

OFFICE OF  
ZONING ADMINISTRATION  
200 N. SPRING STREET, ROOM 763  
LOS ANGELES, CA 90012-4801  
(213) 978-1318

ESTINEH MAILIAN  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG  
HENRY CHIU  
JONATHAN A. HERSHEY, AICP  
THEODORE L. IRVING, AICP  
CHARLES J. RAUSCH JR.  
CHRISTINA TOY LEE

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR +

LOS ANGELES DEPARTMENT  
OF CITY PLANNING  
EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP  
DIRECTOR

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
planning.lacity.org

August 30, 2022

Vista Theater, Inc (A)(O)  
Cinema Vista, LLC  
11812 San Vicente Boulevard, Unit 400  
Los Angeles, CA 90049

Manny Diaz (R)  
FE Design & Consulting  
327 East 2<sup>nd</sup> Street, Unit 222  
Los Angeles, CA 90012

CASE NO. ZA-2022-1577-CUB-CU  
CONDITIONAL USE  
4473 West Sunset Drive  
Hollywood Community Plan  
Zone : C2-1D  
D.M. : 147A201  
C.D. : 4  
CEQA: ENV-2022-1578-CE  
Legal Description: Lot 3, Tract TR 5094

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 Conditional Use to allow the sale and dispensing of beer and wine for on-consumption in conjunction with an existing theater in the C2-1D Zone; and

Pursuant to LAMC Section 12.24-W,34, I hereby APPROVE:

a Conditional Use to allow 12 coin or slug-operated or electrically, or mechanically controlled game machines in conjunction with an existing theater in the C2-1D 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 Zoning 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 an existing 12,340 square-foot theater, café, and arcade, arcade having no alcohol service and consumption, with eight (8) seats within a 123 square-foot outdoor patio. The grant shall be subject to the following limitations:
    - a. The hours of operation shall be limited to 8:00 a.m. to 2:00 a.m. daily.
    - b. Indoor seating shall be limited to a maximum of 362 cinema and café seats. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
    - c. Outdoor seating in the public right-of-way shall be limited to a maximum of eight (8) seats. A Revocable Permit from the Bureau of Engineering, Department of Public Works is required for the outdoor dining located in the public right-of-way. The final number of seats and their location may be modified by said agency in order to provide accessibility and required clearances from existing structures. A copy of the approved Revocable

Permit, including a plot plan and any conditions thereto, shall be provided to the Department of City Planning prior to placing any seating in the public right of way as permitted by this grant.

8. Authorized herein is a maximum allowed 12 coin or slug-operated or electrically, or mechanically controlled game machines in conjunction with a designated arcade space as part of the subject theater as shown on "Exhibit A". The subject machines shall not reveal any nude/explicit images. The designated area shall be monitored by an employee at all times of the operation. No alcohol shall be sold or consumed within the designated arcade space. Signage indicating the designated area is being monitored by surveillance cameras shall be posted at the interior of the arcade premises.
9. After hour use shall be prohibited, 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.
10. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
11. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
12. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
13. 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.
14. Only the front door shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times, other than to permit access for deliveries, trash removal, and emergency access.
15. 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.
16. The exterior windows and glass doors of the store shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police and/or private security.

17. **Complaint Log.** 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.

18. **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.
19. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
20. 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.
21. 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.
22. 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.

23. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris or litter.
24. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
25. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.
26. 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.
27. Any music, sound or noise which is under control of the applicant shall not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, 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.
28. **Private Events.** Any use of the theater for private events, including movie premiers, 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.
29. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.
30. There shall be no live entertainment or amplified music on the premises. There shall be no karaoke, disc jockey, topless entertainment, male or female performers or fashion shows.
31. Prior to the issuance of a building permit, including tenant improvements or signage, the applicant shall obtain necessary approvals from the San Vicente Scenic Corridor Specific Plan.

## ADMINISTRATIVE CONDITIONS

32. **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.
33. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per L.A.M.C Section 19.01-E,3 - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations and Section 19.04 - Miscellaneous ZA Sign Offs 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.
34. 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 floor plan, seating arrangement or number of seats of the new operation.
35. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon his/her initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-E, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all

owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

## **INDEMNIFICATION AND REIMBURSTMENT OF LITIGATION COSTS**

36. Applicant shall do 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, 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 judgements 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 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 the 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 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 this 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 a said time and carried on diligently to completion, the authorization shall terminate and become void.

### **TRANSFERABILITY**

The 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.

