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Decision Date: February 7, 2025

Appeal Period Ends: February 24, 2025

Cinemark USA Inc. (A)  
c/o Shutts & Bowen LLP  
200 South Biscayne Boulevard, Unit #4100  
Miami, FL 33131

Syufy Enterprises (O)  
150 Pelican Way  
San Rafael, CA 94901

Steve Rawlings (R)  
Rawlings Consulting  
26023 Jefferson Avenue, Unit #D  
Murrieta, CA 92562

CASE NO. ZA-2024-6564-CUB  
CONDITIONAL USE  
12827 West Victory Boulevard (12831,  
12827, 12827 ½, 12825, 12823 West  
Victory Boulevard)  
North Hollywood – Valley Village  
Community Plan  
Zone : [Q]C1-1VL  
C.D. : 2 – Nazarian  
D.M. : 180B1611043  
CEQA: ENV-2024-6565-CE  
Legal Description: Tract 15087; Lots 11 –  
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Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1, I hereby APPROVE:

a Class 2 Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing movie theater in the [Q]C1-1VL 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 and floor 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 Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.
7. Authorized herein is the sale and dispensing of beer and wine for on-site consumption, in conjunction with a 48,172 square-foot movie theater from the effective date of this grant. The grant shall be subject to the following limitations:
  - a. The hours of operation for the movie theater and mezzanine shall be limited to 11:00 a.m. to 1:00 a.m., daily.
  - b. Interior seating shall be limited to a maximum of 935 seats for the 8-auditorium movie theater space. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.

8. No after-hours use is permitted, except routine clean-up. This includes, but is not limited to, private or promotional events, special events, excluding any activities which are issued film permits by the City.
9. The establishment shall be maintained as a bona fide movie theater and shall provide a menu containing an assortment of foods normally offered in movie theaters. Food service shall be available at all times during operating hours. The establishment shall provide seating and dispense food and refreshments primarily for consumption on the premises and not solely for the purpose of food takeout or delivery.
10. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
11. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
12. **Private Events.** Any use of the movie theater for private events, including corporate events, birthday parties, anniversary parties, weddings or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.
13. Parking shall be provided in compliance with the code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
14. **Good Neighbor Program.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
  - a. Entry, visible to pedestrians
  - b. Customer service desk, front desk or near the reception area.

Complaints shall be responded to within 24 hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.

15. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees

completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.

16. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under their control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
17. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
18. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.
19. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, or the Department of Building and Safety. The on-site Manager and employees shall be knowledgeable of the conditions herein.
20. The applicant shall be responsible for maintaining free of debris or litter the area adjacent to the premises over which they have control, including the sidewalk in front of the establishment.
21. Pool tables shall not be permitted. Video games as shown on stamped plans "Exhibit A" are permitted. Official California State lottery games and machines are allowed.
22. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
23. Any music, sound or noise which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance) and shall not be audible beyond the subject premises. At any time during the term of the grant a City inspector may visit the site during operating hours to measure the noise levels using a calibrated decibel/sound level meter. If, upon inspection, it is found that the noise level exceeds those allowed by the Citywide Noise Ordinance, the owner/operator will be notified and will be required to modify or, eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.



24. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
25. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.
26. There shall be no karaoke, disc jockey, topless entertainment, male or female performers or fashion shows.
27. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.

#### **ADMINISTRATIVE CONDITIONS**

28. **Expedited Processing Section.** 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.
29. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 19.01-E, 3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.
  - a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
  - b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
30. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of his/her new operation of the

establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.

31. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

32. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice

or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

### **OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES**

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 three 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.

### **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 upon you to 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 \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

**NOTICE**

The applicant is further advised that subsequent contact regarding this determination must be with the staff assigned to this 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, and the statements made at the public hearing on February 4, 2025 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 approval under the provisions of Sections 12.24 W.1 have been established by the following facts:

**BACKGROUND**

The project site is comprised of four lots encompassing a total of 23,624 square feet in the Valley Glen neighborhood. The project site fronts West Victory Boulevard to the south, commercial uses to the east and west, and parking uses to the north. The project site contains a frontage of 135 feet along West Victory Boulevard with a depth of approximately 175 feet. The site is developed with an existing two-story movie theater comprised of eight (8) auditoriums seating a maximum of 935 patrons, concessions, and arcade lounge. Four (4) auditoriums will be located at the lower level and three (3) auditoriums will be located at the upper level. The main entrance into the movie theater building will be located at the northern rear of the project site, adjacent to a shared commercial parking lot. Pedestrian access will not be permitted along the West Victory Boulevard Street frontage. The shared parking lot will provide a total of 698 parking spaces for the movie theater and adjacent commercial uses.



