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July 28, 2021

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CASE NO. ZA-2020-7925-CUB-CUX  
CONDITIONAL USE

7065 ½ West Sunset Boulevard  
Hollywood Planning Area

Zone : C4-2D-SN

D. M. : 147B181

C. D. : 13 – O’Farrell

CEQA : ENV-2020-7926-CE

Legal Description: Lot Nos. 1, 2, 3 and 4,  
Hollymar Tract

Pursuant to California Environmental Quality Act (CEQA), I hereby DETERMINE:

based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the CEQA pursuant to CEQA Guidelines, Section 15301 (Existing Facilities) Class 1 and Section 15311 (Accessory Structures) Class 11, 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; and,

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1 and 12.24 W.18, I hereby APPROVE:

a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of an existing bar featuring live entertainment in C4-2D-SN Zone,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
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 the case file.
7. Approved herein is the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,468 square-foot bar/lounge containing 87 indoor seats featuring live entertainment.
8. The authorization granted herein is for a period of TEN (10) years from the effective date of this grant. Thereafter, a new authorization to allow the on-site sale and dispensing of a full line of alcoholic beverages and live entertainment will be required. The applicant is advised that he/she should allow appropriate time for a new entitlement application to be processed and the application should be approved prior to the expiration date of this grant in order to continue the sale of full line of alcoholic beverages at the bar/lounge.

9. Business hours shall be limited to hours between 5:00 p.m. to 2 a.m., daily. No after-hour use is permitted, except routine clean-up and sound checks. 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. No portion of the bar shall be deemed to be "private", for the purpose of dispensing alcoholic beverages to selected patrons.
12. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
13. This establishment is restricted from having private events at the location without prior approval from Los Angeles Police Department (LAPD), Hollywood Division Vice Unit. Any use of the property 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 the same provision and hours of operation unless further restricted LAPD.
14. Any use of the bar for private events, including corporate events, birthday parties, anniversary parties, weddings or other private events, shall be subject to all the same provisions and house of operation stated herein.
15. The bar shall not be used for private parties in which the general public is excluded, nor the operator subleases the premises to promoters or music groups or similar entities for nightclub or concert activity at any time. At no time will the premises host a dance club, or other similar events. There shall be no admission or cover charge at any time.
16. No dancing is permitted. Tables and chairs shall not be rearranged for the purpose of creating a dance floor for patron dancing.
17. No coin-operated electronic or mechanical game machines is permitted. No video game machines, or pool or billiard tables shall be maintained upon the premises at any time.
18. 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.
19. A camera surveillance system shall be maintained at all times to monitor the common areas of the business, high-risk areas, sidewalk areas, and entrances or exits. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.

20. No pay phone shall be maintained on the exterior and inside of the premises.
21. Only the front door(s) or entryway(s) 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 temporary access for delivery of supplies and trash removal. These doors shall not consist solely of a screen or ventilated security door, but shall be solid.
22. No booth or group seating shall be installed that completely prohibits observation of the occupants and patrons.
23. The applicant shall fully comply with all California State Department of Alcoholic Beverage Control (ABC) regulations governing the sale of alcoholic beverages for the bar.
24. **STAR/LEAD Training.** Within the first six months of already selling alcohol, 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. Upon completion of such training, the applicant shall request the LAPD to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter referencing Case No. ZA-2020-7925-CUB-CUX from the Police Department to the Department of City Planning as evidence of compliance. In the event there is a change in the licensee, within six months of such change, this training program shall be required for all new staff. The STAR training shall be conducted for all new hires within two months of their employment.
25. Prior to the utilization of this grant, an electronic age verification device shall be purchased and retained on the premises to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products, 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.
26. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. 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 State Department of ABC and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, including parking lot commonly used by patrons, 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.
27. The applicant, owner and on-site manager(s) shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal and criminal activity on the subject premises and any accessory parking areas over which they exercise control.

28. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Additionally, a copy shall be provided to all employees who shall sign an acknowledgment form stating that they have read and understood all the ABC conditions as well as all the conditions of this grant. Said form shall be maintained at the location by the owner and/or manager who shall present it to Police personnel, ABC investigators or any other City agency upon request.
29. Operator and its personnel shall, at all times maintain a policy of not serving obviously intoxicated patrons and taking preventative measure to help avert intoxication-related problems.
30. Staff will monitor the immediate vicinity in order to ensure that no public consumption of alcoholic beverages occurs. Staff will also be responsible to constantly monitor and ensure patrons do not take open alcoholic beverages for on-site and off-site consumption beyond the entrance doors onto the sidewalk.
31. 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 behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
32. No employee or agent shall be permitted to solicit or accept any alcoholic, non-alcoholic beverage, accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premises, nor shall the licensee provide, permit, or make available, either gratuitously or for compensation, male or female patrons who act as escorts, companions, or guests of and for the customer.
33. A "No Alcohol beyond this point" shall be posted at the bar exits.
34. Signs shall be prominently posted in English and the predominant language of the facility's clientele, if different and a notice shall be placed therein stating California State Law prohibits the sale of alcoholic beverages to persons under the age of twenty-one years or to intoxicated persons and no such sales will be made.
35. 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 outside of the subject facility and in the parking lot. The applicant shall be responsible for ensuring persons are dissuaded from loitering on or immediately around the subject premises.
36. The establishment shall make an effort to control any unnecessary noise made by bar staff or any employees contracted by the bar, or any noise associated with the operation of the establishment, or equipment of the bar.
37. The business operator/manager shall be responsible for mitigating the potential negative impacts of its operation on surrounding uses, especially noise derived from patrons during entry and exiting at late nights.