### **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 14, 2022** unless an appeal therefrom 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 available on-line at <http://planning.lacity.org>**. Public offices are located at:

**Downtown**  
Figueroa Plaza  
201 North Figueroa Street,  
4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

**San Fernando Valley**  
Marvin Braude Constituent  
Service Center  
6262 Van Nuys Boulevard,  
Room 251  
Van Nuys, CA 91401  
(818) 374-5050

**West Los Angeles**  
Development Services Center  
1828 Sawtelle Boulevard,  
2nd Floor  
Los Angeles, CA 90025  
(310) 231-2598

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, and the statements made at the public hearing on August 16, 2022, 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 plan approval under the provisions of Section 12.24-W have been established by the following facts:

## **BACKGROUND**

The applicant is requesting a Conditional Use to allow the sale and dispensing of beer and wine for on-site in conjunction to an existing 12,340 square-foot theater, café, and arcade with 362 seats inside and eight (8) seats within a 123 square-foot outdoor patio. The proposed hours of operation are from 8:00 a.m. to 2:00 a.m., daily. The applicant is also requesting a Conditional Use permit to allow the operation of 12 slug-operated, electronically, or mechanically controlled machine games.

The property is a level, rectangular-shaped, corner, approximately 10,769 square-foot parcel of land with a frontage of 40 feet on the north side of Sunset Drive and 115 feet of frontage on the west side of an alleyway. The property has an even width and depth of approximately 40 feet and 115 feet, respectively. The total ownership is developed with a two-story, 12,340 square-foot movie theater complex (Vista Theatre), constructed in 1923.

The theater itself has been in operation since 1923 and no expansion of floor area is proposed. The theater will continue to operate in much the same fashion as it always has. The original seating capacity in the auditorium held space for 838 seats. The owners later removed every other row to allow for increased legroom, reducing the number of seats.

The theater will feature robust concessions stand featuring sliders, pizza, popcorn, and assorted candy. Beer & wine also will be available for purchase to be consumed in all areas of the theater, café, and arcade. The attached Café will prepare and serve food while the arcade will operate 12 machines for patron enjoyment. The arcade is an accessory use that will encourage positive social interaction. There will be no beer and wine service at the arcade.

On August 17, 2022, the applicant's representative emailed a statement indicating the Vista Theater would not sell alcohol within the arcade.

The subject property is located within the Hollywood Community Plan area with a land use designation of Highway Oriented Commercial with corresponding C1, C1.5, C2, C4, RAS3, and RAS4 zones. The project site is zoned C2-1D and this consistent with the existing land use designation. The subject property is also located within a Transit Priority Area in the City of Los Angeles, a Local Emergency Temporary Regulations – Time Limits and Parking Relief Area, a Los Angeles State Enterprise Zone, Citywide listing of Adult Entertainment Location, and the Revised Hollywood Community Plan Injunction.

Surrounding land uses are characterized by a mix of uses including high medium and medium residential and commercial uses. Properties to the north, adjacent to the subject property, are zoned C2-1D with land use designation of Highway Oriented Commercial and developed with a multi-story commercial health care building with surface level parking level. Properties to the east, are zoned RD1.5-1XL with a land use designation of Low Medium II Residential and developed with one (1) and two (2)-story medium residential buildings. Properties to the south, across Sunset Drive, are zoned C2-1D with a land use designation of Highway Oriented Commercial and developed with a triangular shaped corner mini-shopping center with surface level parking lot. Properties to the west,

adjacent to the subject property and across Hillhurst Avenue, are zoned C2-CSA1 with a land use designation of Community Commercial and developed with a two-story commercial building and a multi-story apartment complex.

## **STREETS**

Hollywood Boulevard, located within proximity to the subject site, is a designated Modified Major Highway Class III dedicated to a width of 100 feet and fully improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Sunset Boulevard, located within proximity to the subject site, is a designated Modified Major Highway Class II, dedicated to a width of 95 feet and fully improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Sunset Drive, adjoining the subject site to the south, is a Local Street, dedicated to a width of 80 feet, and fully improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Alleyway, adjoining the subject site to the east, is an alleyway, dedicated to a width of 15 feet and improved with asphalt roadway and concrete gutter.

## **Previous Cases, Affidavits, Permits, and Orders on the Applicants Property:**

Case No. ZA 2013-2158(CUB) - On November 20, 2013, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption, in conjunction with a proposed café.

## **Previous Cases, Affidavits, Permits, and Orders on Surrounding Properties (since 2010):**

Case No. ZA 2013-3421 (MCUP)(CU)(SPP) - On October 28, 2013, a master conditional use permit with three Plan Approval cases (ZA 2013-3425, ZA 2013-3426 and ZA 2013-3427) was 'filed for a proposed hotel and two restaurants to allow a hotel within 500 feet of an R Zone and to allow on and off-site sales of alcohol and alcohol service in hotel rooms and to obtain a Vermont Western SNAP Project Permit at 4477 Hollywood Boulevard.

Case No. ZA 2012-0724(CUB)(CU)(ZV) - On February 15, 2013, the Zoning Administrator issued a conditional use to permit the sale of beer and wine for onsite consumption and live entertainment in a restaurant; dismissed a Zone Variance to permit a reduction in the required parking by one space; approved a conditional use to permit deviation from Section 12.22-A123(a)(6)(i) of the LAMC to permit a projecting sign on a commercial corner development within the C2-1 D Zone at 4451 West Sunset Boulevard (Caffe Vita).

