

CONDITIONAL USE PERMIT - FINDINGS

"Arclight Theater"
6360 W Sunset Blvd
Los Angeles, CA 90028

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REQUEST:

Pursuant to Los Angeles Municipal Code Section 12.24W,1, a Conditional Use Permit to allow for the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the existing Cinerama Dome Theater, 14 auditoriums within the Arclight Cinemas Theater Complex, and restaurant/cafe with two outdoor dining terraces from 7:00 am - 4:00 am, daily.

BACKGROUND:

The subject property is an irregular-shaped approximately 6.28-acre parcel of land, having a frontage of approximately 274 feet on the south side of Sunset Boulevard, a frontage of approximately 549 feet on the north side of De Longpre Avenue, a frontage of approximately 588 feet on the east side of Ivar Avenue, a frontage of approximately 364 feet on the west side of Vine Street and a depth of 549 feet from Ivar Avenue and Vine Street.

The subject site is within the four-building Dome Entertainment Center complex. The historic Cinerama Dome (Historic-Cultural Monument No. 659) fronts on Sunset Boulevard. To the east is the currently vacant movie theater building, with 14 movie screens, a restaurant/café with two outdoor dining terraces. The building located on the west of the subject property (at the southeast corner of Sunset Boulevard and Ivar Avenue) is currently occupied by Salon Republic Hollywood, Blue Note Los Angeles and two casual restaurants on the first floor and a 24-Hour Fitness gym on the second and third floors. The remaining area of the subject property is a multi-level parking structure that faces all four surrounding streets, with entrances located on Sunset Boulevard and De Longpre Avenue and exists on Ivar Avenue and De Longpre Avenue. A central plaza connects all four structures.

Designed by Welton Becket & Associates, Pacific Theaters opened the iconic Cinerama Dome in 1963 with the premiere of "It's a Mad Mad Mad Mad World." In 2002, Pacific incorporated the Cinerama Dome into a new theater concept, ArcLight Cinemas, with the addition of a 14 screen theater at the subject property. The theater expansion was part of a larger redevelopment by Robertson Properties Group (Pacific Theatres real estate affiliate) of the subject property into a regional entertainment complex, incorporating restaurants and retail. Dome Center, LLC is under the umbrella of Robertson Property Group, which has shown a strong commitment to modernizing and maintaining the property. The requested continued use was previously granted in ZA-2014-1619-CUB – which was issued on November 5, 2015 for a period of ten years.

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GENERAL CONDITIONAL USE FINDINGS:

- 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 request entails a new conditional use permit because the previous approval (ZA-2014-1619-CUB) sunsets on November 5, 2025.

The subject grant for alcohol sales is authorized for a term of ten years. Prior to the end of the term grant, the applicant will have to seek authorization to continue the sale of alcohol ” - ZA-2014-1619-CUB, Findings #2

Dome Center, LLC, is seeking a new CUB permit for alcohol sales within a theater complex that includes a restaurant/café with two outdoor terraces located within the Arclight Cinemas and Cinerama Dome theater at the Dome Entertainment Center complex. The applicant proposes the sale of alcohol in all 14 theater auditoriums and the historic Cinerama Dome theater. The intent is to continue operating under one alcohol license (Type 47) and to facilitate unified business operations across the entire theater complex.

As a theater operation, the facility will be subject to the recommended conditions of the State of California Department of Alcoholic Beverage Control for alcohol sales in theaters. The request will facilitate compliance and implementation of the State's conditions. The applicant also seeks specific operational allowances that complement the theater operation and experience. The State would still regulate hours of alcohol sales, which are limited to 6 a.m. to 2 a.m. Similarly, limited live entertainment is requested only in conjunction with special events, premiers, or associated promotional programs.

The request enables the continuation of a service that, in conjunction with the theater complex, contributes to a desirable aspect of the Hollywood Community Plan, enhancing entertainment venues and providing a more comprehensive experience for neighbors and tourists, which is beneficial to the local economy, the City of Los Angeles, and the State of California as a whole.

- 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**

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properties, the surrounding neighborhood, or the public health, welfare, and safety.

The project will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or public health, welfare, and safety due to conditions put in place by the ownership team. Conditions include, but are not limited to, alcohol service training for employees, a camera security system, site maintenance, a prohibition on loitering, age verification, live entertainment criteria, and security coordination with the Police Department. The request does not represent the introduction of a new use in terms of the alcohol sales, but merely a renewal of what was previously permitted.

The ownership team is doing its due diligence to file for renewal before the end of the 10-year grant term of ZA-2014-1619-CUB. Dome Center, LLC continues to be a good neighbor by not degrading adjacent areas, properties, or the neighborhood.

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

The approval of on-site sale of a full line of alcoholic beverages is not specifically addressed in the Hollywood Community Plan. However, the project will provide a service to the community and is thereby consistent with several goals, policies, and objectives of the Hollywood Community Plan.

The General Plan Land Use Designation is “Regional Center Commercial,” falling under the Hollywood Community Plan. In Chapter 3 of the Hollywood Community Plan, Land Use & Urban Form, the vision and guiding principles states:

“Promote the Vitality and Expansion of Hollywood’s Media, Entertainment, and Tourism Industry: The Community Plan recognizes Hollywood’s internationally known role as a center for media and entertainment, and proposes strategies to safeguard land for media and entertainment-related uses, offer development incentives for such uses linked to the provision of onsite community benefits in focused areas, and regulatory changes to better facilitate more contemporary media and entertainment uses. The Community Plan also recognizes the place-making, economic, and job-productive benefits of Hollywood’s role as a visitor-serving destination, while proposing strategic provisions to safeguard housing stock within Hollywood for long-term tenancy.”