The property is zoned [Q]C1-1VL with a land use designation of Neighborhood Office Commercial within the North Hollywood – Valley Village Community Plan. The subject project is also located within an Urban Agriculture Incentive Zone, Liquefaction Zone, and is within 5.81 kilometers from the Verdugo Fault.

The instant Conditional Use request involves the sale of beer and wine for on-site consumption in conjunction with an existing movie theater (Cinemark Century North Hollywood). The project features a 48,172 square-foot movie theater encompassing eight (8) auditoriums with a total of 935 theater seats. Alcohol sales would be limited to the concession area on the first floor and consumption would be limited within the movie theater premises, including the common areas and auditoriums. Alcohol consumption will not be permitted in the restrooms and arcade area excluded). Movie theater hours will be from 11:00 a.m. to 1:00 a.m., daily.

### **SURROUNDING PROPERTIES**

Properties surrounding the project site are developed with commercial and parking uses and are zoned [Q]C1-1VL and [Q]P-1VL. Further north, east and south of the project site are single- and multi-family residential uses in the R1-1 and R3-1 Zones.

Properties located north of the project site are zoned [Q]C1-1VL, R1-1, and [Q]P-1VL and are developed with uncovered and covered parking lots, commercial businesses, healthcare and wellness centers, and single-family homes. Properties located east and south of the project site across Goodland Avenue and Victory Boulevard to the east and south, respectively, are zoned [Q]C1-1VL and R1-1 and are developed with commercial businesses and healthcare and wellness centers. Properties located west of the project site are zoned [Q]C1-1VL and [Q]C1.5-1VL and are developed with commercial businesses, healthcare and wellness centers, a chapel, and school. The property north of the project site is a parking lot which includes surface and covered parking in the [Q]P1-1VL Zone.

### **STREETS AND PUBLIC TRANSIT**

West Victory Boulevard, adjoining the subject property to the south, is a designated Boulevard II, dedicated to a Right-of-Way width of 110 feet and a Roadway width of 80 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

North Coldwater Canyon Boulevard, adjoining the subject property to the west, is a designated Avenue II, dedicated to a Right-of-Way width of 86 feet and a Roadway width of 56 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

North Goodland Avenue, adjoining the subject property to the east, is a designated Local Street - Standard, dedicated to a Right-of-Way width of 60 feet and a Roadway width of 36 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

The project site is located approximately 300 feet east of the intersection of West Victory Boulevard and North Coldwater Canyon Avenue which contains bus stops for Metro Local Lines 164 and 167. Metro Local Line 164 provides east-west travel between West Hills and Burbank. Metro Local Line 218 provides east-south travel between Chatsworth and Studio City.

**Cases on Surrounding Properties:**

Staff utilized a 600-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages filed after 2014:

Case No. ZA-2018-3221-CUB – On November 2, 2018, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing beer and wine for on-site consumption in conjunction with an existing 1,650 square-foot restaurant with an approximately 110 square-foot sidewalk dining area in the [Q]C1.5-1VL Zone. The restaurant provides 43 indoor seats and 6 exterior seats. The hours of operation shall be limited to 8:00 a.m. to 2:00 a.m., daily. Live entertainment shall be limited to non-amplified, acoustical instruments and a maximum of four musicians, and shall be limited to the interior of the premises with hours being 8:00 a.m. to 12:00 a.m., Sunday through Wednesday and 8:00 a.m. to 1:00 a.m., Thursday through Saturday.

**PUBLIC CORRESPONDENCE**

On November 23, 2024, the Los Angeles Police Department, North Hollywood Area Vice Unit, submitted a letter to the Office of Zoning Administration stating that they would not be opposed to the subject Conditional Use Permit with suggested conditions.

**PUBLIC HEARING**

A public hearing was held before the Associate Zoning Administrator on February 4, 2025 at 9:30 a.m. The hearing was held telephonically and via Zoom. The hearing was attended by the applicant's representative, Steve Rawlings, and a representative from Cinemark Theaters, Matt Dunne. Two people from the public were in attendance.