Case No. ZA 2004-6875(PAB) - On March 31, 2005, the Zoning Administrator approved plans for the sale of a full line of alcoholic beverages for on-site consumption within a 450 square-foot enclosed outdoor patio area, in conjunction with an existing restaurant, which has an alcohol license for its indoor dining area, with seating for 32 patrons in the outdoor

patio area and hours of operation from 11 a.m. to 2 a.m., daily, on a property within the C2-1 D Zone at 4444 West Sunset Boulevard (Acapulco Restaurant).

Case No. ZA 99-0476(CUB) – On September 15, 1999, the Zoning Administrator approved a conditional use to permit the sale of beer and wine only for on-site consumption, in conjunction with an existing restaurant accommodating 90 patrons with 27 on-site parking spaces and hours of operation from 11 a.m. to 9:30 p.m. Tuesday through Thursday and Sunday, and from 11 a.m. to 11 p.m., Friday and Saturday, closed Monday, in the C4-1 D Zone at 3435 Fountain Avenue (Don Felix Restaurant).

Case No. ZA 94-0649(ZAI) - On August 26, 1994, the Zoning Administrator deemed approved conditional use status with respect to the on-site sales of alcoholic beverages within a bar so long as such privileges are utilized no later than February 26, 1995, no zoning entitlement is required, within the C2-ID Zone at 1514 North Hillhurst Avenue.

## **PUBLIC CORRESPONDENCE**

One email correspondence dated July 31, 2022, was received from Mark Margolis, a resident who lives behind the theater. He stated opposition to outdoor activities.

Jon Deutsch, President of the Los Feliz Neighborhood Council, submitted a letter indicating the Los Feliz Neighborhood Council's support for the project

## **PUBLIC HEARING**

A public hearing was held before the Zoning Administrator on August 16, 2022. Due to COVID-19 and continued concerns that meeting in person would present imminent risks to the health and safety of the attendees, the hearing was conducted entirely telephonically. The hearing was attended by the applicant's representative, Many Diaz, and the applicant, Lance Alspaugh, and one member from the community.

Mr. Diaz made the following statements:

- The Vista Theater is located at 4473 Sunset Drive.
- It is at the five points where Hollywood Boulevard, Sunset Boulevard, Virgil, Hillhurst, Sunset Drive meet. It is the red building where there is a surface parking lot behind the subject building, but the lot is under different ownership.
- The building was built in 1923, and has Spanish Colonia architecture. The building has been restored.
- The interior is designed with Egyptian motif, and was built around the time King Tut's tomb was discovered.
- History shown on this slide shows there have been multiple changes. The manager has restored the building.
- In 2020, the theater was sold to Quentin Tarantino.
- Mr. Tarantino aims to make the Vista the premier single-screen theatre in the world. It will show 35 mm and 70 mm film print with the best quality possible in lieu of the standard digital.

- Three weeks a month, the theatre will show first-run movies on film with the other week showing a classic print.
- The café opens in the morning for coffee for the neighborhood.
- The arcade pinball machines will be related to movies.
- What's requested are conditional uses for 1) the sale and dispensing of beer and wine, 12 coin operated game machines, and hours of operation from 8 a.m. to 2 a.m., daily, in lieu of the commercial corner hours of 7 a.m. to 11 p.m.
- Beer and wine related operation conditions are anticipated for this request. There will be 8 seats in the public right-of-way where a revocable permit will be sought.
- The theater originally had 800 seats. Every other row was removed so there are about 400 seats to provide more room between rows.
- The Vista Theatre is not formally designated under any federal, state or local programs. The building was identified through the City of Los Angeles' citywide historic resources survey of the Hollywood Community Plan Area. It was found eligible for embodying the distinguishing features of Mission Revival/Spanish Colonial Revival architecture designed by noted theater architect Lewis A. Smith and for being an excellent example of the 1930s theater.
- Renovation work will include the exterior, the café and arcade and for the interior. Though this is not an historical cultural monument, this will be renovated to meet the Secretary of Interior Standards.
- The elevation shows the work done on the façade.
- The café had a 2013 conditional use, but didn't materialize.
- Outreach includes the Los Feliz Neighborhood Council. Northeast Los Angeles Vice of LAPD was contacted. Sargent Mejia did a site visit on May 4, 2022. He stated he would submit a letter of non-opposition. The Council Office was contacted, and they said they would monitor the project.

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

Yasmine, a resident near the project site, stated she heard of the project one week ago. Buildings on the other side of the theater building have bedrooms. This is a family neighborhood. There are 23 children, and we all would like to sleep at night. She requested that the 2 a.m. close time not be granted. She asked that the keep noon to midnight hours on weekends. This theater will be combined with an arcade. The building adjacent to Vista is licensed for alcohol. There are four alcohol licenses in the area. There is a full bar near the site. There are 10 licenses within a ½ block range. The applicant is requesting hours of 8 a.m. to 2 a.m. operating hours. There is a Coffee at the intersection. The area is noisy, and she has concerns of the business hours and 12 gaming machines.

