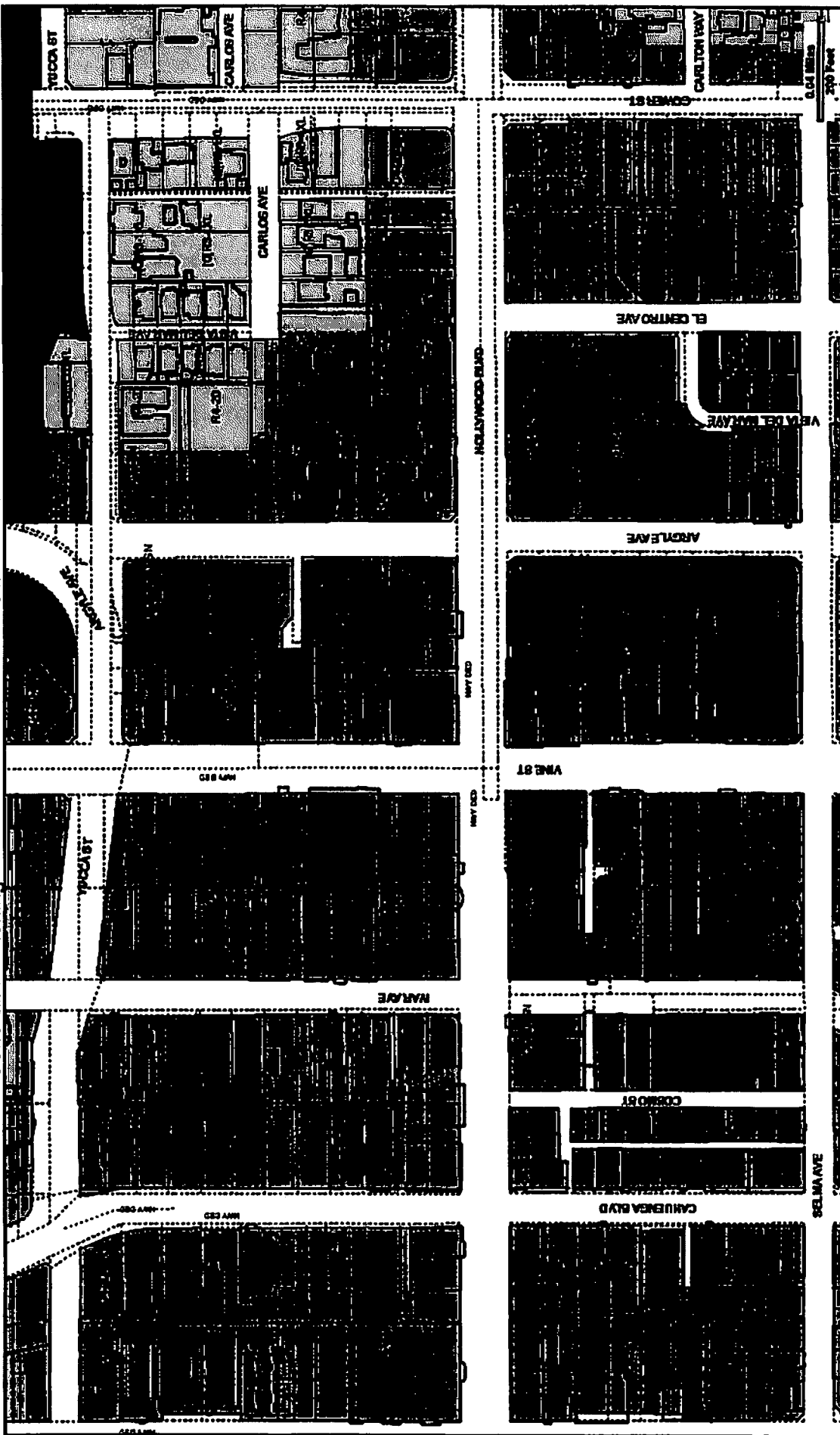
ORD-129279

PRIOR-06/01/1946

**City of Los Angeles
Department of City Planning**

Generalized Zoning

03/20/2017



Address: 6263 W HOLLYWOOD BLVD

Tract: TR 060544-C

APN: 5546030BRK

Block: None

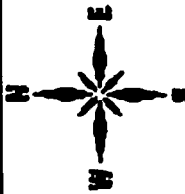
PIN #: 148-5A189 343

Lot: LT 1

Arb: None

Zoning: C4-2D-SN

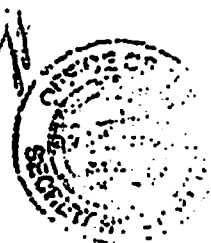
General Plan: Regional Center Commercial



Stroots Copyright (c) Thomas Brothers Maps, Inc.

