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**HOLLYWOOD UNITED
NEIGHBORHOOD COUNCIL**
Certified Council #52,
P.O. Box 3272 Los Angeles, CA 90078

February 1, 2017

**To: City of Los Angeles
Department of City Planning**

**Re: 6363 Hollywood Blvd.
Case No. ZA-2009-1494 (CUB)**

The Hollywood United Neighborhood Council's (HUNC) full Board met on November 14, 2016 and approved the following Action(s) that were requested but with Modifications:

Action(s) that were Requested:

Plan approval to delete Conditions 9, 11, 12, 16, 17, 18, 19, 23, 24, 25 and 31 imposed by Case No. ZA-2009-1494 (CUB) approved September 10, 2009 related to the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 8,015 sq. ft. restaurant with 302 seats and proposed hours of operation from 8:00am to 2:00am Mon-Sat (Originally approved for 11:00am-2:00am daily and proposed live entertainment).

Action(s) that were Approved by HUNC with Modifications:

- **APPROVED:** Motion to approve the hours change.
- **APPROVED WITH MODIFICATION:** Motion to approve condition 9 for 9 events per year for UFC only events.
- **DENIED:** Motion to delete conditions 11, 16, 17, 18, 19, 23, 24, 25.
- **APPROVED:** Motion to modify condition 31 to secure offsite parking as the 1500 N. Vine Street lot will no longer be in service.

**Thank you for your consideration,
Sincerely yours,**

Jim Van Dusen*
Chair, Planning and Land Use Committee

Susan Swan*
President

***signed electronically**

on Schedule or Nov. 3
ZIMAS



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

ZA-2009-1494-CUB-PA1

Env. Case Number

ENV-2014-3411-CE

Application Type

Plan Approval

Case Filed With (Print Name)

Michelle Carter

Date Filed

9/9/16

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 101C

Legal Description² (Lot, Block, Tract) LOT 1, TRACT 60544

Assessor Parcel Number 5546030036 Total Lot Area 11,700

2. PROJECT DESCRIPTION

Present Use RESTAURANT

Proposed Use RESTAURANT

Project Name (if applicable) 33 TAPS

Describe in detail the characteristics, scope and/or operation of the proposed project Plan Approval to delete conditions

9, 11, 12, 16, 17, 18, 19, 23, 24, 25 and 31 imposed by Case No. ZA-2009-1494 (CUB) approved on September 10, 2009 related to the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 8,015 sq. ft restaurant with 300 seats and proposed hours of operation from 8:00am- to 2:00am Mon - Sat. (Originally approved for 11:00am-2:00am daily) and proposed live entertainment)

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

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

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

Housing Component Information

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

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

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

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

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

Request: Plan Approval to delete conditions 9, 11, 12, 16, 17, 18, 19, 23, 24, 26 and 31 imposed by Case No. ZA-2009-1494 (CUB) approved on September 10, 2009 related to the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 8,015 sq. ft restaurant with 200 seats and proposed hours of operation from 8:00am- to 2:00am Mon - Sat. (Originally approved for 11:00am-2:00am daily) and proposed live entertainment)

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

Request: _____

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-2009-1494-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. ZA 2009-1494 (CUB)

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 LLC

Company/Firm ~~By Dison & Walter, LLC~~ Culinary Lab.

Address: 8033 SUNSET BLVD 10. 42. Century Dr. Unit/Space Number 877

City Los Angeles State Ca Zip Code: 90046 ~~90028~~ 90028

Telephone ~~(424) 284-2580~~ 424-202-1554 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) Meco Properties

Address 8033 Sunset Blvd Unit/Space Number 877

City Los Angeles State CA Zip Code: 90046

Telephone 424-284-2580 E-mail: _____

Agent/Representative name ALLIE KO

Company/Firm CULINARY LAB

Address: 10 W. CENTURY BLVD Dr Unit/Space Number _____

City LOS ANGELES State CA Zip: 90028

Telephone 424-202-1554 E-mail: ALLIE@CULINARYLAB.COM

CULINARY LAB. 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 (select only one) ☐ Owner ☐ Applicant ☒ 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).

MICHAEL LOGRANDE
CITY ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

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

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

**DEPARTMENT OF
CITY PLANNING**
S. GAIL GOLDBERG, AICP
DIRECTOR

**OFFICE OF
ZONING ADMINISTRATION**
300 N. Spring Street, 7th Floor
LOS ANGELES, CA 90012
(213) 978-1318
FAX: (213) 978-1334
www.lacity.org/PLN

September 10, 2009

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

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

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

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

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

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

upon the following additional terms and conditions:

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

4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.
6. Indemnification. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
8. Sales, services, and consumption of a full-line of alcoholic beverages shall be permitted only between the hours of 11:00 a.m. to 2:00 a.m. 7 days a week. There shall be no business operations between the hours of 2:00 a.m. and 11:00 a.m. including but not limited to private events and promotional events. (Applicant-Volunteered)
9. Petitioners shall not require an admission charge or cover charge, nor shall there be a requirement to purchase a minimum number of drinks. (Applicant-Volunteered) *to show*
- ✓ 10. The subject alcoholic beverage license shall not be exchanged for a public premises type license. (Applicant-Volunteered)
- ✓ 11. There shall be no service, sales or possession of an alcoholic beverage in any patio, or on any sidewalk area. (Applicant-Volunteered) *no patio side walk no*
- ✓ 12. No ~~fixed or~~ portable bar(s) shall be permitted at the location. A waitress or waiter for table service only shall conduct any alcoholic beverage service. (Applicant-Volunteered)
13. The premises shall be maintained as a bona fide eating place (restaurant) with an operation kitchen and shall provide a menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during normal operating hours. (Applicant-Volunteered)
14. No pay phone will be maintained on the exterior of the premises.

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

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

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

All terms and Conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried

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

<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

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.

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:

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.

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.

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

- 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.

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