At the conclusion of the public hearing, the Zoning Administrator stated he would take the case under advisement to consider the hours of operation and the residential neighborhood near the subject site.

**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 alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- Alcohol sales and dispensing has not been approved for the arcade.
- 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.
- 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.
- Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed on the premises at each point-of-sale location. The 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 beverages.
- All service of alcoholic beverages shall be conducted by a waitress or waiter or bartender.

### **BASIS FOR CONDITIONAL USE PERMITS**

A particular type of development is subject to the conditional use plan approval 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 sale of a full line of alcoholic beverages 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.**

### **Alcohol Sales of Beer and Wine for On-Site Consumption, Hours of Operation, and 12 Machine Games**

The Conditional Use allows the sale and dispensing of beer and wine for on-site in conjunction to an existing 12,340 square-foot theater, café, and arcade with a total of 362 seats inside and eight (8) seats within a 123 square-foot outdoor patio. The proposed hours of operation are from 8:00 a.m. to 2:00 a.m., daily. The applicant is also requesting a Conditional Use permit to allow the operation of 12 slug-operated, electronically, or mechanically controlled machine games. Alcohol service areas will not include the area where arcade games are located.

The theater itself has been in operation since 1923, and no expansion of floor area is proposed. The subject theater has had an extensive history of renovation to both the interior and exterior. The theater has notable interior and exterior design features that bring visual character to the area, especially with it being at the intersection of Hollywood Boulevard, Sunset Boulevard, Hillhurst and Sunset Drive, well as providing an entertainment venue to the neighborhood.

The theater will continue to operate in much the same fashion as it always has. The original seating capacity in the auditorium held space for 838 seats. The owners later removed every other row to allow for increased legroom, reducing the number of seats.

The theater will feature robust concessions stand featuring sliders, pizza, popcorn, and assorted candy. Beer & wine also will be available for purchase to be consumed in all areas of the theater and café. The arcade will not include alcohol sales. The attached café will prepare and serve food while the arcade will operate 12 machines for patron enjoyment. The arcade is an accessory use that will encourage positive social interaction. Beer and wine will allow this theater to offer its patrons an amenity that can be enjoyed with other foods, while being competitive with other theaters. The arcade will allow moviegoers to enjoy these movie-themed games before and after their respective shows. The community will also have access to experience these movie-themed games. The hours of operation will allow for showings late at night and for the theater to be competitive and on par with other theaters that have similar closing times. On occasion, the theater may host movie premiers and special events that will end by the 2 a.m. closing time.

Moreover, the subject site and surrounding properties were planned, zoned, and subsequently developed for commercial uses such as the subject theater. Said use will continue to be a convenience to the general public, including offices, restaurants, and other commercial uses along and around Sunset Boulevard, a well-travelled thoroughfare for residents and passers-by alike. The subject property has been in operation since 1923 and has been a longstanding operation in the community that serves the surrounding community. The historic theater has served a diverse population within the Hollywood Community Plan area. As such, the theater and café with alcohol service will offer a convenient location and amenity for local residents and visitors and will perform a function and provide a service that is beneficial to the surrounding community.

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 property is a level, rectangular-shaped, corner, approximately 10,769 square-foot parcel of land with a frontage of 40 feet on the north side of Sunset Drive and 115 feet of frontage on the west side of an alleyway. The property has an even width and depth of approximately 40 feet and 115 feet, respectively. The total ownership is developed with a two-story, 12,340 square-foot movie theater complex (Vista Theatre), constructed in 1923.

The subject property is located within the Hollywood Community Plan area with a land use designation of Highway Oriented Commercial with corresponding C1, C1.5, C2, C4, RAS3, and RAS4 zones. The project site is zoned C2-1D and this consistent with the existing land use designation. The subject property is also located within a Transit Priority Area in the City of Los Angeles, a Local Emergency Temporary Regulations – Time Limits and Parking Relief Area, a Los Angeles State Enterprise Zone, Citywide listing of Adult Entertainment Location, and the Revised Hollywood Community Plan Injunction.

Surrounding land uses are characterized by a mix of uses including high medium and medium residential and commercial uses. Properties to the north, adjacent to the subject property, are zoned C2-1D with land use designation of Highway Oriented Commercial and developed with a multi-story commercial health care building with surface level parking level. Properties to the east, are zoned RD1.5-1XL with a land use designation of Low Medium II Residential and developed with one (1) and two (2)-story medium residential buildings. Properties to the south, across Sunset Drive, are zoned C2-1D with a land use designation of Highway Oriented Commercial and developed with a triangular shaped corner mini-shopping center with surface level parking lot. Properties to the west, adjacent to the subject property and across Hillhurst Avenue, are zoned C2-CSA1 with a land use designation of Community Commercial and developed with a two-story commercial building and a multi-story apartment complex.