38. The petitioner(s) shall place legible signs on the exterior walls of the subject property and at the rear of the building alerting patrons and employees to keep noise to a minimum, and to be respectful of the residential properties at the rear.
39. Any background music or other recorded ambient music shall not be audible beyond the area under the control of the applicant. Any music, sound or noise including amplified or acoustic music 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). At any time, a City inspector 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.
40. The owner or the operator shall comply with California Labor Code 6404.5 which prohibits the smoking of tobacco or any non-tobacco substance, including from electronic smoking devices or hookah pipes, within any enclosed place of employment.
41. The owner/bar operator shall at all times maintain the abutting public access ways free of obstruction as well as maintaining the premises and adjoining sidewalk free of debris or litter.
42. Any outside trash and recycling bins shall be locked. Trash deposit in dumpsters will be carried out quietly and the bar staff will be respectful to neighbors.
43. Prior to the utilization of this grant, 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 entry, customer service desk, and front desk or near the hostess station visible to the public.
44. 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. This log shall be made available to LAPD, law enforcement, and ABC personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department of City Planning.
45. These conditions of approval as well as a copy of any Business permit, insurance information, security and any emergency contact phone numbers shall be maintained in the office at all times and produced immediately upon request of the Police Department, the Zoning Administrator, the Department of Building and Safety or other enforcement agency.

46. A copy of the conditions of this letter of determination shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety, the Department of City Planning, or the State Department of ABC.
47. **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.
48. 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-I (Miscellaneous Plan Approval), 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.
49. Should there be a change in the ownership and/or the operator of the business, the property owner, 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.

50. 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.

51. **Indemnification and Reimbursement of Litigation Costs.**

The applicant shall do all of the following:

- (i) 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.
- (ii) 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.
- (iii) 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 (ii).

- (iv) 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 (ii).
- (v) 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 includes 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.

**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 **August 12, 2021**, 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 subsequent contact regarding this determination must be with the Development Services Center. 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 July 13, 2021, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a Conditional Use Permit under the provisions of Section 12.24 W of the LAMC, have been established by the following facts:

### BACKGROUND

The property is a level, irregular-shaped corner lot consisting of 43,090 square feet that extends 216 feet along the north side of Sunset Boulevard and 216 feet along the east side of La Brea Avenue. The property is located within the Hollywood Community Plan area and the Hollywood Redevelopment Project area. It is improved with a 20,484 square-foot, L-shaped commercial shopping plaza that is occupied by multiple commercial tenants. There is a stand-alone 2,794 square-foot building at the southwest corner of the property currently occupied by a fast food restaurant.

The current subject tenant site is composed of a bar/lounge known as "Adults Only." It is 2,468 square feet in size and contains 53 interior seats with hours of operation from 5:00 pm to 2:00 am, daily. The applicant has revised the floor plan to clarify an open stage area and added seats to avoid a possible dance floor area. The final seating is 87 indoor seats without any outdoor components.

Surrounding properties are characterized by level topography and improved streets, and developed with a variety of neighborhood serving commercial, retail, and office uses along Sunset Boulevard and La Brea Avenue. Properties to the east and south, are zoned C4-2D-SN and are developed with one- and multi-story, commercial buildings with surface parking lots. Properties to the north, are zoned R4-2, and developed with a motel. Properties to the west, are zoned C4-1VL-SN and developed with a shopping center.

The applicant is applying for a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, along with live entertainment. The current bar/lounge is operating under a Conditional Use that was approved under Case No. ZA-2015-1767-CUB-CU.

Sunset Boulevard, adjoining the property to the south, is an Avenue I, dedicated to a 100-foot right-of-way width and a 70-foot roadway width and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

La Brea Avenue, adjoining the property to the west, is an Modified Avenue I, dedicated to a 104-foot right-of-way width and a 74-foot roadway width and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Previous zoning related actions on the site include:

Case No. ZA-2018-4460-CUB-ZV- On April, 4 2019, the Zoning Administrator approved a Conditional Use to permit the on-site sale and dispensing of a full line of alcoholic beverages in conjunction with an existing restaurant.

Case No. ZA-2017-5364-CUB – On May 7, 2018, the Zoning Administrator approved a Conditional Use to permit the on-site sale and dispensing of beer and wine in conjunction with an existing restaurant and outdoor patio.

Case No. ZA-2015-1767-CUB – On September 24, 2015, the Zoning Administrator approved Conditional Uses to permit the on-site sale and dispensing of a full line of alcoholic beverages in conjunction with a restaurant and to deviate from the Mini-Shopping Center standards for the Hours of Operation.

Case No. ZA-2009-523-CUB – On January 26, 2010, the Zoning Administrator approved a Conditional Use to permit the on-site sale and dispensing of a full line of alcoholic beverages in conjunction with a restaurant.

Surrounding Properties (within a 500 foot radius):

Case No. ZA-2020-6134-CUB – On April 22, 2021, the Zoning Administrator approved a Conditional Use to permit the on-site sale and dispensing of a full line of alcoholic beverages in conjunction with an existing hotel in the C4-2D-SN Zone, located at 7023 West Sunset Boulevard.

**PUBLIC HEARING**

A Notice of Public Hearing was sent to abutting property owners. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. All interested persons were invited to attend the public hearing where they could listen, ask questions or present testimony regarding the project. The hearing was held on Tuesday, July 13, 2021, at approximately 10:00 a.m. In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Office of Zoning Administration Public Hearing was conducted entirely telephonically. The following testimony was provided at the hearing:

The applicant provided the following comments:

- The bar is an existing operation. The previous grant has a 7-year term.
- The owner has operated other well-known hospitality establishments such as Game Over Pizza, the Study, and the Yamashiro Restaurants in Los Angeles.
- The owner has operated the bar since 2015.
- There are 43 parking spaces in the shopping center.
- No dancing is proposed in the bar, just live entertainment.
- LAPD has visited and reviewed the site on February 2, 2021, which the Department has no concern.
- The Neighborhood Council supports the project.
- There is always a security guard at the door at all times. The number of guards can go as high as 6 guards on a busy night. Security cameras are installed too.
- Live entertainments are in forms of live DJ and Band performances.
- The applicant has no desire to continue the existing pool table.
- The corner stage area is also a seating area. It is not intended to be a private party area. The applicant will revise the floor plan to show seats and submit a new floor plan to reflect the change.