1-a.

State of California
Secretary of State



I, DEBRA BOWEN, Secretary of State of the State of California, hereby certify:

That the attached transcript of 1 page(s) is a full, true and correct copy of the original record in the custody of this office.



IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

JUN 16 2010

Debra Bowen

DEBRA BOWEN
Secretary of State



**State of California
Secretary of State**

LLC-1

File #

201016610123

**LIMITED LIABILITY COMPANY
ARTICLES OF ORGANIZATION**

A \$70.00 filing fee must accompany this form.

IMPORTANT - Read instructions before completing this form.

ENDORSED - FILED
in the office of the Secretary of State
of the State of California

JUN 10 2010

This Space For Filing Fee Only

ENTITY NAME (List the name with the words "Limited Liability Company," or the abbreviations "LLC" or "L.L.C." The words "Limited Liability Company" may be abbreviated to "Ltd." and "Co." respectively.)

1. NAME OF LIMITED LIABILITY COMPANY:

Meco Properties, LLC

PURPOSE (The following statement is required by statute and should not be altered.)

2. THE PURPOSE OF THE LIMITED LIABILITY COMPANY IS TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY FOR WHICH A LIMITED LIABILITY COMPANY MAY BE ORGANIZED UNDER THE SEVERLY-KILLEA LIMITED LIABILITY COMPANY ACT.

INITIAL AGENT FOR SERVICE OF PROCESS (If the agent is an individual, the agent must reside in California and both items 3 and 4 must be completed. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1805 and item 3 must be completed (leave item 4 blank).)

3. NAME OF INITIAL AGENT FOR SERVICE OF PROCESS

Ryan Floyd

4. IF AN INDIVIDUAL, ADDRESS OF INITIAL AGENT FOR SERVICE OF PROCESS IN CALIFORNIA CITY STATE ZIP CODE

8033 Sunset Blvd., Suite 877

Los Angeles CA 90048

MANAGEMENT (Check only one)

5. THE LIMITED LIABILITY COMPANY WILL BE MANAGED BY:

☒ ONE MANAGER

☐ MORE THAN ONE MANAGER

☐ ALL LIMITED LIABILITY COMPANY MEMBER(S)

ADDITIONAL INFORMATION

6. ADDITIONAL INFORMATION SET FORTH ON THE ATTACHED PAGES, IF ANY, IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS CERTIFICATE

EXECUTION

7. I DECLARE I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.

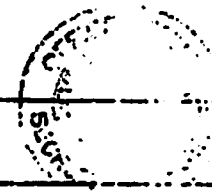
June 10, 2010

DATE

SIGNATURE OF ORGANIZER

Ryan Floyd

TYPE OR PRINT NAME OF ORGANIZER





CITY OF LOS ANGELES
Office of Finance
P.O. Box 53200
Los Angeles CA 90053-0200

8033 W SUNSET BLVD STE 877
LOS ANGELES CA 90048-2401



-----SCH 5-DIGIT 90048 67
MECO PROPERTIES LLC 26728
8033 W SUNSET BLVD STE 877
LOS ANGELES CA 90048-2401

THIS CERTIFICATE MUST BE POSTED AT PLACE OF BUSINESS

CITY OF LOS ANGELES TAX REGISTRATION CERTIFICATE				
THIS CERTIFICATE IS GOOD UNTIL SUSPENDED OR CANCELLED				
BUSINESS TAX				
ACCOUNT NO.	FUND/CLASS	DESCRIPTION	ISSUED:	STATUS
0002547972-0001-0	LGR2	GR2-Ord 183419	11/28/2015	ACTIVE

MECO PROPERTIES LLC
8033 W SUNSET BLVD STE 877
LOS ANGELES CA 90048-2401

8033 W SUNSET BLVD STE 877
LOS ANGELES CA 90048-2401

ISSUED BY:
Christine D. Christensen
DIRECTOR OF FINANCE

The registration certificate or permit issued under the provisions of the Business Tax Ordinance of the LAFCO, or the payment of any tax levied under the provisions of the Business Tax Ordinance of the LAFCO shall be considered as authorizing the conduct or continuance of any illegal business or of a legal business in an illegal manner.

RECEIVED BY THE OFFICE OF FINANCE WITHIN 60 DAYS OF THE DATE OF ISSUANCE OF THIS CERTIFICATE - Office of Finance, P.O. Box 53200, Los Angeles CA 90053-0200

REGISTRATION FEE

EXPIRATION DATE

Dear Business Owner:

RE: Issuance of New Business Tax Registration Certificate (BTRC)

This notification is provided to advise you of the implementation of City of Los Angeles Ordinance #183419 which, in part, consolidates certain business classifications to simplify tax compliance. The ordinance consolidates Los Angeles Municipal Code Section 21.42 into Section 21.41 and consolidates Sections 21.44 and 21.45 into Section 21.43.

If your business activity was previously classified under Section 21.41 or Section 21.42, the above BTRC reflects the new consolidated classification LGR1. If your business activity was previously classified under Sections 21.43, 21.44 or 21.45, the above BTRC reflects the new consolidated classification LGR2. For more information, please visit our website at finance.lacity.org.

Sincerely,

Office of Finance

16-701357

FILED
Secretary of State
State of California
APR 04 2016

2/20/16
This Space For Filing Use Only

State of California Secretary of State 123 STATEMENT OF INFORMATION (Limited Liability Company) Filing Fee \$20.00. If this is an amendment, see instructions. REPORTANT - READ INSTRUCTIONS BEFORE COMPLETING THIS FORM 1. LIMITED LIABILITY COMPANY NAME Meco Properties, LLC	
---	--

File Number and State or Place of Organization 2. SECRETARY OF STATE FILE NUMBER 201016610123 3. STATE OR PLACE OF ORGANIZATION (If named under of California)	
No Change Statement	
4. If there have been any changes to the information submitted in the last Statement of Information filed with the California Secretary of State, or no Statement of Information has been previously filed, this form must be completed in its entirety. <input type="checkbox"/> If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to Item 18.	
Complete Address for the Following (Do not abbreviate the name of the city. Items 6 and 7 cannot be P.O. Boxes.) 6. STREET ADDRESS OF PRINCIPAL OFFICE 8033 W Sunset Blvd # 877 CITY Los Angeles, CA STATE CA ZIP CODE 90046 7. STREET ADDRESS OF CALIFORNIA OFFICE 8033 W Sunset Blvd # 877 CITY Los Angeles STATE CA ZIP CODE 90046	
Name and Complete Address of the Chief Executive Officer, if Any 8. NAME ADDRESS CITY STATE ZIP CODE	
Name and Complete Address of Any Manager or Managers, or if None Have Been Appointed or Elected, Provide the Name and Address of Each Member (Attach additional pages, if necessary.) 9. NAME ADDRESS CITY STATE ZIP CODE 10. NAME ADDRESS CITY STATE ZIP CODE 11. NAME ADDRESS CITY STATE ZIP CODE	
Agent for Service of Process If the agent is an individual, the agent must reside in California and Item 18 must be completed with a California address. If the agent is not acceptable, if the agent is a corporation, the agent must have an office in California and Item 18 must be completed with a California address. Corporate Code section 1500 and Item 18 must be left blank. 12. NAME OF AGENT FOR SERVICE OF PROCESS Chief H. Olsen 13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL CITY STATE ZIP CODE 14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY Type of Business 15. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY Real Estate 16. THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT. DATE 04/01/2016 Walter Schmid Manager TITLE SIGNATURE APPROVED BY SECRETARY OF STATE 17.12.0001.0001.0001	

Project Description & General Findings

Plan approval of conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for on site consumption with live entertainment, temporary 300 sq. ft. dance floor in conjunction with 8,015 sq. ft. restaurant with 167 interior seats and having hours of 9am to 2am, daily.

The project located at an iconic corner of Hollywood and Vine will enhance the surrounding neighborhood and business by bringing in patrons and tourist throughout the day. Just up the street is another landmark Capitol Records and by offering live entertainment occasionally, the project will boost surrounding business.

The project location and size will not be changing and therefore not have any adverse effect on the adjacent properties.