Steve Rawlings presented a presentation and stated the following statements:

- Cinemark Theaters is the applicant. They've been operating this theater since possibly the early 90s.
- The theaters have gone through a number of remodels.
- Cinemark is one of the largest theater operators in the country. They, along with many of the other large movie theater chains, have been trying to enhance the moviegoer experience.
- There is competition from Netflix. Also, many have really nice TV's at their homes. The theaters are trying to enhance the experience through the reclining leather seats, the leather reclining seats, which actually caused a great reduction in the number of seats this theater used to have. Cinemark used to have 1,000 seats, and now they are under that amount since they take up a lot of space. They are expensive to install.
- They have enhanced their food menus, and have been offering alcoholic beverages. This has been happening throughout California for over 10 years. there. Alcohol service started around 2012 ,and most of the theaters, at least that I know of, have some sort of alcohol service there.
- Cinemark has 192 theaters throughout the country that do serve alcohol. They have

- a lot of experience with alcohol.
- All other movie theater chains have been adding this amenity, including AMC, Cinemark, Edwards, and Regal.
  - These are the locations that Cinemark has alcohol service and there are two others in the City of Los Angeles. One is over at the Howard Hughes Center.
  - Matt and his team have developed good protocol on procedures. Again, this is a very large corporation, so they have layers of management and they have developed policies and procedures throughout the country and go through great lengths to implement those and make sure that their employees are following those.
  - Everything starts with an ID. At the point of sale, IDs are scanned, which is an LAPD requirement. If somebody comes back, Cinemark will know when the last purchase was made.
  - The do card everyone.
  - There is a staff member that goes into every movie theater at least every 20 to 30 minutes, and walk down to the front of the auditorium to observe if people are acting appropriately.
  - Different cups are used for alcohol, so employees will know if there are beers or wine that are being consumed. No glass or glass bottles are used.
  - Matt has been training their staff to make sure that they're following all the rules and regulations.
  - In terms of community outreach, we have met with the Greater Valley Glen Neighborhood Council board meetings. The first meeting was on November 4, 2024, then on December 4, 2024. We were going to attend another on February 4 last night but they didn't have quorum.
  - The meetings included discussion of trees removed a few years ago, concern of area landscaping, security at the parking lot, and internal staffing by Cinemark.
  - At the busiest times, there are 25 employees. Those who handle alcohol will be over 21 years of age and they are well trained.
  - The aerial photo shows the site and location of Cinemark. These properties are all owned by different groups, and the parking structure is owned by an association of all of the property owners.
  - The association deals with the maintenance of the area. A management company is used for this.
  - Cinemark has paid a large amount to the association to address deferred maintenance of the structure and just of the property in general, and they want to enhance its attractiveness. They want their parking lot to be safe and attractive to get people in the door.
  - Here in terms of, you know, staffing, as I mentioned, they have a large number of staff members, but they also have designated security guards. There security present during certain times of the day and evening, including two at the parking structure on Fridays through Sundays.
  - There is also a security service that comes to the property to make sure the gates are locked and nobody is hanging around the parking structure.
  - (Dunne) We're committed to giving the customers in this area the best experience that we can. Obviously investing quite a bit of money in the in the previous few years in this location to try to modernize and give the customers the best experience that we can and be the best business for the neighborhood that we can.

During the public comment portion of the public hearing, one person provided testimony.

- The caller stated her preference to having some movie theaters without alcohol. She isn't sure if this location is the best neighborhood enhancement that can be made. She sees possible increases in problems, especially holding special events. She would like to have a theater with no alcohol so people under 20 years of age can go. She is worried of about this theater transitioning to full cocktails. She noted the application stated 11 am serving hours. The application stated 10 a.m. There are other locations nearby that do serve alcohol with the movie, so she objects.

No members of the public provided testimony during the hearing.

The Zoning Administrator closed the public hearing and indicated that findings can be made in the affirmative after review of the administrative record and intends to conditionally grant approval of the case.

**CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES**

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- No "Happy Hour" type of reduced-price alcoholic beverage or "2 for 1" promotion shall be allowed at any time. Discounted food promotions are encouraged.
- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- The sale of alcoholic beverages for consumption off the premises is prohibited.
- Fortified wine (greater than 16% alcohol) shall not be sold.
- There shall be no cocktail lounge.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.



- The off-site sale of alcoholic beverages as a secondary use (i.e., "take out") is not permitted.
- There shall be no service, sales or consumption of any alcoholic beverage on the outdoor public walkway area; however alcohol consumption is allowed in the outdoor patio.
- The single unit sales of malt liquors and/or malt based products shall be prohibited.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.
- Alcohol sales shall not begin earlier than 11 a.m., daily.
- There shall be no portable bars.

### **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 W of the Los Angeles Municipal Code. In order for the sale and dispensing of beer and wine for on-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

### **CONDITIONAL USE FINDINGS**

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

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The project will occupy an existing two-story movie theater structure located along West Victory Boulevard in the Valley Glen neighborhood. Surrounding the project site are a variety of low-rise commercial, residential, and parking uses. The project involves the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing movie theater comprised of eight (8) theater auditoriums.

The Conditional Use allows the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 48,172 square-foot movie theater. The theater will operate from 11:00 a.m. to 1:00 a.m., daily. The movie theater offers a total of 935 seats within their eight auditoriums. The auditoriums and theater seats will be located on the lower and upper floor levels. The sale and dispensing of alcoholic beverages will be restricted within the movie theater premises in the common areas, and will be from one point of sale area at the concession stands.

The instant Conditional Use grant will provide a convenient and beneficial service to the community as it will promote commercial vibrancy and economic vitality within the

region. Alcohol sales and service will be ancillary to the movie theater use, providing supplemental sales revenue for the movie theater. The movie theater will offer snacks for purchase at the concession area, and alcoholic beverages sold at movie theaters are becoming a popular item for patrons to enjoy while watching a movie. This enables the subject movie theater to be competitive with other movie venues offering a similar service, and provides a convenience for patrons to purchase alcohol to enjoy with the foods purchased, while watching a movie.

A variety of commercial uses are an intrinsic part of the service amenities necessary for the conservation, development, and success of a vibrant neighborhood. The sale and dispensing of beer and wine will help augment the desirability of an existing movie theater, thereby supporting the vibrancy and longevity of the existing shopping center, commercial area, and the surrounding neighborhood. In addition, the grant to allow the alcohol service has been well conditioned to ensure that that use will not adversely impact neighboring residential uses. As such, the project will enhance the built environment in the surrounding neighborhood and will provide a service that is beneficial to the community, city and region.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The project site is comprised of four lots encompassing a total of 23,628 square feet in the Valley Glen neighborhood. The project site fronts West Victory Boulevard to the south, retail and community health and wellness centers uses to the east and west, and automobile parking spaces to the north. In addition, the project site features a frontage of approximately 155 feet along West Victory Boulevard and a depth of 155 feet. The site is developed with an existing movie theater structure with movie auditoriums and concession areas on the lower level, first, and second floors.

Properties surrounding the project site to the north, east, and west are located in the City of Los Angeles and are zoned [Q]C1-1VL, [Q]C1.5-1VL, R3-1, R1-1, and [Q]P-1VL. These properties are developed with commercial, parking, and residential uses.

Properties located north of the project site are zoned [Q]C1-1VL, R1-1, and [Q]P-1VL and are developed with surface and enclosed parking lots, commercial businesses, healthcare and wellness centers, and single-family homes. Properties located east and south of the project site across Goodland Avenue and Victory Boulevard to the east and south, respectively, are zoned [Q]C1-1VL and R1-1 and are developed with commercial businesses and healthcare and wellness centers. Properties located west of the project site are zoned [Q]C1-1VL and [Q]C1.5-1VL and are developed with commercial businesses, healthcare and wellness centers, a chapel, and school.

The Conditional Use allows for the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing movie theater comprised of eight theater auditoriums and 935 seats. The sale of alcohol will take place at the concessions area on the first floor and the consumption of alcohol will be permitted in the common

areas and auditoriums on the lower- and second-floor levels. The movie theater will operate from 11:00 a.m. to 1:00 a.m., daily.

More specifically, according to the applicant, patrons who wish to purchase alcohol will line up at a designated line where alcohol will be sold and dispensed. Patrons will not be able to purchase alcohol from all of the concession lines. Patrons will be carded, and will purchase alcohol dispensed in a special plastic cup. No glass cups or glass bottles will be used. Cinemark will utilize a system that tracks the subject person's alcohol purchase. In addition, Cinemark staff will walk through the theaters to monitor patron activity. Cinemark will staff personnel as well as security guards throughout the premises. Alcohol will be prohibited in the arcade portion of the theater.

The incidental sale of alcohol will be ancillary to the movie theater use of the site. Alcohol sales will promote the commercial character and vitality of the site as it will provide supplemental sales revenue and offer patrons a complementary service that will enhance their entertainment experience. Alcohol sales and consumption in conjunction with the movie theater operations will take place entirely within the theater premises and therefore will not spillover to the adjacent commercial and parking uses, and Victory Boulevard.

Furthermore, the Zoning Administrator has imposed numerous conditions to prevent adverse impacts and integrate the use into the neighborhood. Conditions address the mode and character remaining a restaurant, responsible management, addressing of nuisance, and surveillance and training. In addition, the Alcoholic Beverage Control will impose their own set of conditions, which the applicant will also be subject to. Therefore, 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 of the community.

3. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The General Plan serves as a blueprint for future growth and development of the City. The twelve elements of the General Plan establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject site is located within the North Hollywood - Community Plan Area and designates the land use as Neighborhood Office Commercial with the corresponding zones CR, C1, C1.5, RAS3, RAS4, and P. The Project is subject to the [Q] Permanent Qualified Classification (Ordinance No. 174,075) which regulates uses, signs, fences/walls, and building conditions. These regulations do not apply to the proposed project.

The subject site is zoned [Q]C1-1VL and is thus in conformance with the land use designation. One of the goals of the Plan is to improve the function, design and economic vitality of the community's commercial corridors. The instant request to permit the sale of beer and wine at the existing movie theater addresses this by promoting commercial activity along Victory Boulevard and providing convenient and complementary service that will enhance the movie theater experience. The addition of alcohol service will contribute to supplemental sales revenue, as it would for other dining and market establishments in the vicinity which also hold alcohol licenses. The project is consistent with the following goals and objectives of the Community Plan:

- **Objective 4:** *To promote economic well being and public convenience through:*
  - **Objective 4a:** *Allocating and distributing commercial lands for retail, service and office facilities, with adequate off-street parking in quantities and patterns based on accepted planning principles and standards; retaining viable commercial frontages with provision for concentrated development and redesigning underutilized strip commercial zoning to more appropriate uses; and improving the appearance of commercial buildings along the major arteries.*

The project supports the Community Plan's Objectives and Policies by providing a desirable and beneficial service to the community. The ancillary sale and dispensing of alcohol for on-site consumption supports the movie theater, which will contribute to the economic vitality and commercial character of the Valley Glen community, particularly along Victory Boulevard. The movie theater offers automobile parking at the rear of the site which is shared with the other commercial tenants on the block. The required findings in support have been made and the operation has been imposed with conditions of approval to minimize potential impacts on the surrounding neighborhood. Therefore, the project conforms to the purpose, intent, and provisions of the General Plan and the North Hollywood – Valley Village Community Plan.

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

Approval of the Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption on the project site will not adversely affect the welfare of the community. Alcohol sales will be limited to the concession area located on the first-floor level of the movie theater complex. Alcohol consumption shall only be permitted within the premises in the theater's common areas and eight auditoriums with the exception of the restroom and arcade areas. Additionally, the project will not physically alter the subject building's location, size, or height. The movie theater will not feature any form of live entertainment. Operational conditions imposed on the project will help to ensure that the ancillary alcohol service in conjunction with the movie theater use will not adversely affect the neighborhood, including surrounding residences and businesses.



Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring responsible management and deterrents against loitering. Employees will undergo training on the sale of alcoholic beverages, including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program or the Department of Alcoholic Beverage Control's Licensee Education on Alcohol and Drugs (LEAD) Program. In addition, the Alcoholic Beverage Control will impose their own set of conditions, which the applicant will also be subject to.

Furthermore, the Zoning Administrator has imposed numerous conditions to integrate the use into the community as well as protect community members from adverse potential impacts. Additional conditions have been included to ensure the operation provides adequate security measures, includes a surveillance system, and adequate lighting, adherence to the City's Noise Ordinance, and responsible management practices. Both the Conditions of Approval and the requirements of the California Department of Alcoholic Beverage Control are intended to protect the public health, welfare and safety of the community. Therefore, as conditioned herein, the sale and dispensing of beer and wine for on-site consumption in conjunction with the existing movie theater will not adversely affect the welfare of the pertinent community.

5. **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 California Department of Alcoholic Beverage Control (ABC) licensing criteria, four (4) on-sale and two (2) off-sale are allocated to the subject census tract (Census Tract 1237). Currently there are 5 alcohol licenses held by 3 establishments in the census tract.

- (1) Type 77: Event Permit
- (1) Type 68: Portable Bar License
- (1) Type 58: Caterer's Permit
- (2) Type 21: Off-Sale General

Within 1,000 feet of the subject site, there are nine (9) alcohol-selling establishments. These establishments hold a total of 12 active ABC licenses which include the Types listed above.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. 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. The number of active on-site ABC licenses within the census tract where the subject site is located, exceeds ABC guidelines. However, the project will not adversely affect the community welfare because the movie theater is an existing use and is a desirable use in an area designated for commercial uses. The subject site is designated for Neighborhood Office Commercial along Victory Boulevard, a major commercial thoroughfare. The site is supported by a significant employee population, and visitors in addition to the resident population base in the area, accounting for a demand for ABC licenses beyond the allocated number. The project is located in an area with multiple alcohol licenses approved for restaurants and markets. Similar to many alcohol-selling establishments in the vicinity, the project will enhance the dining and entertainment experiences offered to patrons and will promote commercial vibrancy and enjoyment. The proposed sale and dispensing of alcoholic beverages for on-site consumption at the movie theater will be ancillary to theater ticket sales, allowing patrons the opportunity to enjoy an alcoholic beverage while visiting the theater and watching a film at one of the eight (8) movie theater auditoriums. Alcohol service would contribute to additional sales for the movie theater and contribute to the project's economic prosperity. As such, the proposed sale of beer and wine for on-site consumption will not contribute an undue concentration of alcohol licenses as it will provide a beneficial service to the surrounding community.

According to statistics provided by the Los Angeles Police Department's West Los Angeles Division Vice Unit, within Crime Reporting District No. 1523, which has jurisdiction over the subject property, a total of 127 crimes and arrests were reported in 2023 (98 Part I - Crimes and 29 Part II - Arrests), compared to the total area average of 162 offenses, and a High Crime Reporting District of 194 offenses, for the same reporting period. Part II Crimes reported include, Narcotics (1), Liquor Laws (0), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (0), Gambling (0), DUI related (24), Moving Traffic Violations (1), Miscellaneous Other Violations (1) and other offenses (0). Of the 127 total crimes and arrests reported for the Reporting District, 24 arrests were made for driving under the influence. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years. The above statistics indicate that the crime rate in the reporting district where the subject site is located is higher than the citywide average, however, no evidence was submitted for the record establishing any link between the subject site and the area's crime rate. The statistics cover an entire district and do not pertain particularly to the subject site. No complaints were submitted for the record concerning any criminal or nuisance activity associated with the subject site.

Furthermore, the sale of alcoholic beverages will be closely regulated to prevent sales to minors. The conditions of the grant address noise, security, loitering and maintenance to deter any nuisance activity on or adjacent to the site. The conditions of the grant require STAR/LEAD/RBS training for employees, adequate site maintenance, installation of surveillance cameras, and the maintenance of age verification devices. These conditions will deter or prevent nuisance or criminal activity such as loitering or public drinking and will improve public safety. Therefore, as conditioned, the use is not expected to contribute to the area's crime rate and will not result in an undue concentration of establishments providing alcoholic beverages.

6. **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 project site is zoned for commercial uses and will continue to be utilized as such with the continued operation of an existing movie theater. The following sensitive uses were observed within a 1,000-foot radius of the site:

- Residential uses
- Summit View School, 6455 North Coldwater Canyon Avenue
- Small World Children Preschool, 6503 North Coldwater Canyon Avenue
- St. Jane Frances de Chantal Catholic Church, 13001 West Victory Boulevard

No letters, emails or telephone calls were received from any members of the public indicating there would be a negative impact to these sensitive uses. One person from the public hearing stated concerns of potential impact for the area. Consideration has been given to the distance of the subject establishment from the above-referenced sensitive use. The grant has been well-conditioned, which should protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will continue to contribute to the Valley Glen neighborhood and will continue to serve the neighboring residents, local employees, and visitors. Therefore, as conditioned, the project will not detrimentally affect residentially-zoned properties or any other sensitive uses in the area.

## **FLOOD HAZARD FINDING**

7. 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 outside a flood zone.

## **APPEAL PERIOD - EFFECTIVE DATE**

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal



the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

**Online Application System (OAS):** The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

**Drop off at DSC.** Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC  
(213) 482-7077  
201 N. Figueroa Street  
Los Angeles, CA 90012  
[planning.figcounter@lacity.org](mailto:planning.figcounter@lacity.org)

Van Nuys DSC  
(818) 374-5050  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401  
[planning.mbc2@lacity.org](mailto:planning.mbc2@lacity.org)

West Los Angeles DSC  
(CURRENTLY CLOSED)  
(310) 231-2901  
1828 Sawtelle Boulevard  
West Los Angeles, CA 90025  
[planning.westla@lacity.org](mailto:planning.westla@lacity.org)

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal ([appointments.lacity.org](http://appointments.lacity.org)). The applicant is further advised to notify any consultant representing you of this requirement as well.





QR Code to  
Online Appeal  
Filing



QR Code to Forms for In-  
Person Appeal Filing



QR Code to BuildLA Appointment  
Portal for Condition Clearance

Inquiries regarding this matter shall be directed to David Woon, Planning Staff for the Department of City Planning at (213) 978-1368.



HENRY CHU  
Associate Zoning Administrator

HC:EA:DW:nm

cc: Councilmember Adrin Nazarian  
Second Council District  
Adjoining Property Owners

COLDWATER CANYON AVE

HAMLIN STREET

ALLEY

GOODLAND AVE

ALLEY

VICTORY BLVD

EXISTING BUILDING FOOTPRINT  
(NO CHANGE)

EXISTING PARKING LOT  
(NO CHANGE)

EXISTING UPPER PARKING DECK  
(NO CHANGE)

PARKING COUNT (EXISTING)			
	GRADE LEVEL	DECK LEVEL	TOTAL
STANDARD	274	203	477
COMPACT	179	31	210
HANDICAPPED	11	-	11
TOTAL	464	234	698

\*\* EXISTING PARKING NO CHANGE \*\*

**SITE LEGEND**

PROPERTY LINE  
EXISTING BUILDING FOOTPRINT

Assessors Parcel #: 2325-032-012  
Zoning: [Q]C1-1VL  
Lot Area: 22,628 Sq. Ft.

**Floor Area:**

Lower Level: 19,209 SF  
Street Level: 7,163 SF  
Upper Level: 21,800 SF  
Total Floor Area: 48,172 SF  
Occupancy Group: A-2.1  
Type of Construction: II - 1 HR  
Fully Automatic Fire Sprinklered

**Legal Description:**

Tract: TR 15087  
Map Reference: M B 337-9/11  
Block: None  
Lot: 13

**EXHIBIT "A"**  
Page No. 1 of 4  
Case No. ZA-2024-6564-CVB

**ZA2024-6564-CVB**

**1 SITE PLAN**  
1/32" = 1'-0"

the design COLLECTIVE

1888

SEAL OF THE CITY OF LOS ANGELES

PROJECT TITLE: 15087

**CINEMARK NORTH HOLLYWOOD - RECLINER**  
12827 VICTORY BLVD, NORTH HOLLYWOOD, CA

CLIENT NAME:  
**CINEMARK**  
3800 DALLAS PARKWAY  
SUITE 400  
PLANO, TX 75062

DATE: 01/15/2024  
PROJECT: 15087  
SHEET: 1 OF 4  
DRAWN BY: J. [illegible]  
CHECKED BY: [illegible]  
APPROVED BY: [illegible]

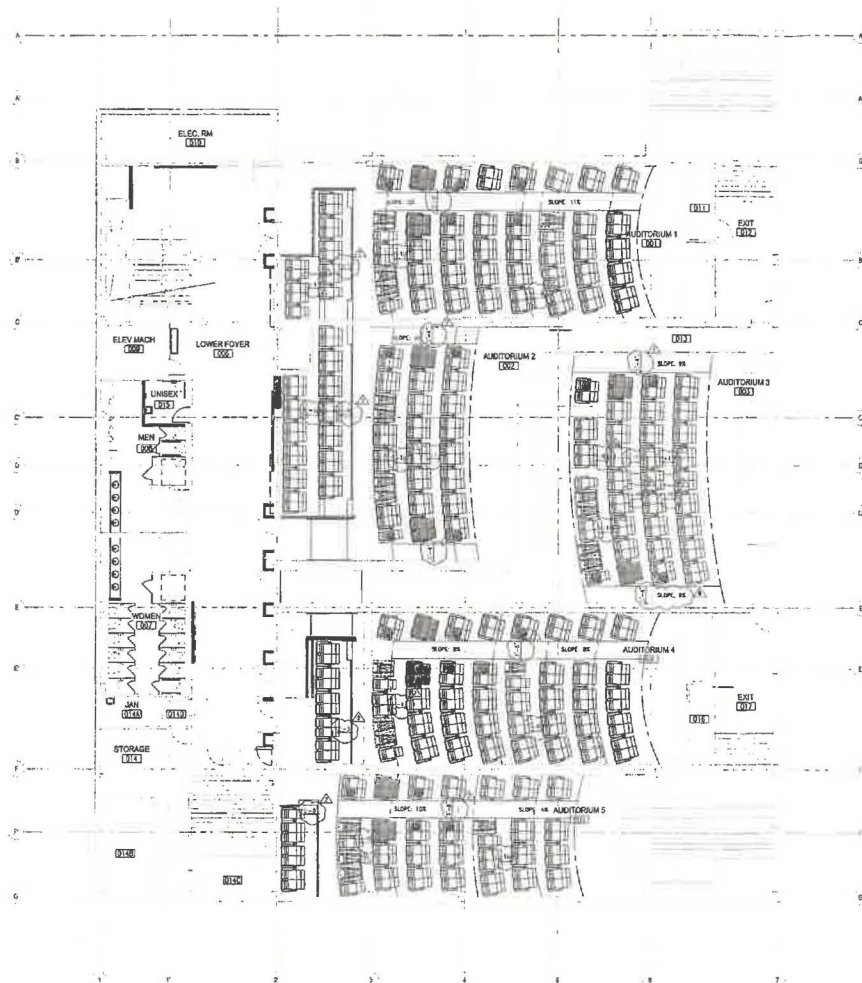
**SITE PLAN**

Sheet Number:  
A1.01



**QUESTION** NEW PARTIAL HEIGHT WALL

A2.21



AUDITORIUM 1 (EXISTING 226)
SEATS 88
ADA 5
NEW TOTAL 93

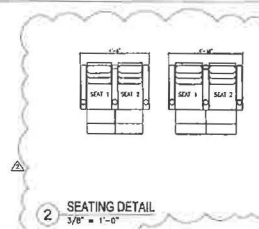
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SEATS 69
ADA 4
NEW TOTAL 73

AUDITORIUM 3 (EXISTING 123)
SEATS 64
ADA 4
NEW TOTAL 68

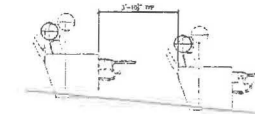
AUDITORIUM 4 (EXISTING 262)
SEATS 85
ADA 4
NEW TOTAL 89

AUDITORIUM 5 (EXISTING 184)
SEATS 58
ADA 4
NEW TOTAL 62

TOTAL SEAT COUNT - LOWER LEVEL  
EXISTING SEAT COUNT: 894 OCCUPANTS  
NEW SEAT COUNT: 385 OCCUPANTS  
INCLUDES ALL SEATS AND ACCESSIBLE SPACES



NOTES:  
• SEAT-AMBULATORY RECLINER SEATING:  
1. SEAT-AMBULATORY SEATING SHALL BE SEATED AT LEAST 18" OF THE TOTAL NUMBER OF SEATS, AND NO FINDER SHALL BE SEATED-AMBULATORY SEATING COMPLIANT WITH SECTION 118-040.3.  
2. SEAT-AMBULATORY SEATING SHALL PROVIDE AT LEAST 24" INCHES CLEAR LED SPACE BETWEEN THE POINT OF THE SEAT TO THE REAR OF THE SEAT OR TO THE SIDE OF THE SEAT.  
3. SEAT-AMBULATORY SEATING SHALL BE SEATED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY.  
4. SEAT-AMBULATORY SEATING SHALL BE SEATED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY.  
5. SEATING WITH RECLINABLE AND REST FOR 118-021.4.



NOTES:  
• SEAT-AMBULATORY RECLINER SEATING:  
1. SEAT-AMBULATORY SEATING SHALL BE SEATED AT LEAST 18" OF THE TOTAL NUMBER OF SEATS, AND NO FINDER SHALL BE SEATED-AMBULATORY SEATING COMPLIANT WITH SECTION 118-040.3.  
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5. SEATING WITH RECLINABLE AND REST FOR 118-021.4.

EXHIBIT "A"  
Page No. 3 of 4  
Case No. 2A-2004-6524-CAR

THE COLLECTIVE



CINEMARK NORTH HOLLYWOOD - RECLINER  
12827 VICTORY BLVD, NORTH HOLLYWOOD, CA

CLIENT NAME  
CINEMARK

3800 DALLAS PARKWAY  
SUITE 400  
PLANO, TX 75080

LOWER LEVEL SEATING PLANS

A2.50





**CINEMARK NORTH HOLLYWOOD - RECLINER**  
**12827 VICTORY BLVD, NORTH HOLLYWOOD, CA**

**CINEMARK**  
 3800 DALLAS PARKWAY  
 SUITE 500  
 PLANO, TX 75068

1	DATE	REVISIONS
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3	1/1/01	REVISION 2
4	1/1/01	REVISION 3
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89	1/1/01	REVISION 88
90	1/1/01	REVISION 89
91	1/1/01	REVISION 90
92	1/1/01	REVISION 91
93	1/1/01	REVISION 92
94	1/1/01	REVISION 93
95	1/1/01	REVISION 94
96	1/1/01	REVISION 95
97	1/1/01	REVISION 96
98	1/1/01	REVISION 97
99	1/1/01	REVISION 98
100	1/1/01	REVISION 99
101	1/1/01	REVISION 100
102	1/1/01	REVISION 101
103	1/1/01	REVISION 10