No interested party attended the hearing.

The Zoning Administrator approved the project as requested based on the merit of the project as the subject restaurant is an existing operating establishment consists of the same mode and character with no prior complaints from the community, and that the project received the approval from the Neighborhood Council with no interested party submitted any opposition comment.

On July 20, 2021, the applicant submitted a revised floor plan to show seating at the corner stage area with additional 34 seats. The total seating number is now at 87 seats.

**Communications:**

Central Hollywood Neighborhood Council issued a letter recommending the support of the project on March 31, 2021. The Neighborhood Council did not recommend any conditions of approval.

**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.
- 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.
- The off-site sale of alcoholic beverages as a secondary use (i.e., “take out”) is not permitted.
- All service of alcoholic beverages shall be conducted by a waitress or waiter or bartender.
- All personnel selling, dispensing and serving the alcoholic beverages must be 21 years old or older.
- The subject Alcoholic Beverage license shall not be exchanged for a public premises type license.
- There shall be no bottle service of distilled spirits nor “buckets” of beer allowed.
- There shall be no portable bars permitted.
- There shall be no “Happy Hour” during which time beverages are sold at discounted process.
- There shall be no minimum drink required of patrons.
- There shall be no sales of table(s) and/or seating where alcoholic beverages are in any way included in the sale cost of seating.
- A free designated driver program shall be implemented in which free non-alcoholic beverages such as water, coffee, tea, and soft drinks will be offered to the designated driver of a group. The availability of this program shall be made known to patrons either via a two-sided card placed on all tables and/or a program description printed on the menu or wall.

## **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 a full line of alcoholic beverages for on-site consumption and patron dancing with live entertainment 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.

## **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 property is a level, irregular-shaped corner lot consisting of 43,090 square feet that extends 216 feet along the north side of Sunset Boulevard and 216 feet along the east side of La Brea Avenue. The property is located within the Hollywood Community Plan area and the Hollywood Redevelopment Project area. It is improved with a 20,484 square-foot, L-shaped commercial shopping plaza that is occupied by multiple commercial tenants. There is a stand-alone 2,794 square-foot building at the southwest corner of the property currently occupied by a fast food restaurant. The current subject tenant site is composed of a bar/lounge known as "Adults Only."

The applicant is requesting a Conditional Use permit to continue the sale and dispensing of a full line of alcoholic beverages for on-site consumption as well as adding live entertainment performances such as DJ and band music playing, in conjunction with an existing 2,468 square foot lounge/bar accommodating 87 interior seats with hours of operation from 5:00 p.m. to 2:00 a.m., daily. The project will include minor tenant improvements. A similar grant was approved under Case No. ZA-2015-1767-CUB-CU in September of 2015. The bar/lounge use will continue to offer a convenience for nearby office and studio workers, as well as the residents located within the surrounding areas.

Conditions have been imposed to assure that the service of alcohol is not disruptive to the community. The existing bar/lounge is located in a part of Hollywood that continues to be the focus of rejuvenation efforts. The proximity of the proposed lounge to movie and live theater venues, as well as other retail and restaurant uses, including a subway station stop at Hollywood and Highland, contributes to the potential viability of the project given the context of the area. As proposed, the location is compatible with the character of the surrounding land use

and the existing hospitality operation will continue to serve the public convenience and welfare. Therefore, in conjunction with the imposition of operational conditions, the project will perform a function that will be beneficial to the community and surrounding neighborhood.

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, irregular-shaped corner lot consisting of 43,090 square feet that extends 215.86 feet along the north side of Sunset Boulevard and 216.16 feet along the east side of La Brea Avenue. The property is located within the Hollywood Community Plan area and the Hollywood Redevelopment Project area.

Surrounding abutting and adjoining properties to the east and south are zoned C4-2D-SN, and are characterized by one- and multi-story retail and commercial buildings. The surrounding buildings are developed with commercial buildings, office spaces and parking lots. The area contains a mixture of retail, office, museum, theater and restaurant/nightclub uses. Adjacent property to the north is zoned R4-2 and is improved with a two-story commercial building now occupied by a motel and its parking structure. Adjacent property to the east is zoned C4-2D-SN and is improved with a three-story commercial building now used as a motel. Adjacent property to the south across Sunset Boulevard is zoned C4-2D-SN and is developed with a one-story shopping center. Adjacent property to the west is zoned C4-1VL-SN and is developed with a two-story shopping center.

The existing bar has been in operation since 2015 with no know complaint, but the Zoning Administrator has imposed new operational conditions in addition to the existing 2015 grant for subject project so to promote the responsible operation of the bar and safeguard the community. The conditional use grant has a term grant of ten years, and this term grant allows the City an opportunity to review the operation of the bar anew. If the operation has been conducted appropriately and without creating problems for the neighborhood, then a subsequent decision on a new conditional use may take that into favorable consideration. A record of poor compliance and/or documented nuisance complaints would allow the City the discretion to not grant a conditional use and thus avoid the need to proceed with prolonged nuisance abatement proceedings.