The subject property is zoned and developed in a manner consistent with both the City's desired land use designation for the site and the surrounding area. The existing theater within an existing building with the sale and dispensing of beer and wine for on-site consumption is compatible with the function of Sunset Drive and Hillhurst Avenue as streets mainly occupied by commercial uses and high medium residential buildings and is a desirable use for the location. Conditions have been imposed to encourage responsible management and deter criminal activity.

The existing theater will include a café and arcade, totaling 12,340 square-foot theater. There will be a total of 362 seats inside and eight seats within a 123 square-foot outdoor patio located in the public right-of-way. The hours of operation of 8:00 a.m. to 2:00 a.m., daily, have been granted. In addition, the theater will include the operation of 12 slug-operated, electronically, or mechanically controlled machine games.

Alcohol service will be sold from the concession stands of the theater and from the café, where both will also sell foods. Theater patrons will be able to purchase beer and wine and consume them inside the theaters. No alcohol service will occur in the arcade. The 12 mechanical games will be within a separate space of the theater. This area will close when the theater closes.

Regarding the hours of operation, the applicant stated the theater's last showing will typically begin at 10:00 p.m. with patrons exiting approximately two hours after. Start times are determined based on day of the week, demand, and type of film. For example, family-oriented movies will have earlier matinees rather than late evening shows. On occasion, the theater may host movie premiers and special events that will end by the 2 a.m. closing time. The hours of operation would not change how the theater has operated in the past.

Conditions of approval have been included. These conditions address responsible operation, ensure mode and character, and address the potential of nuisances, such as graffiti, loitering, littering, and noise. It also addresses surveillance and safety. As conditioned, the existing theater with the sale of beer and wine for on-site consumption, hours of operation, and the operation of the mechanical games will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety and the development 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 elements of the General Plan establish policies 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 Hollywood Community Plan with a land use designation of Highway Oriented Commercial. The existing theater use and the sale of beer and wine is consistent with this zone and land use designation. The Hollywood Community Plan text is silent in regard to alcohol sales. In such cases, the Zoning Administrator must interpret the intent of the Plan. The Hollywood Community Plan serves to address a number of issues and opportunities present in the area and recognizes the importance of retaining a viable and vibrant commercial sector. Additionally, the project is consistent with the following goals, objectives and policies of the Community Plan:

*Policy Commerce    The Plan encourages the retention of neighborhood convenience clusters offering retail and service establishments oriented to pedestrians.*

The project will allow the existing theater to provide a desirable entertainment service and add the sale of beer and wine for on-site consumption movie patrons. This landmark theater serves the existing neighborhood as a local entertainment venue and attracts others to visit because of its décor and historic relevance. The use will function as an operating movie theatre with a café and arcade area during all hours of operation. The theater will be able to provide a beneficial service to the existing community, with the enjoyable experience of watching film while also having the opportunity to purchase beer and wine to enjoy while watching a movie.

The applicant has limited the service of beer and wine to specific area within the theater with the exclusion of the arcade area. No alcoholic beverage service will be allowed within the arcade area. The project furthers the function and identity of Sunset Drive, a street occupied mainly with commercial retail, entertainment, and residential uses, and contributes to the preservation of the area, as there are no substantial changes to the existing building. It furthers the identity of Sunset Drive as a movie theatre with a cafe that blends in with the surrounding and existing community. The project proposes a desirable commercial service within an existing building designated for such uses. The project maintains an existing and desirable commercial pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding neighborhood. Thus, the project substantially conforms with the purpose, intent, and provisions of the General Plan and Community Plan.

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

The Conditional Use permit allows the sale and dispensing of beer and wine for on-site consumption in conjunction with the theater and café, and will not adversely affect the welfare of the community. The subject property is zoned C2-1D, which allows for commercial uses. The subject site is located along Sunset Drive and will continue to enhance the character of the area. It provides a beneficial and essential service to the surrounding neighborhood. The addition of the sale of beer and wine will positively impact the financial health of the property and improve the economic vitality of the area via increased tax revenue.

Conditional authorization for the sale and dispensing of beer and wine for on-site is allowed through the approval of the Zoning Administrator, subject to conditions and mandated findings. Given the scope of the conditions and limitations established herein, the surrounding land uses will not be significantly impacted by any of the proposed conditional uses. 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 Retainers (STAR) Program. Additionally, other conditions related to excessive noise, noise prevention, and litter will safeguard the residential community. Therefore, with the imposition of such conditions, the sale and dispensing of beer and wine at this location 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 State Department of Alcoholic Beverage Control (ABC), there seven (7) other alcohol use licenses allocated to Census Tract No. 1953.00. Concentration can be undue when the addition of a license will negatively impact a neighborhood. However, concentration is not undue when the approval of a license provides a public service and benefits the community. In this case, the granting of the application will not result in undue concentration as the project provides a unique amenity and service and enhances the community. Additionally, the sale and dispensing of beer and wine at the subject property will not result in an overwhelming presence of alcohol sale in the neighborhood as the quantity of active licenses in the surrounding area is relatively low. In active commercial areas where there is a demand for licenses beyond the allocated number, the ABC has recognized that high-activity retail and commercial centers are supported by significant employee population, in addition to the increasing resident population base in the area. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents.