The project aligns with the goals and intentions of the General Plan Elements adopted for this geographical area. The project provides a service to the community and is therefore consistent with several goals, policies, and objectives outlined in the Hollywood Community Plan. Specifically, the request reinforces an entertainment use

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in the area and region, which enhances it as a focal center of Hollywood. The location has historically been a feature of the Hollywood Center. Therefore, the proposed project will be consistent with the intent of the General Plan and Community Plan, as it accommodates unique services and operations catering to entertainment clientele.

Under the Hollywood Community Plan Mobility Goals and Policies, it states, “*The Hollywood Community Plan Area represents the City’s second-largest regional center and #1 tourist attraction, drawing over 25 million tourists annually.*” Therefore, the ownership would like to inform fellow residents and neighbors that the parking structure serving visitors and tourists will remain in place, with 1,725 parking spaces on-site, and will not be reduced in size. The Dome Entertainment Center encourages walking by being pedestrian-friendly. The complex features a level courtyard that links Sunset Boulevard with this building, the westerly building, and the parking structure. This linkage also makes it easy for those being dropped off via a taxi service.

Fellow Angelenos and vacationers looking to use public transport can ride LA Metro Bus #2, which travels along Sunset Boulevard, with a stop at Sunset and Ivar, 215 feet away, to access the project. Additionally, Bus #210 operates from Hollywood and Vine to Lawndale in the South Bay, which is only 485 feet from Vine and Sunset Station. Within a half mile is the Hollywood and Vine Metro Rail Red/B Line Station. Neighbors and celebrities can continue to have a lovely night out, enjoying a movie, and take comfort in having a safe stroll or subway ride home, as envisioned in the Community Plan.

SUPPLEMENTAL FINDINGS:

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

The proposed use will not adversely affect the welfare of the pertinent community. The request does not represent the introduction of a new use in terms of the alcohol sales, but merely a renewal of what was previously permitted. Rather the granting of this request will give the community the opportunity to continue to benefit from amenities provided by the theater and its restaurant/cafe. Furthermore, when the theater reopens, it will bring additional jobs to Hollywood and reactivate the adjacent streets, increasing safety and once again bringing vibrancy to the surrounding area. Again, the continued alcohol sales will not cause any undue externalities.

2. 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

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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.

Aside from the restaurant uses at 6390 Sunset Blvd, 6372 W Sunset Blvd, 6374 W Sunset Blvd, there are 10 type 47 licenses in this Census Tract (1908.02).

- 1) SUNSET JAZZ, LLC - 6372 W SUNSET BLVD
- 2) DIVINE FOOD AND CATERING LLC - 1219 VINE ST
- 3) TOCAYA ORGANICA LLC - 6550 W SUNSET BLVD
- 4) OXFORD HOTELS AND RESORTS, LLC - 1400 CAHUENGA BLVD
- 5) SUPERBA FOOD AND BREAD HOLLYWOOD LLC - 6530 W SUNSET BLVD
- 6) 1541 WILCOX HOTEL LLC - 1541 WILCOX AVE
- 7) DT OPERATOR, LLC - 6360 W SUNSET BLVD
- 8) WHISKY HOTEL LLC - 1717 WILCOX AVE
- 9) HOLLYWOOD CITIZEN NEWS PARTNERS LLC - 1545 WILCOX AVE
- 10) 6565 NAGOMI LLC - 6464 W SUNSET BLVD, UNITS 120-120A

Within 600 feet of the development, there are seven Type 41 licenses (on-site sales of beer and wine only in conjunction with a bonafide public eating place), eleven Type 47 licenses (on-site sales of a full line of alcoholic beverages in conjunction with a bona fide public eating place), one Type 48 licenses (on-site consumption of a full line of alcoholic beverages on public premises), zero Type 20 licenses (off-site sale of beer and wine), and one Type 21 licenses (off-site sales of a full line of alcoholic beverages).

Between 600 and 1,000 feet of the subject property, there are two Type 41 licenses, zero Type 42 licenses, fourteen Type 47 licenses, five Type 48 licenses, zero Type 20 licenses, and two Type 21 licenses. Thus, it can be said that this is an area of adequate concentration of such sales due to being a “Regional Center Commercial” area of Hollywood. Lastly, the approval of this conditional use permit will not result in or contribute to an undue concentration of such establishments, as the restaurant use and alcohol license already exist within the mixed-use commercial complex.

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3. **The proposed use will not detrimentally affect nearby residential 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.**

Surrounding properties are within the R4-2D and C4-2D Zones and characterized by level topography and improved streets. The surrounding properties are enhanced with one-, two-, and multi-story commercial buildings, as well as high-rise buildings, and their associated parking lots and parking structures.

Approving this project enables Hollywood to fulfill its commitment to facilitating more contemporary entertainment-related uses outlined in the Hollywood Community Plan. The site is already zoned for restaurant and entertainment uses. The existing use has not generated an undue amount of noise or traffic in the area and is unlikely to do so in the foreseeable future.

The use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after considering the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale of alcoholic beverages, including beer and wine.