The sale of alcohol is regulated by the State of California through the issuance of an Alcohol Beverage Control License. The Zoning Administrator has recommended a set of Conditions related to alcohol sales and distribution for consideration by the State of California Department of Alcoholic Beverage Control and the Los Angeles Police Department that will safeguard adjacent properties while maintaining public health, safety and welfare. These conditions include the prohibition of off-site alcohol sales, restrictions on signage, and no incentives to promote alcohol sales and consumption. Such conditions are not imposed by the Zoning Administrator in order to preclude intruding upon the jurisdiction of the ABC.

The Conditional Use Permit regulates land use issues such as mode and character, live entertainment, responsive operation, noise, site maintenance, loitering, lighting and security. The land use conditions imposed herein, combined with the enforcement authority of ABC and the LAPD will ensure that the limited sale of alcohol will not be detrimental to the public health, safety and welfare.

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

The Hollywood Community Plan designates the property for Regional Center Commercial land uses with corresponding zones of C2, C4, P, PB, RAS3, RAS4 and Height District 2. The project site is zoned C4-2D-SN and consistent with the Plan. A bar/lounge is permitted in the C4 Zone. The sale of a full-line of alcoholic beverages and the hours of operation are permitted through the conditional use process, and all requests are subject to specific findings which have been made herein. Neither the operation of a restaurant nor the sale of a full-line of alcoholic beverages are specifically addressed in the Plan but are permitted subject to specific findings as noted herein. The existing and proposed use of the subject site is consistent with and advances the following policies, and objectives identified in the Hollywood Community Plan and the General Plan.

***Objective 1:*** *To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry.*

***Objective 4:*** *To promote economic well-being and public convenience through:*

- a. Allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards.*

The request is also consistent with General Plan Framework Element objectives:

***Objective 7.2:*** *Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.*

***Objective 7.3:*** *Maintain and enhance the existing businesses in the City.*

***Policy 7.3.2:*** *Retain existing neighborhood commercial activities within walking distance of residential area*

As such, the Community Plan's purpose is to "promote an arrangement of land use, circulation, and services which all encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community."

The proposed project continues to activate the existing space and includes additional services for clients. The bar/lounge club will continue to be a convenient and unique option for not only visitors to Hollywood but also residents in the neighboring areas, thereby meeting the objective of the Community Plan. The existing bar/lounge will continue to enhance the economic health, welfare and public convenience of the community, thereby meeting the objective of the Hollywood Community Plan.

#### **ALCOHOLIC BEVERAGE FINDINGS**

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

The property is designated for Regional Center Commercial with a corresponding C4 Zone within the Hollywood Community Plan. The property will be utilized for a bar/lounge use with the continued sale and dispensing of alcoholic beverages for on-site consumption. The bar/lounge is capable and aimed to serve the local community as well as large number of visitors and tourists. Patrons of the bar/lounge will be local residents who live in the local community or customers of nearby hotels that arrive to the establishment by foot, ride-share, or other modes of public transportation to avoid using on-street automobile parking spaces. The conditions of this grant will ensure that the development will not adversely affect the community.

In addition, the project was reviewed by the Central Hollywood Neighborhood Council during which the Neighborhood Council recommended an approval. At the July 13, 2021 public hearing, no interested party attended the hearing to speak against the project. No nearby residents or property owner submit any written opposition comments to the case file prior to or after the July 13, 2021, public hearing. LAPD also did not issue a letter of opposition to the Zoning Administrator. The Zoning Administrator also imposed several security conditions in the grant to ensure the safety and the welfare of the immediate community. Therefore, it is anticipated that the proposed project will not adversely affect the welfare of the 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 ABC licensing criteria, there are currently 41 on-sale and five (5) off-sale active licenses in Census Tract 1901.00. Within 600-foot radius of the subject property, the following types of alcoholic beverage licenses are active or pending:

- (1) Type 20, Off-Site Beer/Wine
- (2) Type 21, Off-Site Full Line
- (3) Type 41 On-Sale Beer and Wine for Bona Fide Public Eating Place
- (1) Type 47 On-Sale General for Bona Fide Public Eating Place
- (2) Type 58 On-Sale Beer and Wine for Bona Fide Public Eating Place

When factoring in the proposed project, the number of on-site licenses is above the number currently allocated (four (4) on-site and two (2) off-site), however, no evidence was submitted for the record establishing any link between the subject property and crime rates in the community. The location is within a predominantly commercial corridor, where a concentration of retail and restaurants exists. Moreover, this license request will be replacing the existing license which is currently active for the restaurant/comedy club. The project has been reviewed closely by the Police Department which did not oppose the request and submitted conditions of approval.

According to statistics provided by the Los Angeles Police Department, within Crime Reporting District No. 645, which has jurisdiction over the subject property, a total of 494 crimes were reported in 2020, compared to the citywide average of 141 crimes and the high crime reporting district average of 169 crimes for the same period. In 2020, Part 1 Crimes for the reporting district included: Homicide (2), Robbery (45), Aggravated Assault (79), Burglary (49), Auto Theft (49), and Larceny (259). Part 2 Crimes for the reporting district include: Other Assaults (51), Narcotics/Drug Violations (58), DUI Related (9), and Misc. Other Violations (91).

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 property is located in an area of high crime and the number of ABC licenses exceeds the ABC threshold.

Overconcentration can be undue when the addition of a license will negatively impact a neighborhood; overconcentration is not undue when it benefits public convenience and the general welfare of the community. Though the number of active ABC license exceeds ABC thresholds, the continued use of this restaurant/comedy club with alcohol sales will not cause undue concentration. As such, it will continue to be a neighborhood- serving and visitor-friendly use, where operations are not solely centered on the sales of alcohol.

Nonetheless, conditions of approval have been imposed to mitigate any adverse impacts on the area, including a requirement for surveillance cameras, prohibiting loitering, limited signs on exterior windows and glass doors to permit surveillance into the establishment, and limited hours of operation.

Therefore, the request is anticipated to not adversely affect the welfare of the community or result in an undue concentration of premises for the sale of alcoholic beverages after giving consideration to the State laws and to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration and crime rates in the area.

Standard Conditions of Approval have been included to the determination ensuring the use will not be materially detrimental to the character or the development in the immediate neighborhood. Said conditions include, but are not limited to: limited hours of operation; and the requirement for on-site surveillance cameras, and a 24-hour hotline. Additional conditions have also been recommended for consideration by the California Department of Alcoholic Beverage Control that regulate the sales of alcohol to prevent potentially negative impacts to neighborhood. Therefore, based on the information herein and in conjunction with the operational conditions, the proposed use will not adversely affect the welfare of the pertinent community.

- 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 following sensitive uses are located within 1,000-foot radius of the project site:

Educational Facilities

Sunset Montessori Preschool	1432 N. Sycamore Ave.
Hollywood High School	1521 N. Highland Ave.

Recreational Facilities

Will & Ariel Durant Public Library	7140 W. Sunset Blvd. 7131 ½ W Sunset Blvd.
Hollywood Brazilian Jiu Jitsu Academy	7129 ½ W. Sunset Blvd.
Hollywood Dojo	

Residential Uses

Single-Family Dwellings (5),  
Multi-Family (40), Condos (5)

Since the site is located in a prime commercial and tourist area, the diversity amongst the uses is not uncommon. This grant has placed numerous conditions on the proposed project and not authorized uses of the property which might create potential nuisances for the surrounding area. Such imposition of conditions will make the use a more compatible and accountable neighbor to the surrounding uses than would otherwise be the case. The existing bar is fully enclosed located

within a commercial shopping center. The entrance is oriented directly at the parking lot toward Sunset Boulevard and away from residential uses. This grant imposes numerous conditions on the operation of the property which will minimize potential nuisances for the surrounding residential uses. The term grant allows for a subsequent consideration of the request anew taking into account any changes in the area which may create impacts of newly developed residential uses.

To ensure that the nearby sensitive uses are adequately buffered from any potential adverse impacts of this project, conditions of approval have been imposed to ensure that nearby sensitive uses are adequately buffered from any potential adverse impacts of this project. These include prohibition on any form of coin-operated games or video machines on the premises. Additionally, any music, sound or noise shall not be audible beyond the subject premises. The applicant is also responsible for maintaining the premises and areas adjacent to premises, over which the applicant has control, free of litter and loitering. As such, the establishment will be within a contained environment where monitoring is facilitated through the enforcement of numerous conditions that will minimize the potential to create nuisances for the surrounding sensitive uses. Therefore, as conditioned, the proposed use will not detrimentally affect the nearby residentially zoned communities or sensitive uses in the neighborhood.

#### **ADDITIONAL MANDATORY FINDINGS**

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 not located in a Flood Zone.

Inquiries regarding this matter shall be directed to Jason Hernández, Project Planner at [jason.hernandez@lacity.org](mailto:jason.hernandez@lacity.org) or (213) 978-1276.



JACK CHIANG  
Associate Zoning Administrator

JC:VKJ:JH:MR

cc: Councilmember Mitch O'Farrell  
Thirteenth Council District  
Adjoining Property Owners

**GENERAL REQUIREMENTS**

The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hookup. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.

An approved Selenic Gas Shutoff Valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158) (Includes Commercial additions and T1 work over \$10,000. Separate plumbing permit is required.)

Provide ultra flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.

A copy of the evaluation report and/or conditions of listing shall be made available at the job site.

**FIRE-RESISTANCE RATED CONSTRUCTION**

Penetrations in walls requiring protected openings must be fire stopped with an approved material in accordance with Section 712.3.1.1. Space between penetrating materials (described below) must be designed to prevent the movement of hot flames or gases.

a. Steel, Copper or ferrous pipes or conduits may penetrate concrete or masonry walls where the penetrating item is a maximum 5-inch diameter and the area of the opening through the wall does not exceed 144 square inches.

b. Membrane penetrations of maximum 2-1/2 inch diameter are permitted provided openings do not exceed 100 square inches for any 100 square feet of wall area. Outlet boxes on opposite sides of walls or partitions must be separated by a horizontal distance of 24 inches.

c. Where walls are penetrated by other materials or where larger openings are required than permitted in (b) above, they must be qualified by tests conducted in accordance with Section 712.3.1.1.

**Draft stops**

a. In buildings used for other than residential occupancies, draft stops must be installed in wood frame floor construction containing concealed space. Such draft stops must be installed so that the area of the concealed space does not exceed (1000) square feet (17.3.3).

b. In buildings used for other than residential occupancies, draft stops must be installed in the attic (mansard/loft/overhang) (false fronts set out from walls) (similar concealed spaces) formed by combustible construction. Such draft stops must be installed so that the area of the concealed space does not exceed (3000) square feet (17.3.3).

c. Draft-stopping materials must not be less than 1/2-inch gypsum board, 3/8-inch plywood, 3/8-inch Type 2-M particle board or other materials approved by the building department. Draft-stopping must be adequately supported. (17.3.1)

**Fire blocking**

a. In concealed spaces of stud walls and partitions, including turned spaces, at the ceiling and floor levels.

b. In concealed spaces of stud walls and partitions, including turned spaces, at 10-foot intervals along the length of the wall.

c. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.

d. In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of stairs if the wall under the stairs is unfinished.

e. In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage for fire at ceiling and floor levels, with noncombustible materials.

f. Building Type V-A construction, provide as follows:

a. Continuous drywall behind all tubs is required unless the walls are within the unit and non-bearing. Back to back tubs with a common plumbing wall are impractical in 1-hour buildings.

b. All interior partitions shall be constructed of not less than 1-hour fire-resistive construction.

c. All access openings in 1-hour ceiling can be 2 layers of 3/4" plywood or one layer of 1-5/8" T&G material, well-closing.

d. All openings in floors are required to be enclosed by a shaft having wall, floor, and ceiling of 1-hour fire-resistive construction. 707.4

e. Recessed ceiling light fixtures must be boxed around with 5/8" Type "X" drywall to maintain the 1-hour ceiling assembly.

f. Continuous drywall is required behind all electrical service panels, fire hoses and medicine cabinets.

g. Exhaust fans from the bathroom must enter through the wall. Dampers are required if the ceiling is penetrated (716.5)

h. Plumbing penetration through horizontal occupancy separations shall be boxed out and filled with approved ceiling material. Installation is not approved. (712.4.1.1)

i. Penetration of the 1-hour ceiling by ducts from the FAU and the above hood require dampers (use a ductless hood whenever possible). All units (including heat pumps) require dampers at all ceiling penetrations. (716.8)

j. Steel beams and columns shall be protected as required for 1-hour protection. Where ceiling forms the protective membrane for fire-resistive assemblies (occupancy separations and rated roof/ceiling or floor/ceiling assemblies), the construction (floor joists) and their supporting horizontal structural members (beams) need not be individually fire protected except where such members support directly applied loads from more than one floor or roof. The required fire resistance shall not be less than that required for individual protection of members. (714.2)

k. All plumbing penetrations thru walls which require protected openings (Fire walls, Fire barriers, Fire partitions) are required to be gasketed or cast iron piping.

**FIRE PROTECTION**

\*This building must be equipped with automatic fire extinguishing system, complying with

(NFPA13); The Sprinkler System shall be approved by Plumbing Div. prior to installation. (903.2.7)

**MEANS OF EGRESS**

1. All exit doors shall comply with Section 1008-1008.1

a. Clear width of each door opening shall be min. 32" or per table 1006.1, whichever is greater

b. Min. door height of 6'-8"

c. Door shall be capable of opening 90 degrees.

d. The maximum width of a swinging door leaf shall be 48" nominal.

e. Exit door shall be side-hinged swinging type

2. Thresholds at doorways shall not exceed 0.50" in height/0.75" in height for sliding doors serving dwelling units. (1008.1.6)

3. Provide floor-level exit signs in all interior corridors of Group A-E, I, R-1 and R-4 occupancies. (1011.5)

4. Exit signs shall be internally or externally illuminated

5. Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).

6. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.

7. Exit signs shall be illuminated at all times.

8. Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss (1011.2-1011.5.3)

9. Egress doors shall be readily open able from the egress side without the use of a key or special knowledge or effort. See 1008.1.6.3 for exceptions.

10. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor

11. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED

12. All egress door operation shall also comply with Section 1008.1.8 - 1008.1.8.6.

13. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

14. The means of egress illumination level shall not be less than 1 foot-candle at the walking surface

15. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas:

a. Aisles and unobstructed egress stairways in rooms and spaces that require two or more means of egress.

b. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.

c. Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.

d. Exterior exit discharge elements, as permitted in Section 1024.1, in buildings required to have two or more exits.

e. Exterior landings, as required by Section 1008.1.5, for exit discharge doorways in buildings required to have two or more exits.

16. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.

17. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decrease to 0.5 foot-candle (5 lux) average and a minimum at any point of 0.05 foot-candle (0.5 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded.

**INTERIOR ENVIRONMENT**

1. Toilet room floors shall have a smooth, hard nonabsorbent surface such as Portland cement, ceramic tile or other approved material that extends upward onto the walls at least 6" (1510.1)

2. Walls within 2 feet (610 mm) of the front and sides of toilet and water closets shall have a smooth, hard non-absorbent surface of Portland cement, concrete, ceramic tile or other smooth, hard non-absorbent surface to a height of 4 feet (1219 mm), and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (807.1.2)

3. Cement, fiber-cement or glass mat gypsum backers in compliance with ASTM C1178, C1208 or C1325 shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas. Water-resistance gypsum backing board shall be used as a base for tile in water closet compartment walls when installed in accordance with GA-210 or ASTM C840. Regular gypsum: wallboard is permitted under tile or wall panels in other wall and ceiling areas when installed in accordance with GA-210 or ASTM C840. Water-resistant gypsum board shall not be used in the following locations: Section 2509.2

a. Over a vapor retarder.

b. In areas subject to continuous high humidity, such as saunas, steam rooms or gang shower rooms

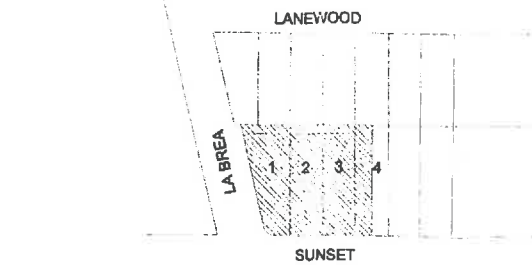
c. On ceilings where frame spacing exceeds 12 inches O.C. for 1/2 inch thick and more than 18 inches O.C. for 5/8 inch thick.