According to statistics provided by the Los Angeles Police Department's Northeast Division Unit, within the Crime Reporting District. 1152, which has jurisdiction over the subject property, a total of 165 crimes and arrests were reported in 2021, including 104 for Part I Crimes and 21 Part for II Arrests, compared to the Citywide

average of 149 crimes and arrests, and compared to the High Crimes average of 179 crimes for the same reporting period. Alcohol-related Part II crimes reported by LAPD include, Narcotic Drug Laws (2), Liquor Laws (0), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (0), and Driving Under the Influence (2). 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.

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. The incorporation of conditions relative to the specific operation of the establishment will address and minimize any possible adverse impact on the welfare of the surrounding area, including restrictions on noise, safety and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. As such, approval of the request will not result in an undue concentration of licensed premises.

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 Community Commercial uses and will continue to be utilized as such with the existing theater within an existing one-story commercial building.

Consideration has been given to the distance of the subject establishment from the residential sensitive uses near the site. The grant has been well conditioned, which would 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 contribute to the neighborhood and will serve the neighboring residents and the local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

#### **ADDITIONAL COMMERCIAL CORNER FINDINGS**

7. **That based on data provided by the City Department of Transportation or by a licensed traffic engineer, that ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

The subject theater has been in operation since 1923 with hours of operation exceeding 11:00 p.m. This finding is triggered because of the addition of arcade games on a Commercial Corner property. There is no parking on the premises and no ingress or egress of vehicles on the site. The project has not triggered a Traffic Analysis by the Department of Transportation.

8. **That project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.**

The subject theater has been in operation since 1923 with hours of operation exceeding 11:00 p.m. This is an existing development that will not be adding to the existing number of mini-shopping centers or commercial corner developments.

### **FLOOD HAZARD FINDING**

9. The National Flood Insurance Program rate maps, which are 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 a 500-year Flood Zone.

Inquiries requiring this matter shall be directed to Stephanie Escobar, Planning Staff for the Department of City Planning at (213) 978-1492.



HENRY CHU  
Associate Zoning Administrator

CTL:RO:SE:bk

cc: Councilmember Nury Martinez  
Sixth Council District  
Adjoining Property Owners

## PROJECT INFORMATION

SITE ADDRESS	: 4173 W SUNSET DR
ZIP CODE	: 90027
APN NUMBER	: 4718197 674
LOT/Parcel AREA (CALCULATED)	: 10,769.8 (SQ FT)
THOMAS BROTHERS GRID	: PAGE 594 - GRID B4
ASSESSOR PARCEL NO. (APH)	: 554-2006002
TRACT	: TR 5094
MAP REFERENCE	: M R 53-29
BLOCK	: NONE
LOT	: NONE
ARB (LOT CUT REFERENCE)	: 2,3,4
MAP SHEET	: 1474201

## JURISDICTIONAL

COMMUNITY PLAN AREA	: HOLLYWOOD
AREA PLANNING COMMISSION	: CENTRAL
NEIGHBORHOOD COUNCIL	: LOS FELIZ
COUNCIL DISTRICT	: CD 4 - NITYA RAMAN
CENSUS TRACT #	: 1953.00
LADRS DISTRICT OFFICE	: LOS ANGELES METRO

## PLANNING &amp; ZONING

SPECIAL NOTES	: NONE
ZONING	: C2-10
ZONING INFORMATION (Z)	: ZL-2498 LOCAL EMERGENCY TEMPORARY REGULATIONS-TIME LIMITS AND PARKING RELIEF - LAMC 16.02.1
ZONING INFORMATION (Z)	: ZL-2433 REVISED HOLLYWOOD COMMUNITY PLAN INJUNCTION
ZONING INFORMATION (Z)	: ZL-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES
ZONING INFORMATION (Z)	: ZL-2374 STATE ENTERPRISE ZONE: LOS ANGELES

### PROJECT INFORMATION

## VISTA THEATRE

4473 W SUNSET DR.  
LOS ANGELES, CA 90027

## SUBMITTALS

[illegible]

SHEET NAME

## COVER

SHEET NUMBER

A-0.0

## PROJECT DETAILS

TYPE OF USE	THEATER WITH CAFE AND ARCADE
TYPE OF ALCOHOL	: BEER & WINE ONLY
HOURS OF OPERATION	: 8:00 AM - 2:00 AM DAILY
SEATING	: 12,353
SQUARE FOOTAGE	: 361
DANCING	: NO
ARCade GAMES	: 12