The project will only conform to purpose of a restaurant with a full bar and will follow the provisions of the General Plan.

Because the plan is not changing there will be no adverse effect on welfare of the community.

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 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 building, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

MICHAEL LYKBRAND
 CHIEF ZONING ADMINISTRATOR
 ASSOCIATE ZONING
 ADMINISTRATORS
 PATRICIA BROWN
 R. NICOLAS BROWN
 SUE CHANG
 LARRY FRITTMAN
 LOURDES CRISTEN
 LONN K. WYATT
 MICHAEL SY. YOUNG
 MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
 CALIFORNIA



ANTONIO R. VILLARAIGOSA
 MAYOR

DEPARTMENT OF
CITY PLANNING
S. GAIL COTLERBERG, AICP
 DIRECTOR
 —
OFFICE OF
ZONING ADMINISTRATION
 200 N. SPRING STREET, 7TH FLOOR
 LOS ANGELES, CA 90012
 (213) 978-1313
 FAX (213) 978-1234
 www.lacity.org/PLN

October 14, 2009

Omar Moss (A)
 Green Guys 1, LLC
 6283 Hollywood Boulevard
 Los Angeles, CA 90028

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

Elizabeth Peterson Group (R)
 1850 Industrial Street, #608
 Los Angeles, CA 90021

CASE NO. ZA-2009-1494(CUB)
LETTER OF CORRECTION
 6253-6283 West Hollywood Boulevard
 Hollywood Planning Area
 Zone : C4-2D-SN
 D. M. : 148-5A180
 C. D. : 13
 CEQA : ENV-2009-1495-ND
 Legal Description: Lot 1, Tract 60544

On September 10, 2009, in accordance with Los Angeles Municipal Code Sections 12.24-W,1 the Zoning Administrator approved a request for a Conditional Use 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. The applicant's representative has submitted a request to clarify Condition No. 12 regarding the fixed bars. Exhibit "A" depicts two fixed bars within Dillon's Irish Pub.

Therefore, Condition No. 12 shall be changed to read as follows:

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)

All other conditions shall remain unchanged.

Maya E. Zaitzevsky
 MAYA E. ZAITZEVSKY
 Associate Zoning Administrator
 Direct Telephone Number (213) 978-1416

MEZ:jj
 cc: Councilmember Eric Garcetti
 Thirteenth District

NOTE:
 FIXED OR
 IS
 MARRIED
 THROUGH

MICHAEL LOGRANDE
 CHIEF ZONING ADMINISTRATOR
 ASSOCIATE ZONING ADMINISTRATORS
 PATRICIA BROWN
 R. NICOLAS BROWN
 SUE CHANG
 ANNE CHARRON
 LARRY FRIEDMAN
 LOUISE GREEN
 ERIC RITTER
 LEAN K. WATT
 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. Main 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, #608
 Los Angeles, CA 90021

CASE NO. ZA 2009-1494(CUB)
 CONDITIONAL USE
 6853-6265 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.



AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER



CASE NO. ZA 2009-1494(CUB)

PAGE 2

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)
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)
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.

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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.

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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-8770) 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

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on diligently to completion, the authorization shall terminate and become void. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

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 that you 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 \$1,000 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 September 25, 2009, unless an appeal there from 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 also available on-line at

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<http://cityplanning.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, Room 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 Zoning Administrator who acted on 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, the report by the Department of City Planning Staff thereon, and the statements made at the public hearing on August 12, 2009, 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 for the sale of a full line of alcoholic beverages for on-site consumption under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The proposed project falls within the Hollywood Community Plan and is located at 6623-6625 W. Hollywood Boulevard on the corner of Hollywood Boulevard and Vine Street. The site is zoned C4-2D-SN and has a Regional Center Commercial land use designation. The subject site falls within the Hollywood Redevelopment Project Area and falls within Historic Preservation Review Area; and a Hollywood Signage Supplemental Use District, however no new construction or signs are proposed. In addition, the subject site falls within the Hollywood Entertainment Business Improvement District, a Central City Revitalization Zone, and the Los Angeles State Enterprise Zone.

The subject site is an approximately 12,600 square foot corner lot that is currently developed with a historic 75-foot tall building, also known as the Hollywood and Vine Lofts that will remain. The site abuts an approximately 10 to 14-foot wide public alley located to

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the north with an entrance from Vine Street. The proposed project is located approximately 0.68 kilometers of a nearest fault; it falls within a hillside grading area and a Fire District No.1 and 2 areas. Adjacent land uses and zoning within 500 feet of the proposed project are a mix of commercial and residential dwellings to the north, south, east and west in the C4-2D-SN Zone as follows: a restaurant abuts the subject site to the North, a parking lot abuts the subject site to the east; a vacant lot and a building under construction are located to the west across the street from the subject site; the Broadway Lofts are located to the southwest and are diagonally across from the subject site in the C4-2D-SN Zone, and an MTA metro station and the proposed W Hotel currently under construction, is located south of the subject property along Argyle Avenue and Hollywood Boulevard in the [Q]C4-2-SN Zone.

Previous zoning related actions on the site:

Case No. ZA 2004-7000(CUB): On April 27, 2005, the Zoning Administrator approved a conditional use to permit the modification of existing conditions of operation in conjunction with expanded hours of operation of an existing restaurant/nightclub with public dancing and live entertainment previously approved under Case No. ZA-2002-2806(CUB) on the subject property.

Surrounding Properties:

Case No. ZA 2009-1818(PAB): On September 2, 2009, the Zoning Administrator approved a conditional use plan approval for the sale and dispensing of a full line of alcoholic beverages as part of the restaurant and bar located within the W Hotel currently under construction at 6250 Hollywood Boulevard.

Case No. ZA 2005-8073(CUB)(ZV): On January 22, 2007, the Zoning Administrator approved a conditional use for the sale and dispensing of a full line of alcoholic beverages and a zone variance to permit off-site parking as part of a restaurant located at 1707 N. Vine Street.

Case No. ZA 2005-0082(CUB)(CUX)(ZV)(ZAA)(SPR): On July 15, 2005, the Zoning Administrator approved the request for authorizing sale and dispensing of alcoholic beverages and public dancing at the Broadway Lofts located at 1645 Vine Street across the street from the subject site.

Case No. ZA 2003-8555(CUB): On March 18, 2004, the Zoning Administrator approved a conditional use for the sale and dispensing of a full line of alcoholic beverages in a restaurant with live entertainment and dancing located at 1716-1718 N. Vine Street.

The Hollywood Community Plan designates the property for Regional Center Commercial land use with a corresponding zone of C4-2D-SN and no limit for Height District No. 2. The "D" limitation restricts the FAR to a 6:1 maximum.

Hollywood Boulevard is a Major Highway Class II dedicated to a 100-foot width at the project's street frontage.

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Vine Street is a Major Highway Class II dedicated to a 100-foot width at the project's eastern street frontage.

Public Hearing

The public hearing was held on August 12, 2009 in City Hall. The hearing was attended by the applicant's representative, an officer from LAPD Vice Squad, a tenant in the building, a member of the Neighborhood Council, and the Planning Deputy from CD 13. Elizabeth Peterson described the proposed restaurant and the need for the conditional use for the sale of alcoholic beverages. She said the restaurant is 90% complete and it replaces the former Hollywood and Vine Diner which had an active liquor license until 2008. She stated that restaurant will be called Dillon's Irish Pub and will serve to revitalize the intersection of Hollywood and Vine which currently has vacant storefronts on three of the corners. The restaurant will provide a needed dining alternative for patrons of the Pantages Theater. Valet parking will be provided in front of the restaurant.

Brent Martini and Matt Fischer both spoke in support of the proposed conditional use and described the need for the restaurant to revitalize the building. Officer Ritchie of LAPD stated that they were in support of the restaurant and was okay with the volunteered conditions of approval. He stated there are parking issues in the area and would like the applicant to be required to provide parking. Robert Abrahamian of the Hollywood United Neighborhood Council said that the case was going before the full board on August 18, 2009. The PLUM committee had some concerns about parking for the site, the distance to the valet lot, and the potential conflict of adding another valet stand on the block. He was unsure about the façade changes that were proposed. Katherine Hennigan from CD 13 said the Council Office was working hard to bring more restaurants to Hollywood, and appreciated that applicant's willingness to work with the community. In closing Elizabeth Peterson stated that it was imperative that the façade of the restaurant stand out, and that the CRA had approved the paint color. She said there would be no patio dining even though a revocable permit exists for one. The applicant was working on getting the best parking lot possible, and they would coordinate with the existing valet service on the block.

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 of the Los Angeles Municipal Code. In order for this grant to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the four standard findings for most other conditional use categories.

MANDATED FINDINGS

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

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1. The proposed location will be desirable to the public convenience or welfare.

The proposed project is located at 6623-6625 West Hollywood Boulevard on the corner of Hollywood Boulevard and Vine Street. The site is zoned C4-2D-SN and has a Regional Center commercial land use designation. The subject site falls within the Hollywood Redevelopment Project Area and Historic Preservation Review Area; and the Hollywood Signage Supplemental Use District. In addition, the subject site is in the Hollywood Entertainment Business Improvement District, Central City Revitalization Zone, and the Los Angeles State Enterprise Zone. The subject site is an approximately 12,600 square foot corner lot that is currently developed with a historic 75-foot tall building known as the Hollywood and Vine Lofts which will remain. The applicant is requesting a conditional use permit for an 8,015 square foot restaurant with the sales, service, and dispensing of a full line of alcoholic beverages [Type-47] license, having 302 seats and hours of operation from 11:00 a.m. to 2:00 a.m. in the C4-2D-SN Zone.

The restaurant will provide a place for the patrons from the Pantages Theater and other Hollywood entertainment venues and community members to relax and enjoy food and refreshments. The proposed location will be desirable to the public convenience and welfare as it is in the midst of the renowned and revitalized entertainment district of Hollywood, accessible by both bus and rail transit. This area is a destination for both tourists and local residents and having a variety of dining choices is crucial to the success of an entertainment district. Serving alcoholic beverages at a restaurant allows the restaurant to compete with other similar restaurants in the vicinity and therefore convenient to the public in offering dining options.

2. The location is proper in relation to adjacent uses or the development of the community.

Adjacent land uses and zoning within 500 feet of the proposed project are a mix of commercial and residential dwellings to the north, south, east and west in the C4-2D-SN Zone as follows: a restaurant abuts the subject site to the north in the C4-2D-SN Zone with a conditional use for alcohol (ZA 2003-8555-CUB-CUX); a parking lot abuts the subject site to the east in the C4-2D-SN Zone; a vacant lot and a building under construction are located to the west across the street from the subject site in the C4-2D-SN Zone and had a conditional use for alcohol approved in 2005 (ZA 2005-8073-CUB); the Broadway Lofts are located to the southwest and are diagonally across from the subject site in the C4-2D-SN Zone and also has an approved conditional use for alcohol (ZA 2005-62-CUB-CUX-ZV-ZAA-SPR); and the MTA Red Line subway station and the proposed W Hotel currently under construction, is located south of the subject property along Argyle Avenue and Hollywood Boulevard in the [Q]C4-2-SN Zone.

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3. **The use will not be materially detrimental to the character of the development in the immediate neighborhood.**

The proposed service of alcohol for on-site consumption at this location will not be materially detrimental because the site was previously occupied by a restaurant serving alcoholic beverages and the neighborhood is primarily characterized by retail, entertainment, and restaurant uses. The location along Hollywood Boulevard is an appropriate location for sit-down dining. The primary focus of the restaurant is the serving of food and not alcohol. The applicant in conjunction with the Neighborhood Council and LAPD Vice Unit volunteered numerous conditions of approval which will reduce the impact of the operation of the restaurant.

4. **The proposed location will be in harmony with the various elements and objectives of the General Plan.**

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the city into 35 Community Plans.

The project site is located within the Hollywood Community Plan Area. The plan designates the subject site for Regional Commercial land uses with the corresponding C4-2D-SN Zone. The location of a restaurant in a Regional Center is consistent with the many goals the Hollywood Community Plan. According to the General Plan Framework, Regional Centers are intended to serve as a focal point of regional commerce, identity and activity, and contain a diversity of uses, including corporate and professional offices, residential, retail commercial malls, entertainment and cultural facilities and supporting services. The Hollywood Community Plan text is silent with regards to alcohol sales. In such cases, the Zoning Administrator must interpret the intent of the Plan. Given the numerous conditions of approval, and the fact that this request is for alcohol incidental to food service, the proposed use can be deemed to be in harmony with the General Plan.