**BUILDING ENVELOPE**

Provide anti-graffiti finish at the first 9 feet, measured from grade, at exterior walls and doors. (6506)

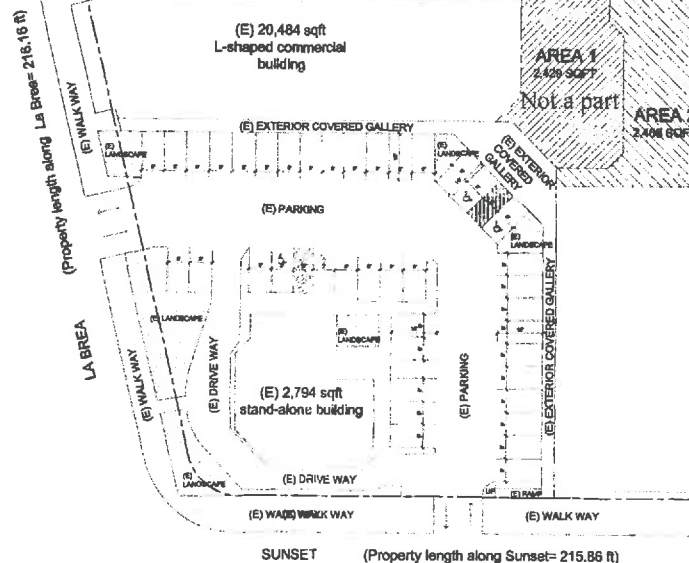
**VICINITY MAP**

NO SCALE

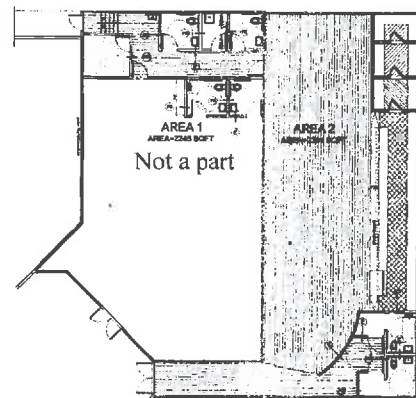


**PLOT PLAN**

SCALE 1/32" = 1'-0"



**OCCUPANCY**



**OCCUPANCY area 2**

USE	OCCUPANCY FACTOR	AREA	TOTAL OCC.
SITTING AREA	15	1,350	203
STORAGE	300	71	0.23
CIRCULATION	100	294	2.94
BAR ATTENDANT AREA	200	188	0.83
2 BUNKER RESTROOM	-	-	2
<b>TOTAL OCCUPANCY</b>			<b>211.2</b>

**LEGAL DESCRIPTION**

ASSESSOR PARCEL NO (APN): 5548-013-405  
TRACT: HOLLYMAR TRACT  
MAP REFERENCE: M B 30-68  
BLOCK: NONE  
LOT: 3  
ARB (LOT CUT REFERENCE): NONE  
DISTRICT MAP SHEET: 147B181

**WORK DESCRIPTION**

A conditional use permit to allow the continued sale and dispensing of a full-line of alcoholic beverages in conjunction with a bar.

**BUILDING INFORMATION**

CONSTRUCTION TYPE: V  
NUMBER OF FLOORS: 1  
OCCUPANCY: A2  
USE: BAR  
BUILDING AREA: 2,429+2,468+4,897 sq ft  
BUILDING HEIGHT: 14'  
LOT AREA: 44,360 SQ FT approx.  
FIRE DISTRICT No 1  
NOT Existing Fire Sprinklers

**BUSINESS INFORMATION**

NUMBER OF EMPLOYEES/SHIFT: Less than 5  
HOURS OF OPERATION: 8 p.m. - 2 a.m 7 days a week  
Permitted use from 5 pm to 8 pm (private events sponsored by the City)

**PROJECT INFORMATION**

Architect's Only  
7065 1/2 Sunset Blvd, Los Angeles, CA 90028

Owner /Contact:  
7707 Sunset, Inc.  
7065 1/2 Sunset Blvd, Los Angeles, CA 90028

Architect:  
Arch. Vicky Barbieri

**SHEET INDEX**

Nº	DESCRIPTION
T1.1	general notes
T2	conditions of approval- page 1
T2.1	conditions of approval- page 2
GN-1	green code notes
A1	cover sheet
A2	demolition plan
A3	floor plan & finish schedule
A4	seating arrangements & partitions details
A5	access details
A6	reflected ceiling plans

**LEGAL NOTICE**

DATE TODAY: \_\_\_\_\_

EXP DATE: APRIL 30 2011



VICKY L. BARBIERI A.I.A.

ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS

210 N. CENTRAL AV.  
SUITE 200  
GLENNDALE, CA 91203  
PHONE: 818-244-5566  
FAX: 818-244-7304

COVER SHEET

PROJECT: SUNSET BAR

PROJECT ADDRESS: 7065 1/2 SUNSET BLVD - LOS ANGELES 90028

No.	REVISION	DATE
1.		

DRAWN BY

CHECKED BY V.B.

DATE:

SCALE:

SHEET

A-1

**EXHIBIT "A"**

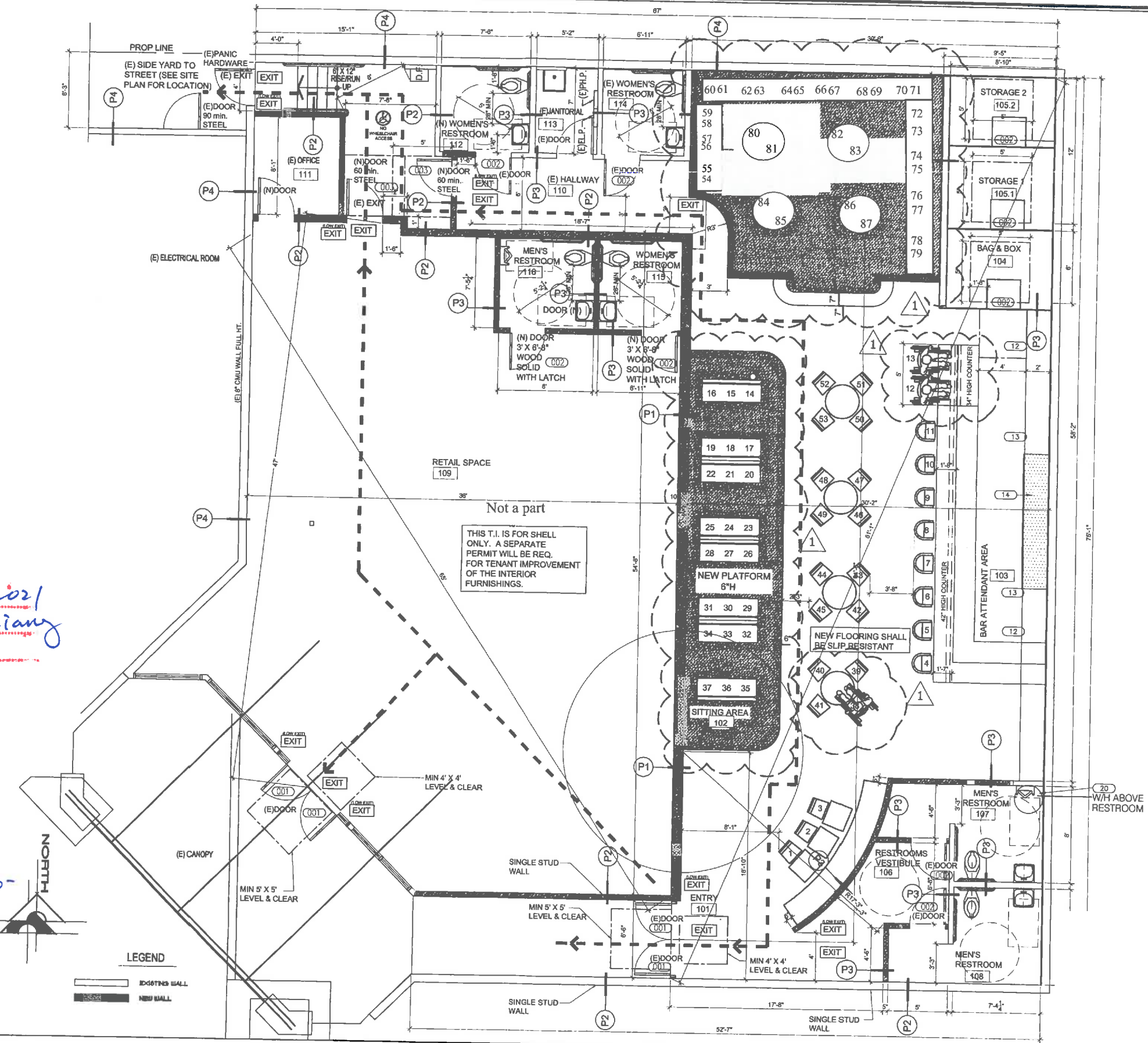
Page No. 1 of 2

Case No. ZA-2020-7926-CUB-CUX

Table  
 87 seats  
 2,468 sq. ft.

**REVISED**  
 Submitted on 7/21/2021  
 Authorized by Jack Chiang  
 Comment:

**EXHIBIT "A"**  
 Page No. 2 of 2  
 Case No. 2A-2020-7926-  
 CUB-CUX



PROPOSED FURNITURE PLAN

**LEGAL NOTICE**  
 THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE LEGALLY PREPARED AND PUBLISHED HERE OF IS EXPRESSLY LIMITED TO SUCH USE AND REUSE, PRODUCTION OR REPRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED UNLESS THE WRITTEN APPROVAL OF VICKY L. BARBIERI A.I.A. TO THE PLANS AND SPECIFICATIONS REMAINS IN WRITING. ANY CHANGES, AMENDMENTS, ADDITIONS, DELETIONS, AND OMISSIONS IN PLANS AND SPECIFICATIONS SHALL BE REPORTED TO VICKY L. BARBIERI A.I.A. FOR CORRECTION BEFORE BEING REPRODUCED AND/OR BEFORE ANY PART OF THE WORK IS STARTED UNLESS EXPRESSLY STIPULATED. NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE CONTRACT AND/OR MANUFACTURERS PRICES BY VICKY L. BARBIERI A.I.A. UNLESS THE WRITTEN NOTICE OF ERRORS, OMISSIONS AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION OF BID ESTIMATE AND UNLESS TO DRAW ATTENTION TO A TYPICAL MISTAKE. VERBAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTORATIONS.

DATE TODAY: \_\_\_\_\_  
 EXP. DATE: APRIL 30 2011

THE HERITAGE GROUP  
**ho**  
 ARCHITECTURE  
 CONSTRUCTION  
 VICKY L. BARBIERI A.I.A.  
 ARCHITECTURE  
 ENGINEERING  
 PLANNING  
 INTERIORS  
 210 N. CENTRAL AV.  
 SUITE 200  
 GLENDALE, CA 91203  
 PHONE: 818-244-5666  
 FAX: 818-244-7304

**PROPOSED**

PROJECT: SUNSET BAR  
 OWNER: LEVY AFFILIATED  
 CONTACT: \_\_\_\_\_  
 PROJECT: 7065 & 7063 1/2 SUNSET BLVD  
 ADDRESS: LOS ANGELES, CA 90028

No.	REVISION	DATE
1	REVISION	04-13-15

DRAWN BY \_\_\_\_\_  
 CHECKED BY V.B.  
 DATE: 11-29-12

SCALE: \_\_\_\_\_  
 SHEET  
**A-4**