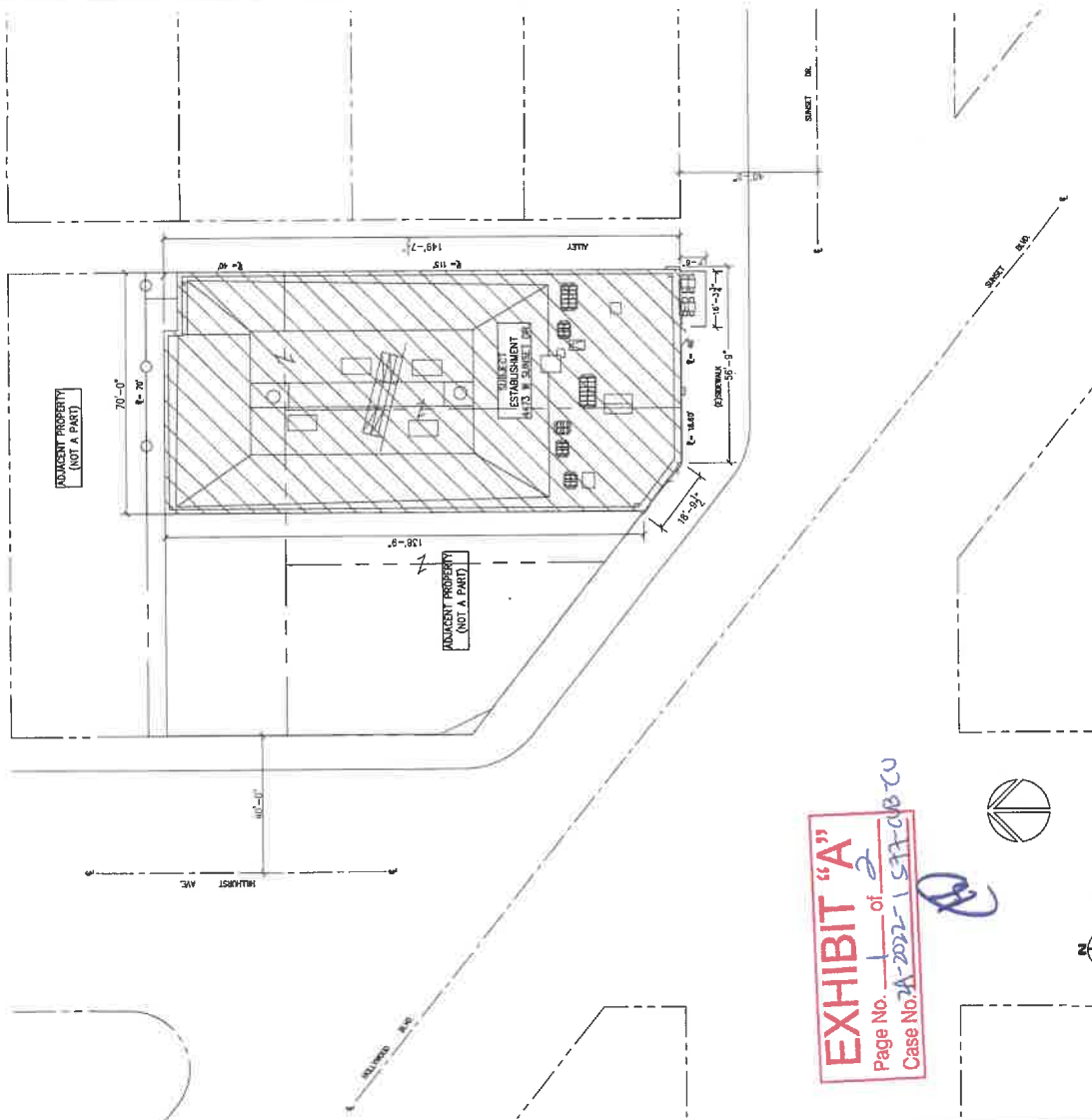


EXHIBIT "A"  
Page No. 1 of 2  
Case No. 2A-2022-1577-CRB-CU

SITE PLAN  
SCALE 1/8" = 1'-0"

GRAPHIC SCALE 1/16" = 1'-0"

# SQUARE FOOTAGE ANALYSIS

AREA	SQUARE FOOTAGE	NUMBER OF SEATS
THEATRE	6888	344
ARCADE/RETAIL	462	-
CAFE	389	18
COMMON AREAS	1936	-
SECOND FLOOR	2700	-
TOTAL INTERIOR	12353	361
SIDEWALK SEATING	123	8