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

The approval of the conditional use request will not adversely affect the welfare of the Hollywood community. The subject property is zoned for commercial uses and will be utilized as such with the proposed alcohol sales in conjunction with a proposed restaurant. In addition, the site was previously used as a restaurant with authorization to serve a full line of alcoholic beverages similar to the current request. The project will incrementally add to the economic revitalization of the community.

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6. 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 one thousand 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.

According to the State Department of Alcoholic Beverage Control (ABC), there are 45 active existing licenses for the sale of on-site consumption issued within Census Tract No. 1902. The State Department of Alcoholic Beverage Control has allotted approximately six on-site and four off-site licenses to this tract. The tract is therefore over concentrated. Over-concentration can be undue when the addition of a license will negatively impact a neighborhood. Over-concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. Although the census tract is numerically over-concentrated, the project will not adversely affect community welfare because the restaurant replaces a previous restaurant that closed last year.

Statistics from the Los Angeles Police Department reveal that in the subject Crime Reporting District No. 636 which has jurisdiction over the subject property, a total of 396 Part I crimes and 902 Part II crimes were reported in 2007, compared to the citywide average of 256 crimes for the same period. The above figures indicate that the restaurant is located within a high crime reporting district. Arrests for each calendar year may reflect crimes reported in previous years. The applicant has volunteered numerous conditions related to the service of alcohol that will further reduce any potential crime issues.

7. 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 subject property is zoned for commercial uses and the Hollywood Community Plan designates it as a Regional Center commercial. The following sensitive uses are located within a 1,000-foot radius of the project site:

- Church of Scientology
6331 W. Hollywood Boulevard

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- Hollywood Education Literacy Project
6336 W. Hollywood Boulevard
- The Oasis & Zion (Kids Club)
1725-1727 N. Ivar Avenue
- Saint Stephen Episcopal Church and Pre-School
6128 Yucca Street
- Hollywood Branch Library
1623 N. Ivar Avenue
- Hollywood Pal
6411 W. Hollywood Boulevard

The applicant worked with LAPD Vice Unit and the Neighborhood Council to mitigate their concerns about the operation of the proposed project. The surrounding neighborhood has been and continues to be a commercial neighborhood with a mixture of retail, restaurant, and entertainment outlets. The applicant understands the character of the neighborhood and is committed to help preserve such character through responsible service of a full line of alcohol in conjunction with the operation of the restaurant. The restaurant is self-contained use that will not interfere with sensitive uses in the area. A restaurant has previously been located at this site and is not the introduction of a new use to the site.

ADDITIONAL MANDATORY FINDINGS

8. 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.
9. On August 5, 2009, the Department of City Planning issued Negative Declaration No. ENV-2009-1495-ND. This Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided and no mitigation measures are necessary. I hereby adopt that action. The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

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I concur with the report prepared by Jim Tokunaga, Planning Staff for the Office of Zoning Administration, on this application and approve same.

Jim Tokunaga
Senior City Planner
(213) 978-1309

Maya E. Zaitzevsky

MAYA E. ZAITZEVSKY
Associate Zoning Administrator

MEZ:JT;jjq


cc: Councilmember Eric Garcetti
Thirteenth District
Adjacent Property Owners

ESTRADA AND ASSOCIATES


PERJURY STATEMENT

I hereby certify to the best of my knowledge the attached radius map correctly depicts the required data obtained from record of the Office of the City Engineer, City Clerk and / or City Planning Department of the City of Los Angeles and, where appropriate, the State division of highways.

I further hereby certify that to the best of my knowledge and under the penalty of perjury, the attached ownership list correctly shows the latest names and addressed on the City Clerk's record as of the following date: 4/5/17 in certain Circumstances, such as in annexation proceedings, where there may be no city Clerk's records, the records of the County Assessor's Office may be accepted by the Planning Commission.

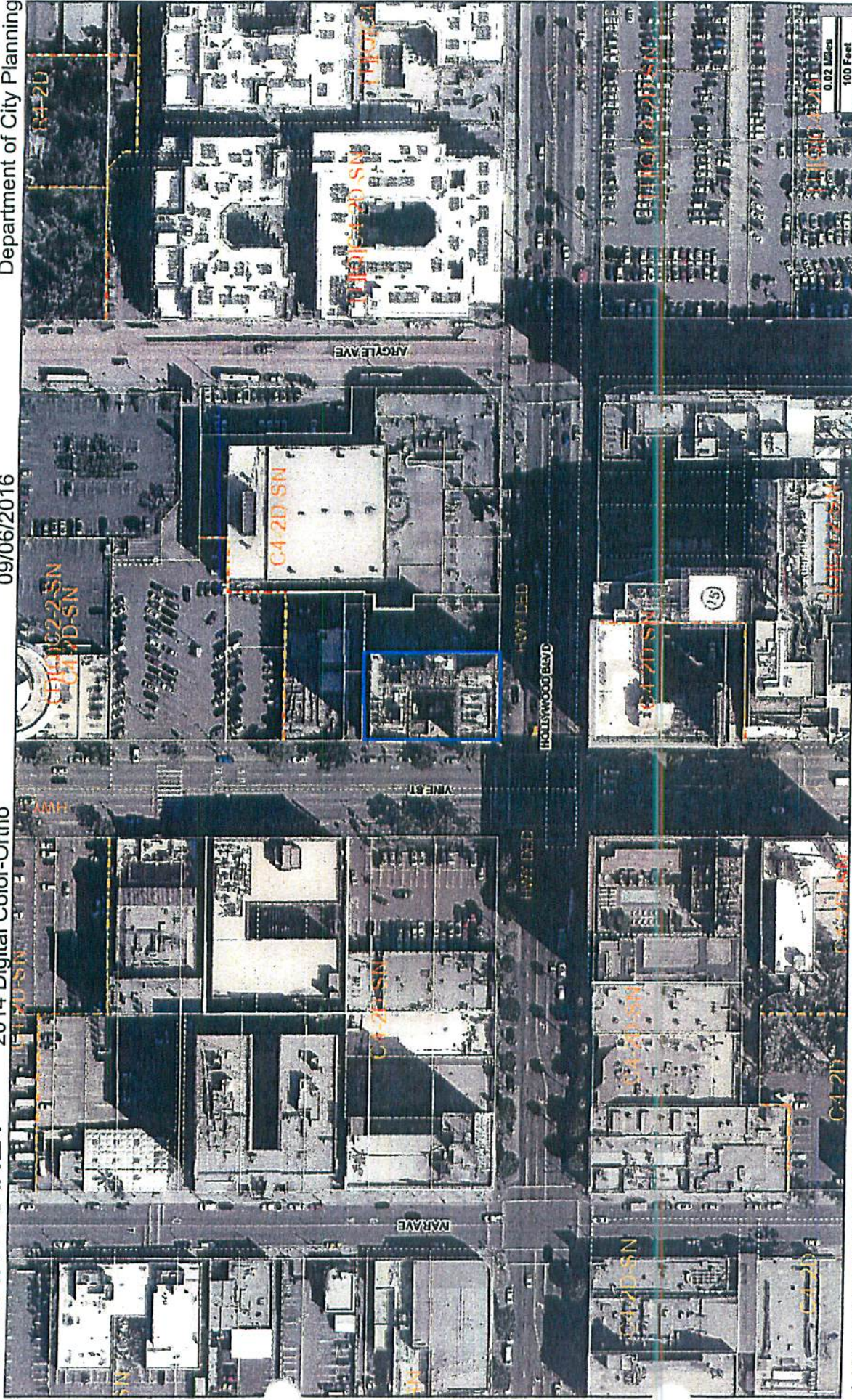

(Signature)

I hereby certify that the best of my knowledge and under the penalty of perjury, the attached occupants list indicates addresses of the required occupants that fall within the radius as of the following date: 4-5-17


(Signature)

The Department shall not accept the application, maps and ownership list which bear a date of more than 90 days prior to the date the application is accepted for EIR process.

The applicant may be required to update the radius map ownership list prior to filing the application for action by the planning Commission or Zoning Administrator.

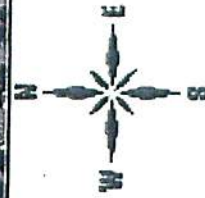


Address: 6263 W HOLLYWOOD BLVD
 APN: 5546030BRK
 PIN #: 148-5A189 343

Tract: TR 060544-C
 Block: None
 Lot: LT 1
 Arb: None

Zoning: C4-2D-SN

General Plan: Regional Center Commercial



Radius map

Atvhp apr labels

BTC

3 Set of copies w/ envelopes
postage