FE DESIGN & CONSULTING



11/15/2022 11:00 AM 11/15/2022 11:00 AM 11/15/2022 11:00 AM

## PROJECT INFORMATION

VISTA THEATRE

4473 W SUNSET DR.  
LOS ANGELES, CA 90027

## SUBMITTALS

DATE	DESCRIPTION
1/13/2022	DESIGN DEVELOPMENT
11/15/2021	AS-BUILT

## SHEET NAME

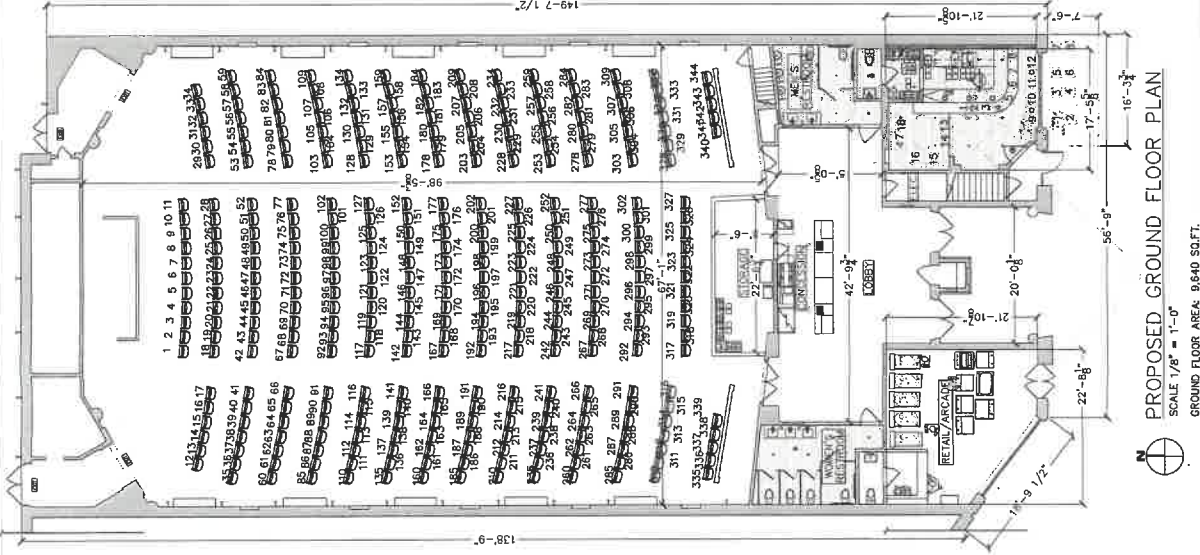
PROPOSED  
FLOOR PLANS

## SHEET NUMBER

Page No. 2 of 2  
Case No. 2A-2022-1577-CU A-1.0

EXHIBIT "A"

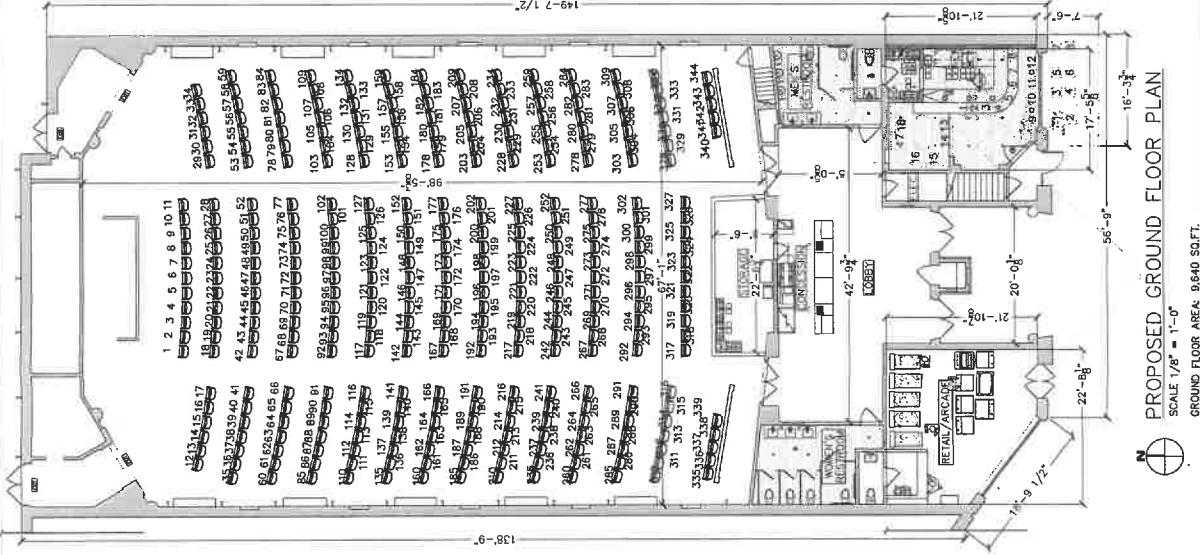
2A-2022 1577



PROPOSED SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

GROUND FLOOR AREA: 2,700 SQ.FT.



PROPOSED GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"

GROUND FLOOR AREA: 9,640 SQ.FT.

# COVID-19 UPDATE

## Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

### OPTION 1: Online Appeal Portal

([planning.lacity.org/development-services/appeal-application-online](https://planning.lacity.org/development-services/appeal-application-online))

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check. Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

### OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

#### **Metro DSC**

(213) 482-7077  
201 N. Figueroa Street  
Los Angeles, CA 90012

#### **Van Nuys DSC**

(818) 374-5050  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401

#### **West Los Angeles DSC**

(310) 231-2901  
1828 Sawtelle Boulevard  
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment