ROBERT JANOVICI
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
GARY BOOHER
R. NICOLAS BROWN
ANIK CHARRON
EMILY J. GABEL-LUDDY
DANIEL GREEN
LOURDES GREEN
DAVID KABASHIMA
ALBERT LANDINI
JON PERICA

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

DEPARTMENT OF
CITY PLANNING
CON HOWE
DIRECTOR

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR

OFFICE OF
ZONING ADMINISTRATION
200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX: (213) 978-1334

May 21, 2004

Allan Konce
2190 Broadway Street, 11-West
San Francisco, CA 94115-1358

REQUEST FOR DETERMINATION ON VALIDITY OR EXPIRATION OF ENTITLEMENTS GRANTED UNDER ZA 98-0928(CUB)(CUZ)(ZV) AND SUBSEQUENT BOARD OF ZONING APPEALS AND CITY COUNCIL ACTIONS CONCERNING 1750 NORTH ARGYLE AVENUE

The Office of Zoning Administration has been asked to determine the validity or expiration of the entitlements granted under Case No. ZA 98-0928(CUB)(CUZ)(ZV) and subsequent Board of Zoning Appeals (BZA 5734) and City Council (CF 99-1778) actions (copies attached). As per Section 12.24-J,1-3 of the Los Angeles Municipal Code:

> "Any use permitted by the Zoning Administrator ... is conditional on the privileges being utilized within two years after the effective date of the permit authorizing the use ...
>
> "... if the privileges granted are not utilized or construction work is not begun within that time and carried on diligently without substantial suspension or abandonment of work, then the decision authorizing the use shall become void ...
>
> "Prior to the expiration of the time period to utilize the privileges, the applicant may file a written request with the original decision-maker for an extension of the termination period...."

Final authorization for the entitlements at issue was granted by the Los Angeles City Council on December 17, 1999. Since that time, the following Department of Building and Safety applications and permits have been filed for work at 1750 North Argyle or 6151 West Carlos Avenue:

> Permit No. 2000LA99284 - issued May 17, 2000, for a change of use from a church to a 250-seat theater.
>
> Application No. 02016-10000-09780 - issued May 24, 2002, to repair fire damage.

Recyclable and made from recycled waste.



CF-99-1778

Box #. 8881

B2678

Application No. 03041-10000-13194 - issued September 24, 2003, for renovation, back to historic condition, and addition of a kitchen and restroom facilities for a church congregation. Also for the cutting of a 10'x18' opening in the west wall for the installation of a steel frame.

Permit No. 20004LA57023 - issued April 16, 2004, for renovation, back to historic condition, and addition of kitchen on first level and restroom facilities in the basement.

Application No. 03042-10000-39692 - issued December 23, 2003, for a water plan check for an existing building upgrade.

Application No. 03044-10000-12728 - issued on December 23, 2003, for the installation of one Type I hood.

Based upon the permits and dates upon which they were issued, there is a question as to whether the entitlements have been utilized within the two-year time period following the grant as substantial construction work has not been initiated/completed nor has the business been commenced with respect to any of the uses authorized. Please submit any supporting documentation to this Office no later than June 1, 2004, if you believe that the entitlements granted under the City Council action are still valid.

If you have any questions, or require clarification or information, please direct your inquiries to Jonathan Hershey, (213) 978-1337.

ROBERT JANOVICI
Chief Zoning Administrator
Telephone No. (213) 978-1318

RJ:JH:lmc

cc: Vytas Juskys
590 North Rossmore Avenue, #8
Los Angeles, CA 90004

J. MICHAEL CAREY
City Clerk

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

99-1778 PC BZA 5734
TO. PLAN COMM.

CD 13

PLACE IN FILES
DEC 20 1999
DEPUTY

December 10, 1999

Council Member Wachs
Council Member Miscikowski
Council Member Goldberg
Board of Zoning Appeals
Office of Zoning Administration
Advisory Agency
Bureau of Engineering,
Development Services Division
Attn: Glenn Hirano
Department of Transportation,
Traffic/Planning Sections
Department of Building & Safety
C/O Zoning Coordinator
Bureau of Street Lighting,
"B" Permit Section
Fire Department

Susan Fine Moore
Mollywood Properties, LLC
6145 Franklin Avenue
Hollywood, CA 90028

Shari Mehr
P.O. Box 66261
Los Angeles, CA 90068

Jim McQuiston
6212 Yucca Street
Los Angeles, CA 90028-15223

Joseph Yore
6253 Hollywood Boulevard, Suite 1100
Hollywood, CA 90028

Department of Alcoholic Beverage Control
300 South Spring Street, Suite 2001N
Los Angeles, CA 90013

RE: CONDITIONAL USE APPEAL OF THE CONVERSION OF AN EXISTING CHURCH BUILDING INTO A THEATER/PERFORMANCE VENUE AND BANQUET/MEETING FACILITY, AND THE CONSTRUCTION OF A NEW 175-SEAT RESTAURANT WITH A 25-SEAT BAR AREA FOR PROPERTY LOCATED AT 1750 NORTH ARGYLE AVENUE

At the meeting of the Council held November 17, 1999, the following action was taken:

Attached report and conditions adopted (as amended)	X
Amending motion adopted (Wachs - Miscikowski)	X
Motion adopted to approve attached report	
" " " " " communication	
To the Mayor FORTHWITH	
Mayor vetoed	
Mayor concurred	12-8-99
Mayor failed to act - deemed approved	
Findings adopted	X
Mitigated Negative Declaration adopted	X

12/17/99
J. Michael Carey
City Clerk
vdw

Recyclable and made from recycled waste.

Mayor's Time Stamp

RECEIVED
'99 DEC -6 P1:43
DEPUTY MAYOR

City Clerk's Time Stamp

RECEIVED
CITY CLERK'S OFFICE
99 DEC -6 PM 1:38
BY _____
CITY CLERK
DEPUTY

SUBJECT TO MAYOR'S APPROVAL

COUNCIL FILE NO. 99-1778 COUNCIL DISTRICT NO. _____

COUNCIL APPROVAL DATE November 17, 1999

RE: CONDITIONAL USE APPEAL OF THE CONVERSION OF AN EXISTING CHURCH BUILDING INTO A THEATER/PERFORMANCE VENUE AND BANQUET/MEETING FACILITY, AND THE CONSTRUCTION OF A NEW 175-SEAT RESTAURANT WITH A 25-SEAT BAR AREA FOR PROPERTY LOCATED AT 1750 NORTH ARGYLE AVENUE

LAST DAY FOR MAYOR TO ACT DEC 16 1999
(10 Day Charter requirement as per LAMC 12.24H)

DO NOT WRITE BELOW THIS LINE - FOR MAYOR OFFICE USE ONLY

APPROVED ✓

*DISAPPROVED _____

*Transmit objections in writing pursuant to LAMC 12.24H

DATE OF MAYOR APPROVAL OR DISAPPROVAL DEC 08 1999

DEC 09 1999

99 DEC -9 AM 8:15
CITY CLERK'S OFFICE
RECEIVED

MAYOR
vdw

shells\991778

24

PLANNING AND LAND USE MANAGEMENT COMMITTEE
Report/Communication for Signature

Council File Number 99-1778

Committee Meeting Date 11-2-99

Council Date 11-10-99

COMMITTEE MEMBERS	YES	NO	ABSENT
COUNCILMEMBER BERNSON, Chair	✓		
COUNCILMEMBER MISCIKOWSKI	✓		
COUNCILMEMBER HERNANDEZ	✓		

Remarks Conditional Use & Variance for property at 1750 No. Argyle Ave.

John A. White, **Legislative Assistant ♦♦♦♦♦ Telephone 485-5707**

*ADOPTED AS AMENDED by Council action of 11-17-99. Mostaveli

FILE NO. 99-1778

TO THE COUNCIL OF THE CITY OF LOS ANGELES

Your PLANNING AND LAND USE MANAGEMENT Committee reports as follows:

	Yes	No
Public Comments	XX	

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to Conditional Use appeal of the conversion of an existing church building into a theater/performance venue and banquet/meeting facility, and the construction of a new 175-seat restaurant with a 25-seat bar area for property located at 1750 North Argyle Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and in compliance with the California Environmental Quality Act of 1970; that the Mitigated Negative Declaration reflects the independent judgment of the lead agency City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in CF 99-1778 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [MND No. 98-0411-CUB(ZV)(CCR)].

2. ADOPT FINDINGS of the Board of Zoning Appeals as the Findings of Council.

3. RESOLVE TO DENY APPEAL filed by Shari Mehr, et al, protestants, from the entire determination of the Board of Zoning Appeals, and to THEREBY SUSTAIN the decision of the Zoning Administrator to grant the conditional use for the conversion of an existing church building into a theater/performance venue and banquet/meeting facility and the construction of a new 175-seat restaurant with a 25-seat bar area, on the vacant westerly portion fronting along Argyle Avenue serving a full line of alcoholic beverages for on-site consumption; and a variance to provide no additional on-site parking spaces other than the four existing on-site parking spaces to permit assembly use; and to permit crossing from a less restrictive to a more restrictive zone for the proposed project located at 1750 North Argyle Avenue, subject to Conditions of Approval, as modified.

Applicant: Susan Fine Moore/Mollywood Properties, LLC

BZA 5734
ZA 98-0928-CUB-CUZ-ZV

Fiscal Impact Statements: None submitted by the Planning Department. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

TIME LIMIT FILE - DECEMBER 9, 1999
(Public Hearing Scheduled in Council November 10, 1999)

Summary:

At its meeting held on November 2, 1999, the Planning and Land Use Management Committee conducted a public hearing relative to an appeal filed by Shari Mehr, et al, protestant, from the entire determination of the Board of Zoning Appeals, in sustaining the decision of the Zoning Administrator in granting a conditional uses: for the conversion of an existing church building into a theater/performance venue and banquet/meeting facility with a maximum 250-seat capacity and the construction of a new 175-seat restaurant with a 25-seat bar area, on the vacant westerly portion fronting along Argyle Avenue serving a full line of alcoholic beverages for on-site consumption; and granted variances: to provide no additional on-site parking spaces other than the four existing on-site parking spaces to permit assembly use; and to permit crossing from a less restrictive to a more restrictive zone, subject to Conditions of Approval. The proposed project is located at 1750 North Argyle Avenue.

During the public comment period, the appellant and a local resident were present to state their opposition to this project. They stated that additional residential uses are needed to support retail activity necessary to revitalize Hollywood. They also stated that the church is not adequately sound-proofed and that the proposed restaurant/banquet would disturb local residents. Representatives of the Mayor and the Thirteenth Council District Office spoke in favor of the project. Councilmember Goldberg's representative stated that the Board of Zoning Appeals has imposed strict conditions to protect nearby residents from noise and other concerns. The restaurant proposed for this site will serve theater patrons and will not operate as a nightclub. The project will preserve a culturally significant structure. The project applicant was present and stated that air-conditioning and heating systems will be added to the structure, allowing windows to remain closed and reducing audible noise. The applicant submitted a petition signed by 200 adjacent residents who support the project.

The Planning and Land Use Management Committee recommended that Council deny appeal filed by Shari Mehr, et al, protestants, and

grant the conditional use for the conversion of an existing church building into a theater/performance venue and banquet/meeting facility and the construction of a restaurant, as described above. The Committee modified the Conditions of Approval to require, in two years, a hearing to review the operator's compliance with said Conditions, and to require the applicant to take actions to preserve an existing on-site garden and trees.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

JAW:ys
11/5/99
Enc: BZA 5734
ZA 98-0928-CUB-CUZ-ZV
CD 13
Attachments: Conditions of Approval
(as modified)

#991778

NOV 10 1999 - Continued to NOV. 17, 1999

FINDINGS
Comm Rpt & Conditions
ADOPTED
*As amended
NOV 17 1999
LOS ANGELES CITY COUNCIL
See Attached Motion
MIT NEG DEC ADOPTED

Mayor With File - LAMC 12.24H

VERBAL MOTION

I HEREBY MOVE that Council AMEND the Conditions of Approval (as modified) with respect to Planning and Land Use Management Committee report on today's Council agenda (Item No. 24, CF 99-1778) relative to Conditional Use appeal of the conversion of an existing church building into a theater/performance venue and banquet/meeting facility, and the construction of a new 175-seat restaurant with a 25-seat bar area for property located at 1750 North Argyle Avenue, to include the following additional conditions:

1. **Ingress and egress (vehicular and pedestrian) shall be limited to Argyle Avenue and prohibited on Carlos Avenue.**

2. **Alcohol sales shall be prohibited in the existing church building (theater/performance venue and banquet/meeting facility). In the event of a banquet proposing alcohol sales served in conjunction with meals, the applicant shall secure a one-day permit from the State Department of Alcoholic Beverage Control.**

PRESENTED BY _____
JOEL WACHS
Councilmember, 2nd District

SECONDED BY _____
CINDY MISCIKOWSKI
Councilmember, 11th District

November 17, 1999

CF 99-1778
calagend\99-1778.mot

motion
ADOPTED
NOV 17 1999
LOS ANGELES CITY COUNCIL

From: Ingeborg Jacobson <jacobsonhoepfner@compuserve.com>
To: "John A. White" <jwhite@clerk.ci.la.ca.us>
Date: 11/9/99 3:51pm
Subject: 1750 Argyle

CF 99-1778

Nanni Jacobson
Petra Hoepfner
Iris Radsi
Chris Clark

6136 Carlos Ave.
Los Angeles, CA.90028
PH: 323/4696193

Concerning: Project on 1750 Argyle / Church Building

We, the residents of 6136 Carlos Ave., strongly oppose against the plans to destroy a historical landmark and turn it into a restaurant and bar.
We have been living here over 5 years and so far successfully protected our neighbourhood against gang and drug infiltration etc to maintain a quiet neighbourhood.
There are too many people living on Vista Del Mar and Carlos Ave. who would be affected by opening up a place like that.
We do not want loads of cars and people who will invade our small streets and turn this quiet residential area into a Party Zone. We have many animals living around here, also Wildlife which have been used to fairly little traffic at night. These animals would be at risk.

Thank you.

files

btc

6166 vesper ave., ste. 205
van nuys, ca 91411
(818) 779-8866

AFFIDAVIT OF MAILING NOTICE OF PUBLIC HEARING

City Planning Commission
Case No. _____

CF No. (CF-99-1778)

Zoning Administrator
Case No. _____

Coastal Permit
Case No. _____

Deputy Advisory Agency
Tentative Tract No. _____

Parcel Map No. _____

Private Street No. _____

Board of Zoning Appeals
Case No. _____

Site address: 1750 N. ARGYLE Avenue

I, Lisa Klein certify that I am an employee of BTC, a contractor of the City of Los Angeles, Department of City Planning, State of California, and I did, on the 5TH day of November 1999, mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as detailed on the official ownership list, a notice of hearing, a true copy of which is attached.

- X 500- foot radius
- ___ Abutting the subject site
- X Owners and Occupants
- ___ Tenant notice
- ___ 100-foot coastal notice
- ___ State Coastal Commission
- X Adjacent City (ies)
- X Applicant and representative (where indicated)
- city Council Office
- city Newspaper Notice
- X LA Unified School District, LA County Regional Planning
- X Caltrans
- ___ Council's Own Initiative
- ___ Other
- city Homeowners Associations, City Hall Mail Rm. 651

There is a regular daily communication and service by mail between the City of Los Angeles and each of the addresses to which notices were mailed.

Lisa Klein
_____
Hearing Notice Clerk

_____
BTC, General Manager

J. MICHAEL CAREY
City Clerk

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

RICHARD J. RIORDAN
MAYOR

CF 99-1778
BZA 5734
ZA 98-0928-CUB-CUZ-ZV
CD 13

October 8, 1999

NOTICE TO PROPERTY OWNERS/OCCUPANTS WITHIN A 500-FOOT RADIUS

You are hereby notified that the Planning and Land Use Management Committee of the Los Angeles City Council will consider, on Tuesday, November 2, 1999, at approximately 1:00 p.m. or soon thereafter in Room 316, 200 North Main Street, Los Angeles City Hall, an appeal filed by Shari Mehr, et al, protestant, from the entire determination of the Board of Zoning Appeals, in sustaining the decision of the Zoning Administrator in granting a conditional uses: for the conversion of an existing church building into a theater/performance venue and banquet/meeting facility with a maximum 250-seat capacity and the construction of a new 175-seat restaurant with a 25-seat bar area, on the vacant westerly portion fronting along Argyle Avenue serving a full line of alcoholic beverages for on-site consumption; and granted variances: to provide no additional on-site parking spaces other than the four existing on-site parking spaces to permit assembly use; and to permit crossing from a less restrictive to a more restrictive zone, subject to Conditions of Approval. The proposed project is located at 1750 North Argyle Avenue.

Applicant: Susan Fine Moore/Hollywood Properties, LLC

The full Los Angeles City Council will also conduct a public hearing on this matter on November 10, 1999, at approximately 10:00 a.m. or soon thereafter in the Council Chamber, Room 300, City Hall at the above-mentioned address.

If you are unable to appear at these hearings, you may submit your comments in writing. The file and appeal referred to above can be reviewed in the Office of the City Clerk. Written comments may be addressed to the City Clerk, Room 615, City Hall, 200 North Main Street, Los Angeles, CA 90012.

Please be advised that both the Planning and Land Use Management Committee and City Council reserve the right to continue this matter to a later date, subject to any time limit constraints. Please contact this office if you would like to be notified of any future hearing dates should the Committee or Council not act on this matter on the aforementioned date(s).

John A. White
Legislative Assistant
Planning and Land Use
Management Committee, 213.485.5707
e-mail: jwhite@clerk.ci.la.ca.us

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. #991778.ltr

CF 99-1778
BZA 5734
ZA 98-0928-CUB-CUZ-ZV
i:\docs\reports\#991778.lab

LAPD- ADMINISTRATIVE VICE DIV.
419 S. SPRING ST., RM. 940
LOS ANGELES, CA 90012
MAIL STOP 933

LAPD - CRIMINAL INTELLIGENCE GROUP
ROOM 602, PARKER CENTER
LOS ANGELES, CA 90012
MAIL STOP 400

ALBERT LANDINI, ZA
PLANNING DEPARTMENT
OFFICE OF ZONING ADMINISTRATION
221 N. FIGUEROA ST., RM. 1500

GREG SHOOP
BOARD OF ZONING APPEALS
PLANNING DEPARTMENT
221 N. FIGUEROA ST., RM. 1540

COUNCILPERSON GOLDBERG
PLANNING LIAISON
COUNCIL DISTRICT NO. 13

STATE OF CALIFORNIA
ALCOHOLIC BEVERAGE CONTROL
300 S. SPRING ST., STE. 2001N
LOS ANGELES, CA 90013

SHARI MEHR
P.O. BOX 66261
LOS ANGELES, CA 90066

SUSAN FINE MOORE
HOLLYWOOD PROPERTIES, LLC
6145 FRANKLIN AVE.
HOLLYWOOD, CA 90028

HOLLYWOOD
M.R. 28-59-60
BLK. 10

1. 1,2,17,18
Ned J Inc
6233 Hollywood Blvd.
Los Angeles CA 90028
ZA

TRACT NO. 10149

2. 6-8
Ned Pan Inc
6233 Hollywood Blvd.
Los Angeles CA 90028-5310
ZA

3. 9
Nancy G. Ingamells
75 Fountainhead Ct.
Martinez CA 94553
ZA

CENTRAL HOLLYWOOD TRACT NO. 2
M.B. 6-144

4. (3)2,(1,3)3
Ullman Investment LTD
1618 N. Las Palmas Ave.
Los Angeles CA 90028
ZA

5. 6
Joyce D. Ullman
1618 N. Las Palmas Ave.
Los Angeles CA 90028
ZA

6. (2)12,(2)13
Community Redev Agcy
354 S. Spring St. No. 800
Los Angeles CA 90013
ZA

7. (3)12,(3)13
Community Redev Agcy
354 S. Spring St. No. 600
Los Angeles CA 90013
ZA

TRACT NO. 18237

(1)1
SAME AS # 5

8. (2)1
Capitol Records Inc
1750 Vine St.
Los Angeles CA 90028-5209
ZA

CENTRAL HOLLYWOOD TRACT NO. 2
M.B. 6-144

(1)12
SAME AS # 8

9. (1)1,(1)2
Lytton Sav & Loan Assn
8150 W. Sunset Blvd.
Los Angeles CA 90046
ZA

10. (2)1,(2)2,(2)3,5
Wei C. Wang
206 Camino Del Sol
South Pasadena CA 91030
ZA

TRACT NO. 4013

11. LOT A
J Ned Inc
120 N. Robertson Blvd.
Los Angeles CA 90048
ZA

TRACT NO. 10149

12. (3)2,(3)4
Mollywood Properties Llc
2528 Honolulu Ave.
Montrose CA 91030
ZA

5
SAME AS # 11

13. 1,(1)2,3,(1)4
Harry L. Rubinfeld
P.O. Box 10957
Beverly Hills CA 90213
ZA

TRACT NO. 2209

14. 5
Donald R. Sawyer
2145 Whitley Ave.
Los Angeles CA 90068
ZA

15. 7
Bronius Zemaitaitis
2227 Meadow Valley Ter
Los Angeles CA 90039
ZA

16. 9
Ruth S. Goulet
1757 Vista Del Mar St.
Los Angeles CA 90028-5307
ZA

17. 11
Margarita Allen
1751 Vista Del Mar St.
Los Angeles CA 90028
ZA

18. 4
Jocelyn C. Tubianosa
1770 Vista Del Mar St.
Los Angeles CA 90028-5308
ZA

19. 6
Clifford Neiman
1930 Wright St. No. 20
Sacramento CA 95825
ZA

20. 8
Mario Alarcon
1760 Vista Del Mar St.
Los Angeles CA 90028-5308
ZA

21. 10
Warren W. Berry
1756 Vista Del Mar St.
Los Angeles CA 90028-5308
ZA

22. 12
Annie M. Hopkins
2109 Washington Ave.
Santa Monica CA 90403
ZA

DEL MAR TRACT
M.B. 6-154

23. 6
Alvaro Lozada
6334 Radford Ave.
North Hollywood CA 91606
ZA

24. 7
Dale Knight
1769 N. Gower St.
Los Angeles CA 90028-5423
ZA

25. 8-10
First Presbyterian Church of Hollywo
1760 N. Gower St.
Los Angeles CA 90028
ZA

TRACT NO. 2209

26. 2
Stephens Episcopal Church St
6128 Yucca St.
Los Angeles
ZA

DEL MAR TRACT
M.B. 6-154

27. 4,5
Rectors Warden & Vestrymen of The Pa
6128 Yucca St.
Los Angeles CA 90028
ZA

TRACT NO. 2209

1,3
SAME AS # 3

DEL MAR TRACT
M.B. 6-154

28. 11,(2)12
Jose R. Corujo
P.O. Box 31175
Los Angeles CA 90031
ZA

29. (1)12
Robert L. Stevenson
4425 Ventura Canyon Ave. No. 303
Sherman Oaks CA 91423
ZA

29. 13
Robert L. Stevenson
713 N. June St. No. 320
Los Angeles CA 90038
ZA

30. 14,(2)15
Daniel N. Bailey
22605 La Palma Ave. No. 501
Yorba Linda CA 92887
ZA

31. (1)15,16,(2)17
Frank Vodhanel
376 S. Hudson Ave. Fl 7
Los Angeles CA 90020
ZA

32. (1)17
Raymond L. Webb
6136 Carlos Ave.
Los Angeles CA 90028-5302
ZA

18-24,(1)26
SAME AS # 1

33. (3)29
Robert L. Stevenson
713 N. June St.
Los Angeles CA 90038
ZA

34. (2)26,27,28,(1)29
Pep Properties Inc
3111 W. Allegheny Ave.
Philadelphia PA 19132
ZA

35. POR. 26
L A Co Metropolitan Transportation A
818 W. 7th St. No. 1000
Los Angeles CA 90017
ZA

GRAND VIEW BLVD TRACT
M.B. 7-122

36. (2)2,(2)3
George G. Willard
4048 Alonzo Ave.
Encino CA 91316
ZA

37. 20,21
Bracha
117 N. Fuller Ave.
Los Angeles CA 90036
ZA

MCGINNIS TRACT
M.B. 4-78

38. 1
Babak Akhavan
7101 Wortser Ave.
North Hollywood CA 91605
ZA

39. 2
Jack Haddad
12057 Louise Ave.
Granada Hills CA 91344
ZA

GRAND VIEW BLVD TRACT
M.B. 7-122

TRACT NO. 1043

40. (1)3,4-6,9,10
Ptshp LP Susa
6075 Poplar Ave. No. 229
Memphis TN 38119
ZA

42. 1-4
L A City
200 N. Spring St. # 1800
Los Angeles CA 90012
ZA

41. 1,(1)2
North Vine Street Partners L P
201 N. Figueroa St. No. 1400
Los Angeles CA 90012
ZA

FRWY RIGHT OF WAY

43.
Caltrans
120 S. Spring St.
Los Angeles CA 90012
ZA

DIRECTOR OF PLANNING
City of Culver City
P.O. Box 507
Culver City, CA 90232

ZA

DIRECTOR OF PLANNING
City of El Segundo
350 Main Street
El Segundo, CA 90245

ZA

DIRECTOR OF PLANNING
City of Hawthorne
4455 W. 126th Street
Hawthorne, CA 90250

ZA

DIRECTOR OF PLANNING
City of Inglewood
One Manchester Blvd.
Inglewood, CA 90301

ZA

LA UNIFIED SCHOOL DIST.
1425 S San Pedro St. # 404
P.O. Box 2298
Los Angeles, CA 90051

ZA

CALTRANS
State of CA Prop. Dev # D
120 S Spring Street
Los Angeles, CA 90012

ZA

Landmark Partners
Attention: Charles E. Loveman, Jr.
1722 ½ North Whitley Avenue
Hollywood CA 90028
ZA

GC Mapping Service
Attention: Gilbert Castro
711 Mission Street, Suite B
So. Pasadena CA 91030
ZA

GC Mapping Service
Attention: Gilbert Castro
5005 La Calandria Way
Los Angeles CA 90032
ZA

BZA 5734

1.
Occupant
6141 Hollywood Blvd.
Los Angeles CA 90028

1.
Occupant
6161 Hollywood Blvd.
Los Angeles CA 90028

2.
Occupant
6225 Hollywood Blvd.
Los Angeles CA 90028

2.
Occupant
6233 Hollywood Blvd.
Los Angeles CA 90028

2.
Occupant
6243 Hollywood Blvd.
Los Angeles CA 90028

2.
Occupant
6245 Hollywood Blvd.
Los Angeles CA 90028

2.
Occupant
6247 Hollywood Blvd.
Los Angeles CA 90028

2.
Occupant
6249 Hollywood Blvd.
Los Angeles CA 90028

4.
Occupant
6251 Hollywood Blvd.
Los Angeles CA 90028

5.
Occupant
1720 N. Vine St.
Los Angeles CA 90028

5.
Occupant
1722 N. Vine St.
Los Angeles CA 90028

5.
Occupant
1724 N. Vine St.
Los Angeles CA 90028

5.
Occupant
6230 Yucca St.
Los Angeles CA 90028

6.
Occupant
6272 Yucca St.
Los Angeles CA 90028

6.
Occupant
6274 Yucca St.
Los Angeles CA 90028

6.
Occupant
6276 Yucca St.
Los Angeles CA 90028

6.
Occupant
6278 Yucca St.
Los Angeles CA 90028

6.
Occupant
6280 Yucca St.
Los Angeles CA 90028

6.
Occupant
1770 N. Vine St.
Los Angeles CA 90028

7.
Occupant
6270 Yucca St.
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 101
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 200
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 200
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 214
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 217
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 223
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 224
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 228
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 230
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 314
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 323
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 328
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 430
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 522
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 601
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 601
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 602
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 603
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 604
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 612
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 614
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 700
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 705
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 712
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 729
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 730
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 800
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 802
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 822
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 822
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 829
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 902
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 905
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 907
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 910
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 914
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 918
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 921
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 922
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 922
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 924
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 1000
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 1024
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 1029
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 1100
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 1102
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 1114
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 1120
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 1120
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 1120
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 1200
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 1204
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 1221
Los Angeles CA 90028

9.
Occupant
1702 N. Vine St.
Los Angeles CA 90028

9.
Occupant
1704 N. Vine St.
Los Angeles CA 90028

9.
Occupant
1706 N. Vine St.
Los Angeles CA 90028

9.
Occupant
1708 N. Vine St.
Los Angeles CA 90028

10.
Occupant
1718 N. Vine St.
Los Angeles CA 90028

11.
Occupant
6207 Hollywood Blvd.
Los Angeles CA 90028

11.
Occupant
6211 Hollywood Blvd.
Los Angeles CA 90028

12.
Occupant
1750 Argyle Ave.
Los Angeles CA 90028

13.
Occupant
1756 Argyle Ave. # A
Los Angeles CA 90028

13.
Occupant
1756 Argyle Ave. # B
Los Angeles CA 90028

13.
Occupant
1756 Argyle Ave. # C
Los Angeles CA 90028

13.
Occupant
1756 Argyle Ave. # D
Los Angeles CA 90028

13.
Occupant
1760 Argyle Ave. # A
Los Angeles CA 90028

13.
Occupant
1760 Argyle Ave. # B
Los Angeles CA 90028

13.
Occupant
1760 Argyle Ave. # C
Los Angeles CA 90028

13.
Occupant
1760 Argyle Ave. # D
Los Angeles CA 90028

13.
Occupant
6210 Yucca St. # A
Los Angeles CA 90028

13.
Occupant
6210 Yucca St. # B
Los Angeles CA 90028

13.
Occupant
6210 Yucca St. # C
Los Angeles CA 90028

13.
Occupant
6210 Yucca St. # D
Los Angeles CA 90028

13.
Occupant
6212 Yucca St. # A
Los Angeles CA 90028

13.
Occupant
6212 Yucca St. # B
Los Angeles CA 90028

13.
Occupant
6212 Yucca St. # C
Los Angeles CA 90028

13.
Occupant
6212 Yucca St. # D
Los Angeles CA 90028

13.
Occupant
6214 Yucca St. # A
Los Angeles CA 90028

13.
Occupant
6214 Yucca St. # B
Los Angeles CA 90028

13.
Occupant
6214 Yucca St. # C
Los Angeles CA 90028

13.
Occupant
6214 Yucca St. # D
Los Angeles CA 90028

13.
Occupant
6216 Yucca St. # A
Los Angeles CA 90028

13.
Occupant
6216 Yucca St. # B
Los Angeles CA 90028

13.
Occupant
6216 Yucca St. # C
Los Angeles CA 90028

13.
Occupant
6216 Yucca St. # D
Los Angeles CA 90028

13.
Occupant
6218 Yucca St. # A
Los Angeles CA 90028

13.
Occupant
6218 Yucca St. # B
Los Angeles CA 90028

13.
Occupant
6218 Yucca St. # C
Los Angeles CA 90028

13.
Occupant
6218 Yucca St. # D
Los Angeles CA 90028

13.
Occupant
6220 Yucca St. # A
Los Angeles CA 90028

13.
Occupant
6220 Yucca St. # B
Los Angeles CA 90028

13.
Occupant
6220 Yucca St. # C
Los Angeles CA 90028

13.
Occupant
6220 Yucca St. # D
Los Angeles CA 90028

13.
Occupant
6222 Yucca St. # A
Los Angeles CA 90028

13.
Occupant
6222 Yucca St. # B
Los Angeles CA 90028

13.
Occupant
6222 Yucca St. # C
Los Angeles CA 90028

13.
Occupant
6222 Yucca St. # D
Los Angeles CA 90028

13.
Occupant
6224 Yucca St. # A
Los Angeles CA 90028

13.
Occupant
6224 Yucca St. # B
Los Angeles CA 90028

13.
Occupant
6224 Yucca St. # C
Los Angeles CA 90028

13.
Occupant
6224 Yucca St. # D
Los Angeles CA 90028

13.
Occupant
1771 Vista Del Mar Ave.
Los Angeles CA 90028

14.
Occupant
1765 Vista Del Mar Ave.
Los Angeles CA 90028

14.
Occupant
1767 Vista Del Mar Ave.
Los Angeles CA 90028

15.
Occupant
1761 Vista Del Mar Ave.
Los Angeles CA 90028

15.
Occupant
1763 Vista Del Mar Ave.
Los Angeles CA 90028

17.
Occupant
6145 Carlos Ave.
Los Angeles CA 90028

19.
Occupant
1762 Vista Del Mar Ave.
Los Angeles CA 90028

19.
Occupant
1764 Vista Del Mar Ave.
Los Angeles CA 90028

19.
Occupant
1766 Vista Del Mar Ave.
Los Angeles CA 90028

19.
Occupant
1768 Vista Del Mar Ave.
Los Angeles CA 90028

22.
Occupant
1750 Vista Del Mar Ave.
Los Angeles CA 90028

22.
Occupant
1752 Vista Del Mar Ave.
Los Angeles CA 90028

22.
Occupant
1752 ½ Vista Del Mar Ave.
Los Angeles CA 90028

23.
Occupant
1777 N. Gower St.
Los Angeles CA 90028

23.
Occupant
1779 N. Gower St.
Los Angeles CA 90028

23.
Occupant
1781 N. Gower St.
Los Angeles CA 90028

23.
Occupant
1783 N. Gower St.
Los Angeles CA 90028

24.
Occupant
1771 N. Gower St.
Los Angeles CA 90028

24.
Occupant
1773 N. Gower St.
Los Angeles CA 90028

24.
Occupant
1773 ½ N. Gower St.
Los Angeles CA 90028

24.
Occupant
1775 N. Gower St.
Los Angeles CA 90028

25.
Occupant
1763 N. Gower St.
Los Angeles CA 90028

25.
Occupant
1765 N. Gower St.
Los Angeles CA 90028

25.
Occupant
6109 Carlos Ave.
Los Angeles CA 90028

27.
Occupant
6125 Carlos Ave.
Los Angeles CA 90028

28.
Occupant
1731 N. Gower St.
Los Angeles CA 90028

28.
Occupant
1733 N. Gower St.
Los Angeles CA 90028

28.
Occupant
1733 ½ N. Gower St.
Los Angeles CA 90028

28.
Occupant
1735 N. Gower St.
Los Angeles CA 90028

28.
Occupant
1735 ½ N. Gower St.
Los Angeles CA 90028

28.
Occupant
1737 N. Gower St.
Los Angeles CA 90028

28.
Occupant
1739 N. Gower St.
Los Angeles CA 90028

29.
Occupant
1725 N. Gower St. # 1
Los Angeles CA 90028

29.
Occupant
1725 N. Gower St. # 2
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 3
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 4
Los Angeles CA 90028

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1725 N. Gower St. # 5
Los Angeles CA 90028

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1725 N. Gower St. # 6
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 7
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 8
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 9
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 10
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 11
Los Angeles CA 90028

29.
Occupant
1725 N. Gower St. # 12
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 13
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 14
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 15
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 16
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 17
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 18
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 19
Los Angeles CA 90028

29.
Occupant
1725 N. Gower St. # 20
Los Angeles CA 90028

30.
Occupant
6118 Carlos Ave.
Los Angeles CA 90028

31.
Occupant
6122 Carlos Ave.
Los Angeles CA 90028

31.
Occupant
6122 ½ Carlos Ave.
Los Angeles CA 90028

31.
Occupant
6124 Carlos Ave.
Los Angeles CA 90028

31.
Occupant
6126 Carlos Ave.
Los Angeles CA 90028

31.
Occupant
6128 Carlos Ave.
Los Angeles CA 90028

31.
Occupant
6128 ½ Carlos Ave.
Los Angeles CA 90028

31.
Occupant
6130 Carlos Ave.
Los Angeles CA 90028

31.
Occupant
6130 ½ Carlos Ave.
Los Angeles CA 90028

31.
Occupant
6132 Carlos Ave.
Los Angeles CA 90028

31.
Occupant
6132 ½ Carlos Ave.
Los Angeles CA 90028

31.
Occupant
6134 Carlos Ave.
Los Angeles CA 90028

31.
Occupant
6134 ½ Carlos Ave.
Los Angeles CA 90028

32.
Occupant
6136 ½ Carlos Ave.
Los Angeles CA 90028

33.
Occupant
1715 N. Gower St.
Hollywood CA 90028

34.
Occupant
6125 Hollywood Blvd.
Los Angeles CA 90028

36.
Occupant
1818 N. Vine St.
Los Angeles CA 90028

37.
Occupant
1800 Argyle Ave. # 101
Los Angeles CA 90028

37.
Occupant
1800 Argyle Ave. # 101
Los Angeles CA 90028

37.
Occupant
1800 Argyle Ave. # 202
Los Angeles CA 90028

37.
Occupant
1800 Argyle Ave. # 203
Los Angeles CA 90028

37.
Occupant
1800 Argyle Ave. # 300
Los Angeles CA 90028

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Occupant
1800 Argyle Ave. # 300
Los Angeles CA 90028

37.
Occupant
1800 Argyle Ave. # 302
Los Angeles CA 90028

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Occupant
1800 Argyle Ave. # 305
Los Angeles CA 90028

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Occupant
1800 Argyle Ave. # 306
Los Angeles CA 90028

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Occupant
1800 Argyle Ave. # 307
Los Angeles CA 90028

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Occupant
1800 Argyle Ave. # 403
Los Angeles CA 90028

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Occupant
1800 Argyle Ave. # 404
Los Angeles CA 90028

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Occupant
1800 Argyle Ave. # 409
Los Angeles CA 90028

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Occupant
1800 Argyle Ave. # 409
Los Angeles CA 90028

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Occupant
1800 Argyle Ave. # 413
Los Angeles CA 90028

37.
Occupant
1800 Argyle Ave. # 500
Los Angeles CA 90028

37.
Occupant
1800 Argyle Ave. # 500
Los Angeles CA 90028

38.
Occupant
1803 Vista Del Mar Ave. # 101
Los Angeles CA 90028

38.
Occupant
1803 Vista Del Mar Ave. # 102
Los Angeles CA 90028

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Occupant
1803 Vista Del Mar Ave. # 103
Los Angeles CA 90028

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1803 Vista Del Mar Ave. # 104
Los Angeles CA 90028

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1803 Vista Del Mar Ave. # 105
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Los Angeles CA 90028

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1803 Vista Del Mar Ave. # 108
Los Angeles CA 90028

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1803 Vista Del Mar Ave. # 109
Los Angeles CA 90028

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1803 Vista Del Mar Ave. # 110
Los Angeles CA 90028

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1803 Vista Del Mar Ave. # 201
Los Angeles CA 90028

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1803 Vista Del Mar Ave. # 202
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1803 Vista Del Mar Ave. # 203
Los Angeles CA 90028

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1803 Vista Del Mar Ave. # 204
Los Angeles CA 90028

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1803 Vista Del Mar Ave. # 205
Los Angeles CA 90028

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1803 Vista Del Mar Ave. # 206
Los Angeles CA 90028

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Occupant
1803 Vista Del Mar Ave. # 207
Los Angeles CA 90028

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Occupant
1803 Vista Del Mar Ave. # 208
Los Angeles CA 90028

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Occupant
1803 Vista Del Mar Ave. # 209
Los Angeles CA 90028

38.
Occupant
1803 Vista Del Mar Ave. # 210
Los Angeles CA 90028

39.
Occupant
1807 Vista Del Mar Ave. # 101
Los Angeles CA 90028

39.
Occupant
1807 Vista Del Mar Ave. # 102
Los Angeles CA 90028

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Occupant
1807 Vista Del Mar Ave. # 103
Los Angeles CA 90028

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Occupant
1807 Vista Del Mar Ave. # 104
Los Angeles CA 90028

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1807 Vista Del Mar Ave. # 105
Los Angeles CA 90028

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1807 Vista Del Mar Ave. # 106
Los Angeles CA 90028

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1807 Vista Del Mar Ave. # 107
Los Angeles CA 90028

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Occupant
1807 Vista Del Mar Ave. # 108
Los Angeles CA 90028

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1807 Vista Del Mar Ave. # 109
Los Angeles CA 90028

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Occupant
1807 Vista Del Mar Ave. # 110
Los Angeles CA 90028

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Occupant
1807 Vista Del Mar Ave. # 201
Los Angeles CA 90028

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Occupant
1807 Vista Del Mar Ave. # 202
Los Angeles CA 90028

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1807 Vista Del Mar Ave. # 203
Los Angeles CA 90028

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1807 Vista Del Mar Ave. # 205
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1807 Vista Del Mar Ave. # 206
Los Angeles CA 90028

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1807 Vista Del Mar Ave. # 207
Los Angeles CA 90028

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Occupant
1807 Vista Del Mar Ave. # 208
Los Angeles CA 90028

39.
Occupant
1807 Vista Del Mar Ave. # 209
Los Angeles CA 90028

39.
Occupant
1807 Vista Del Mar Ave. # 210
Los Angeles CA 90028

40.
Occupant
1847 Argyle Ave.
Los Angeles CA 90028

40.
Occupant
1860 N. Vine St.
Los Angeles CA 90028

41.
E.M.I.
1800 N. Vine St.
Los Angeles CA 90028

41.
Occupant
1800 N. Vine St. # 1
Los Angeles CA 90028

41.
Occupant
1800 N. Vine St. # 305
Los Angeles CA 90028

41.
Occupant
1800 N. Vine St. # 330
Los Angeles CA 90028

41.
Occupant
1800 N. Vine St. # 340
Los Angeles CA 90028

42.
Occupant
1831 Argyle Ave.
Los Angeles CA 90028

From: Edward Phippen <phiped@netscape.net>
To: CLERK.CLKCPS(JWHITE)
Date: 11/8/99 5:30pm
Subject: 1750 North Argyle Avenue

CF 99-1778

Mr. White,
I am writing to express my support for the decision of the Zoning Administrator to grant the license for the proposed business. In reviewing the summary of the proposed plan you included in your recent mailing, I see no reason why the Board should not support this license.
I believe that the area can only benefit from new business developments. In addition, the addition of this theater/performance venue will be a great addition to the arts community of the Hollywood/Vine area.

I am a fairly new resident of the area affected by this proposed business but wish that the hearing could have been scheduled at a time when more of the local residents who do work during the day could attend the meeting.

If this matter is continued to a later date, please keep me advised so, if my schedule permits, I may attend.

Edward E. Phippen
6132 Carlos Ave
Hollywood CA 90028

Get your own FREE, personal Netscape WebMail account today at http://webmail.netscape.com.

From: s a <shamsulalam@juno.com>
To: CLERK.CLKCPS(JWHITE)
Date: 11/8/99 4:01am
Subject: cf 99-1778

Dear John White,

It will highly appreaciated not to approved zone change as well as 25 seat bar permission at 1750 N, Argyle Ave. Which increase alcohol problem in this resident area.

Your ref no: cf ~~99-1788~~ 99-1778, BBZA 5734, ZA 98-09228-cub-zv, CD 13

Thank you very much for your letter.

Shamsul Alam
6216 Yucca Street. #D
Hollywood, CA 90028

Get the Internet just the way you want it.
Free software, free e-mail, and free Internet access for a month!
Try Juno Web: http://dl.www.juno.com/dynoget/tagj.

COUNCIL VOTE

17-Nov-99 2:24:03 PM, #25

ITEM NO. (24)
Voting on Item(s): 24
Roll Call

BERNSON	Absent
CHICK	Yes
FEUER	Yes
GALANTER	Absent
GOLDBERG	Yes
HERNANDEZ	Yes
HOLDEN	Yes
MISCIKOWSKI	Yes
PACHECO	Yes
PADILLA	Yes
RIDLEY-THOMAS	Absent
*SVORINICH	Yes
WACHS	Yes
WALTERS	Yes
FERRARO	Absent

Present: 11, Yes: 11 No: 0

CF 99-1778
BZA 5734
ZA 98-0928-CUB-CUZ-ZV
CD 13

CONDITIONS OF APPROVAL (as Modified)

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.

   The applicant is advised that approval herein is solely for the uses as described in this action and the site must be physically developed consistent with the plans approved by the City Council with respect to building design as well as landscaping including the gardens. Any change in the mode or character of operation of the business approved or in the physical development plan shall require prior approval by a Zoning Administrator pursuant to an appropriate application being filed.

4. All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours of its occurrence.

5. Prior to the issuance of any building permits and/or certificate of occupancy, the owner of the property shall fully improve all streets and alleys adjoining the subject property, including sidewalk fill-in, street trees, street lights and fire hydrants, to the satisfaction of, respectively, the Bureau of Engineering, Bureau of Street Lighting, Bureau of Street Trees, Department of Transportation, and the Fire Department, or post bonds suitably guaranteeing improvements, all at no expense to the City of Los Angeles. Building plans and landscape installation and preservation plans shall be submitted to the Department of Cultural Affairs, and the Community Redevelopment Agency for review and approval prior to the issuance of any building and or demolition permits.

6. A copy of this grant and its conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be included in the "notes" portion of the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

7. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in this Letter of Determination shall be recorded by the property owner in the County

Recorder's Office on forms provided by the Office of Zoning Administration; the agreement will run with the land and be binding on any subsequent owners, heirs or assigns. Furthermore, the agreement must be submitted to the Office of Zoning Administration for approval before being recorded; after recordation, a copy bearing the Recorder's number and date must be furnished the Office of Zoning Administration for attachment to the file.

8. The applicant shall secure a City permit decal denoting approval of alcoholic beverage sales from a Planning Department public counter subsequent to the Zoning Administrator's signature on the Planning Department sign-off form and mount it on either the inside of the window of the subject site facing the front street or on the ought side of the building (if inside mounting is not possible). The decal shall be visible at all times and mounted before the privileges granted herein are utilized.

9. No sooner than 20 months nor later than 22 months after initiation of operation of either the restaurant or the theater/performance venue/banquet meeting facility, the applicant shall file an application for a plan approval (fee currently $523) with the Office of Zoning Administration. The purpose of filing shall be to have the Zoning Administrator determine the degree of compatibility between the use(s) on the site and adjacent as well as neighboring properties.

   Included with such plan approval application shall be adjoining/abutting (including across the street) property owners and occupants labels (3 copies). The applicant shall also include a narrative indicating what steps have been taken to comply with all conditions imposed under this action.

10. Alcohol sale of a full line of alcoholic beverages is permitted.

11. Alcohol sales shall be prohibited in the existing church building (theater/performance venue and banquet/meeting facility). In the event of a banquet proposing alcohol sales served in conjunction with meals, the applicant shall secure a one-day permit from the State Department of Alcoholic Beverage Control.

12. The owners, operators, managers, and all employees serving alcohol to patrons shall enroll in and complete a certified training program for the responsible service of alcohol. This program is recognized by the State Department of Alcoholic Beverage Control. This training shall be completed by new employees within four weeks of employment and shall be completed by all employees serving alcoholic beverages every 24 months.

13. The premises shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurants.

14. Hours of operation for the theater/banquet shall be Sunday thru Wednesday (11:00 a.m. to 11:00 p.m.) and Thursday thru Saturday (11:00

a.m. to Midnight.) The Hours of operation for the restaurant shall be Sunday (10:00 a.m. Midnight -Deck area to be closed at 10:00 p.m.) Monday thru Wednesday (11:30 a.m. to Midnight) -Deck area to be closed at 10:00 p.m.) and Thursday thru Saturday (11:30 a.m. to 2:00 a.m. -Deck area to be closed at Midnight). Restaurant entertainment prior to 8 p.m. each day of the week is prohibited. This is to insure that the listed location remains a bonafide restaurant and not a nightclub or lounge.

15. Public dancing is not allowed.

16. No pool or billiard tables shall be maintained on the premises.

17. There shall be no coin-operated games or video machines maintained upon the premises at any time.

18. Trash pick-up at the premises will be made no earlier than 8 a.m. nor later than 7 p.m.

19. The rear door(s) shall be kept closed at all times during the operation of the premises except in cases of emergency. Said door(s) are not to consist solely of a screen or ventilated security door.

20. Ingress and egress (vehicular and pedestrian) shall be limited to Argyle Avenue and prohibited on Carlos Avenue.

21. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.

22. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.

23. Any music, sound or noise emitted shall not be audible beyond the structure in which it is being originated.

24. The conditions of this permit shall be retained on the premises at all times and be immediately produced upon the request of any peace officer.

25. No booth or group seating shall be installed that completely prohibits observation of the occupants.

26. There shall be no requirement for cover charge or pre-payment fee for food and/or beverage service.

27. The project shall fully conform to all requirements of LAMC Sec. 12.22-A,23 except as specifically exempted herein.

28. All conditions enumerated in Environmental Clearance Case No. MND-98-0411-CUB(ZV)(CCR) (listed below) shall be considered conditions of this grant.

1-a.b.c. MAJOR LANDFORMS (GRADING/STABILITY/DEMOLITION):

Environmental impacts could occur from disturbance of major landforms, demolition of existing development or grading of the site. However, the potential grading, demolition and subsidence impacts will be dealt with and mitigated by administrative procedures required by the Municipal Code.

During construction, exposed earth surfaces should be sprayed with water at least twice a day by the contractor to minimize dust generation. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.

All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

One flag person(s) shall be required at the job site to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with the 1996 Edition of "Work Area Traffic Control Handbook".

AIR POLLUTION (CONSTRUCTION):

All unpaved demolition and construction areas shall be wetted at least twice a day during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

NOISE (CONSTRUCTION):

Environmental impacts could occur due to noise generated by construction equipment and grading and demolition activities. These impacts can be mitigated to a level of insignificance by requiring the following measures:

The project shall comply with the City of Los Angeles Noise Ordinances No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses

unless technically infeasible.

Construction shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.

Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

The project contractor shall use power construction equipment with state-of-the-art noise shielding and muting devices.

The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

3-a.b.c.d. WATER (DRAINAGE/SURFACE WATER RUNOFF):

Environmental impacts could occur from project implementation due to changes in drainage patterns and surface water runoff. However, these impacts will be dealt with and mitigated by administrative procedures required by the Municipal Code.

4-a.b-1. TREES:

Environmental impacts could occur due to the potential loss of significant trees on the site. However, that prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert as defined by Ordinance 153,478, indicating the location, size, type and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Maintenance. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1: 1 basis, shall be required for the unavoidable loss of desirable trees on the site, to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance and the Advisory Agency.

7-a-1. ILLUMINATION (PARKING):

Environmental impacts could occur from illumination of the parking area. However, this impact will be reduced to a level of insignificance by requiring that all lights be shielded and directed onto the site.

13-a-1. TRAFFIC:

An adverse impact could occur from the project's traffic generation. An investigation and analysis conducted by the Department of Transportation has identified significant project related traffic impacts which can be mitigated to an acceptable level by implementing measure(s) detailed in said Department's communication to the applicant dated December 15,

1998 and attached. Such report and mitigation measure(s) are incorporated herein by reference.

13-f. ACCESS:

Adverse impacts could occur due to design of the parking area and access driveway. However, the possible impacts will be dealt with and mitigated to a level of insignificance by submitting a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval.

14-a. FIRE:

An adverse environmental impact is indicated due to location of the project in an area having marginal fire protection facilities. However, this possible impact will be mitigated to a level of insignificance by incorporating into the building plans the recommendations of the Fire Department relative to fire safety, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan approval shall consider but not be limited to access concerns and interior heat sensitive sprinkler systems.

14-b-1. POLICE (GENERAL):

An adverse environmental impact is indicated due to location of the project in an area having marginal police services. However, this possible impact will be mitigated to a level of insignificance by incorporating into the plans the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to: access control to building, secured parking facilities, walls/fences with key security, lobbies, corridors and elevators equipped with electronic surveillance systems, well illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrance in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed.

14-e-2. STREET IMPROVEMENT:

A possible environmental impact could occur due to deterioration of street quality from increased traffic generation. However, the impact could be reduced to a level of insignificance by requiring street dedications, and/or street lighting to the satisfaction of the Bureau of Engineering.

15/16-a. ENERGY:

The California Environmental Quality Act requires that the proposed project be considered relative to potential energy impacts. Investigation should address impacts resulting from potential consumption of non-renewable resources. Mitigation measures may include

compliance with Title 24, California State Code (Energy Conservation Standards), the use of natural gas and/or solar energy; and consultation with the Department of Water and Power and Southern California Gas Co. regarding feasible energy conservation measures.

17-c. WATER:

There would be a potential adverse environmental impact since the project would contribute cumulatively toward the increasing demand on the City's water supplies. This impact will be dealt with and mitigated by requiring compliance with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.

17-d. SEWER:

There would be an adverse environmental impact due to additional demand on the sewer system capacity. However, if conditions dictate, the Bureau of Engineering may postpone new sewer connections for this project until system capacity is adequate, thus, mitigating this potential impact to a level of insignificance.

17-e. STORM WATER DRAINAGE:

There would be a potential adverse environmental impact from project implementation due to requiring additional storm-water drainage system capacity. However, if conditions dictate, the Bureau of Engineering may postpone this project until the storm water drainage capacity is adequate.

17-f. SOLID WASTE:

There would be a potential adverse environmental impact from project implementation due to the creation of additional solid waste. However, this impact can be mitigated by instituting a recycling program to the satisfaction of the Zoning Administrator to reduce the volume of solid waste going to landfills in compliance with the City's goal of a 50% reduction in the amount of waste going to landfills by the year 2000. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material.

19-a.b.c.d. LANDSCAPING:

Landscaping: A possible adverse environmental impact upon the character and aesthetics of the neighborhood can be mitigated if all open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

19-d-3. WALL (GRAFFITI):

An adverse aesthetic impact could occur from graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be reduced to a level of insignificance by requiring the owner to maintain the subject property clean and free of debris and rubbish, and to promptly remove any graffiti from the walls, pursuant to Municipal Code Sections 91.8101-F, 91.8904-1 and 91.1707-E. Further, exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vines screened by oleander trees or similar vegetation capable of covering or screening entire walls up to the height of at least 9 feet, excluding windows and signs.

19-d-4. SIGNAGE (RETAIL MARKETS, BARS, ENTERTAINMENT ETC...)

An adverse aesthetic impact could occur due to excessive on-site signage. However, this possible impact will be reduced to a level of insignificance by limiting signs on site to minimum necessary to identify the name of the subject business establishment.

21 -b.c.d. HISTORICAL:

A possible adverse environmental impact is indicated due to the fact that a City designated Historic-CulturalMonument (The Little Country Church of Hollywood, Historic Monument No. 567) is located on the project site. However, this potential impact will be dealt with and mitigated by administrative procedures required by the Municipal Code.

22-a. OVERALL (DIRECT IMPACT):

Environmental impacts could occur from the project implementation as described above. However, these potential impacts will be mitigated to a level of insignificance by imposing the above mitigation measures.

22-e. END:

The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document.

Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

#991778.con

1.

CITY OF LOS ANGELES SPEAKER CARD

Date: 11-17-99

ITEM # 24

Council File No., Agenda Item, or Case No.: ~~99-1778~~

I wish to speak before the Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (X) Against proposal ( ) General comments

Name: RUTH GOULET

Business or Organization Affiliation: CARLOS/VISTA DEL MAR CIVIC ORG.

Address: 1757 VISTA DEL MAR AVE (Street) LA (City) CA (State) 90078 (Zip)

Business phone: _____ Representing: NEIGHBORHOOD

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

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Client Address: _____ (Street) (City) (State) (Zip)

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2

CITY OF LOS ANGELES SPEAKER CARD

Date: 11/16/99

Council File No., Agenda Item, or Case No.: 24

I wish to speak before the City Council
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (X) Against proposal ( ) General comments

Name: Fran Reichenbach

Business or Organization Affiliation: property owner in Hollywood

Address: 2751 Westshire Dr (Street) Hollywood (City) CA (State) 90068 (Zip)

Business phone: 323 8560260 Representing: self

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Client Address: _____
Street City State Zip

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DO NOT speak

CITY : LOS ANGELES SPEAKER ARD

Date 11-17-99

Council File No., Agenda Item, or Case No. #24

Country Church of Hollywood

I wish to speak before the City Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal ( ) Against proposal (X) General comments

Name: Stephen Wistar

Business or Organization Affiliation: Pray Hollywood

Address: 742 N. Mentor Ave Pasadena CA. 91104

Street City State Zip

Business phone: _____ Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

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Client Address: _____

Street City State Zip

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CITY LOS ANGELES SPEAKER RD

Date 11-17-99

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Ward 3

CITY LOS ANGELES SPEAKER RD

Date: 11-17-99

Council File No., Agenda Item, or Case No.: 24

I wish to speak before the CITY COUNCIL
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? (X) For proposal ( ) Against proposal ( ) General comments

Name: SUSAN MOORE

Business or Organization Affiliation: MOLLYWOOD PROPERTIES, LLC

Address: 1750 N. ARGYLE (Street) HOLLYWOOD (City) CA (State) 90028 (Zip)

Business phone: 213-458-8101 Representing:

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CITY OF LOS ANGELES SPEAKER CARD

#24

Date: 11-17-99

Council File No., Agenda Item or Case No.: 99-1778 CD-13

I wish to speak before the Council
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (✓) Against proposal ( ) General comments

Name: Rev. John H. Enfield

Business or Organization Affiliation: Hollywood American Legion Post 43 & Los Angeles Lodge #42 - Hollywood.

Address: P.O. 3675 (Street) Hollywood (City) CA (State) 90078 (Zip)

Business phone: (213) 828-2274 (Pager) Representing: United States Postal Advisory Council - Hollywood Wilcox Stn.

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

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Client Address: _____
Street City State Zip

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CITY OF LOS ANGELES SPEAKER CARD

Date: Nov 17 - 99

Council File No., Agenda Item, or Case No.: 6 24

I wish to speak before the Council
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (✓) Against proposal ( ) General comments

Name: ROMAS ZEMAITAITIS

Business or Organization Affiliation: home owner next to project

Address: 2227 Meadow Valley (Street) LA (City) Ca (State) 90039 (Zip)

Business phone: 323 664-1661 Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: Phone #:

Client Address: (Street) (City) (State) (Zip)

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Date: Nov 17 - 99

Council File No., Agenda Item, or Case No.: 6 24

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CITY OF LOS ANGELES SPEAKER CARD

Date: 11/17/99

Council File No., Agenda Item, or Case No.: ~~[illegible]~~ 35

I wish to speak before the L.A. City Council
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (✓) Against proposal ( ) General comments

Name: _____

Business or Organization Affiliation: North Valley Coalition

Address: 17831 Street DRUBA DR City GRANADA HILLS State CA Zip 91344

Business phone: ~~[illegible]~~ Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

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Client Address: _____
Street City State Zip

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CITY LOS ANGELES SPEAKER RD

Date 11/17/99

Council File No., Agenda Item, or Case No. ~~8-18-98-3~~ 35-4 35

I wish to speak before the L.A. City Council
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal ( ) Against proposal ( ) General comments

Name: _____

Business or Organization Affiliation: North Valley Coalition

Address: 17831 ARVIDA DR (Street) TRINDA HILLS (City) CA (State) 91364 (Zip)

Business phone: ~~(818) 505-3335~~ Representing: _____

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Client Address: _____
Street City State Zip

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CITY LOS ANGELES SPEAKER RD

Date 11-17-99

Item # 24

Council File No., Agenda Item, or Case No. 99-1778

I wish to speak before the LA City Council
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (X) Against proposal ( ) General comments

Name: Shari Mehr

Business or Organization Affiliation: MAIN Appellant who filed Appeal

Address: PO Box 66261 LA 90066 90066
Street City State Zip

Business phone: 310-398-1130 Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: Phone #:

Client Address:
Street City State Zip

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CITY LOS ANGELES SPEAKER RD

Date 11-17-99

Item # 24

Council File No., Agenda Item, or Case No. 99-1778

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Name of City Agency, Department, Committee or Council

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CITY LOS ANGELES SPEAKER RD

Date: 11/17/99

Council File No., Agenda Item, or Case No.: No. 24

I wish to speak before the City Council
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (X) Against proposal ( ) General comments

Name: Joe Shea

Business or Organization Affiliation: Ivar Hill Community Assn.

Address: 1812 N. Ivar #5 (Street) Hollywood (City) CA (State) 90028 (Zip)

Business phone: 323-467-0616 Representing:

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Client Address: (Street) (City) (State) (Zip)

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CITY LOS ANGELES SPEAKER RD

Date: 11/17/99

Council File No., Agenda Item, or Case No.: No. 24

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CITY LOS ANGELES SPEAKER RD

Date

Council File No., Agenda Item, or Case No.
24

I wish to speak before the City Council
Name of City Agency, Department, Committee or Council

To Deny Appeal

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal ( ) Against proposal ( ) General comments

Name: Ron Mercklinc

Business or Organization Affiliation: Hollywood Chamber of Commerce

Address: 7018 Hollywood Blvd LA CA 90028
Street City State Zip

Business phone: 323-469-8311 Representing: Hollywood chamber

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Client Address: _____
Street City State Zip

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CITY LOS ANGELES SPEAKER RD

Date	Council File No., Agenda Item, or Case No.
	24

I wish to speak before the City Council
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Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

NOTICE OF LOBBYING REGISTRATION

If you are receiving compensation to make this appearance, the City's municipal lobbying ordinance (L.A.M.C. Section 48.01 et seq., as amended) may require you to register and report your lobbying activity. For more information about the City's lobbying law, contact the City Ethics Commission at (213) 237-0310, by fax at (213) 485-1093 or at 201 N. Los Angeles St., L.A. Mall, Suite 2, Los Angeles, CA 90012.

Information about lobbying the City of Los Angeles may also be found on the Internet by accessing the Ethics Commission site on the City of Los Angeles "home page" located at http://www.ci.la.ca.us

CITY ` LOS ANGELES SPEAKER RD

Date 11-17-99

Item #24

Council File No., Agenda Item, or Case No. ~~99-1778~~ 24

I wish to speak before the ~~Laura Dodson~~ Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (X) Against proposal ( ) General comments

Name: Laura Dodson

Business or Organization Affiliation: Argyle apt owner

Address: 1954 Argyle Av #A (Street) LA (City) Ca (State) 90068 (Zip)

Business phone: 323 460-4700 Representing: Neighborhood

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: _____ Phone #: _____

Client Address: _____ (Street) (City) (State) (Zip)

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

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CITY OF LOS ANGELES SPEAKER CARD

Date: 11-17-99

Item #24

Council File No., Agenda Item, or Case No.: ~~99-1778~~ 24

I wish to speak before the ~~Laura Dodson~~ Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (X) Against proposal ( ) General comments

Name: Laura Dodson

Business or Organization Affiliation: Argyle Apt owner

Address: 1954 Argyle Av #A (Street) LA (City) Ca (State) 90068 (Zip)

Business phone: 323 460-4700 Representing: Neighborhood

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: _____ Phone #: _____

Client Address: _____ (Street) (City) (State) (Zip)

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CITY ' LOS ANGELES SPEAKER .RD

Date 11/17/99

ITEM #24

Council File No., Agenda Item, or Case No. 99-1778

I wish to speak before the L.A. City Council
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (X) Against proposal ( ) General comments

Name: JUDY VAN DAM

Business or Organization Affiliation: Friends of Country Church of Hollywood

Address: _____
Street City State Zip

Business phone: _____ Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

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CITY LOS ANGELES SPEAKER RD

Date 11/17/99

ITEM #24

Council File No., Agenda Item, or Case No. 99-1778

I wish to speak before the L.A. City Council
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (X) Against proposal ( ) General comments

Name: JUDY VAN DAM

Business or Organization Affiliation: Friends of Country Church of Hollywood

Address: _____
Street City State Zip

Business phone: _____ Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date	Council File No., Agenda Item, or Case No.
	#24 (Little Country Church / Hollywood

I wish to speak before the L.A. City Council
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal ( ) Against proposal (✓) General comments

Name: Andrew Z Hinger

Business or Organization Affiliation: Various Hollywood...

Address: 6324 Tahoe Drive, LA, CA 90068
Street City State Zip

Business phone: (323) 464-6444 Representing: Hollywood Community

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY LOS ANGELES SPEAKER RD

Date	Council File No., Agenda Item, or Case No.
	#24 (Little Country Church / Hollywood

I wish to speak before the L.A. City Council
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal ( ) Against proposal (✓) General comments

Name: Andrew Z Hinger

Business or Organization Affiliation: Various Hollywood...

Address: 6324 Tahoe Drive, LA, CA 90068
Street City State Zip

Business phone: (323) 464-6444 Representing: Hollywood Community

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Street City State Zip

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CITY ` LOS ANGELES SPEAKER RD

Date: 11-17-99

Item # 24

Council File No., Agenda Item, or Case No.: ~~24~~ 99-1778

I wish to speak before the City Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (X) Against proposal ( ) General comments

Name: Esther Aboud

Business or Organization Affiliation: America Talks - TV

Address: 320 S. Ardmore Ave # 223 L.A., CA 90020

Street City State Zip

Business phone: (213) 351 0533 Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: Phone #:

Client Address:

Street City State Zip

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CITY LOS ANGELES SPEAKER RD

Date 11-17-99

Item # 24

Council File No., Agenda Item, or Case No. ~~24~~ 99-1778

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Name of City Agency, Department, Committee or Council

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CITY OF LOS ANGELES SPEAKER CARD

Date 11/17/99

#24

Council File No., Agenda Item, or Case No. 99-1778

~~I wish to speak before the~~ City Council

Name of City Agency, Department, Committee or Council

I am here as support & do not wish to speak.

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda?
( ) For proposal
(X) Against proposal
( ) General comments

Name: Dana Roman

Business or Organization Affiliation: Celebrations of the King Ministries

Address: PO Box 1128 Loma Linda, Ca. 92354-1128
Street City State Zip

Business phone: 909/7831324 Representing: Country Church of Hollywood

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY LOS ANGELES SPEAKER RD

Date 1/17/99

#24

Council File No., Agenda Item, or Case No. 99-1778

~~I wish to speak before the~~ City Council

Name of City Agency, Department, Committee or Council

I am here as support & do not wish to speak.

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (X) Against proposal ( ) General comments

Name: Dana Roman

Business or Organization Affiliation: Celebrations of the King Ministries

Address: PO Box 1128 Loma Linda, Ca. 92354-1128
Street City State Zip

Business phone: 909/7x31324 Representing: Country Church of Hollywood

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CITY : LOS ANGELES SPEAKER ,RD

Date 11/17/99

Item #24

Council File No., Agenda Item, or Case No. 99-1778

I wish to speak before the City Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (X) Against proposal ( ) General comments

Name: Bea Beyer

Business or Organization Affiliation: Senior Editor of Hollywood Times

Address: 1154 Roberts Lane L.A., CA

Street City State Zip

Business phone: (310) 472 8961 Representing: Hollywood Times

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: _____ Phone #: _____

Client Address: _____

Street City State Zip

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CITY LOS ANGELES SPEAKER CARD

Date: 11/17/99

Item #24

Council File No., Agenda Item, or Case No.: 99-1778

I wish to speak before the City Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (X) Against proposal ( ) General comments

Name: Bee Beyer

Business or Organization Affiliation: Senior Editor of Hollywood Times

Address: 1154 Roberto Lane L.A. CA

Street City State Zip

Business phone: (310) 472 8961 Representing: Hollywood Times

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CITY LOS ANGELES SPEAKER RD Item #24

Date: 11-17-99

Council File No., Agenda Item, or Case No.: 99-1778 CD 13

I wish to speak before the City Council
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (X) Against proposal ( ) General comments

Name: PORTIA LEE

Business or Organization Affiliation: California Archives

Address: 3315 Griffith Park (Street) Los Angeles (City) (State) 90027 (Zip)

Business phone: 323-664-4203 Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: Phone #:

Client Address: (Street) (City) (State) (Zip)

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CITY LOS ANGELES SPEAKER RD #4

Date 11/10/99

Council File No., Agenda Item, or Case No. ~~99-1778~~ CD 13

I wish to speak before the L.A. CITY COUNCIL

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? (X) For proposal ( ) Against proposal ( ) General comments

Name: WARREN SEABURY

Business or Organization Affiliation:

Address: 2670 N. CARLTON WAY L.A. CA 90046
Street City State Zip

Business phone: 213·398-7721 Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: Phone #:

Client Address:
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

3

CITY LOS ANGELES SPEAKER RD

Date 11/10/99

Council File No., Agenda Item, or Case No. 4

I wish to speak before the L.A. City Council
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (X) Against proposal ( ) General comments

Name: Fran Reichenbach

Business or Organization Affiliation: Beachwood VOICE

Address: 2751 Westshire Dr (Street) L.A. (City) CA (State) 90068 (Zip)

Business phone: 323 462-1514 Representing: Myself as publisher/editor

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

The Little Country Church of Hollywood

2

CITY LOS ANGELES SPEAKER RD

Date: 11-10-99

Council File No., Agenda Item, or Case No.: ~~4~~ 99-1778

I wish to speak before the City Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (X) Against proposal ( ) General comments

Name: Shari Mehr

Business or Organization Affiliation: Appellate

Address: PO Box 66261 LA 90066

Street City State Zip

Business phone: 310 398-1130 Representing: Appeal

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: _____ Phone #: _____

Client Address: _____

Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

65

CITY LOS ANGELES SPEAKER RD

Date: 11-10-99

Council File No., Agenda Item, or Case No.: #4 99-1778

I wish to speak before the City Council
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (X) Against proposal ( ) General comments

Name: Esther Aboud

Business or Organization Affiliation: America Talks - Cable TV

Address: 320 S. Ardmore Ave #223 LA CA 90020
Street City State Zip

Business phone: 213-351 0533 Representing: SCMPC - members

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

4

CITY LOS ANGELES SPEAKER RD

Date: 10 Nov 99

COUNTRY CHURCH OF HOLLYWOOD

Council File No., Agenda Item, or Case No.: Item 4 - 99-1778-CD-13

I wish to speak before the City Council
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (✓) Against proposal (✓) General comments

Name: ANDREW ETTINGER

Business or Organization Affiliation: Various in Hollywood

Address: 6324 Tahoe Drive (Street) LA (City) CA (State) 90068 (Zip)

Business phone: 323/464-6444 Representing: myself - Media Consultant

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY LOS ANGELES SPEAKER RD

Date: 11/10/99

Council File No., Agenda Item, or Case No.: 4

I wish to speak before the City Council
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal ( ) Against proposal ( ) General comments

Name: Morgan Fine

Business or Organization Affiliation: _____

Address: _____
Street City State Zip

Business phone: _____ Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

C

CITY LOS ANGELES SPEAKER RD

Date: 11-10-99

Council File No., Agenda Item, or Case No.: #4 98-1778

I wish to speak before the City Council
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (X) Against proposal ( ) General comments

Name: RUTH GOULET

Business or Organization Affiliation:

Address: 1757 VISTA DELMAR AVE (Street) LA (City) CA (State) 90028 (Zip)

Business phone: _____ Representing: NEIGHBORHOOD

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: [ ]

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

9

CITY : LOS ANGELES SPEAKER .RD

Date 11-10-99

Council File No., Agenda Item, or Case No. #4 99-1778

I wish to speak before the CITY COUNCIL
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (X) Against proposal ( ) General comments

Name: JUDY VAN DAM

Business or Organization Affiliation:

Address: 427 E. GRINNELL DR. BURBANK CA 91501
Street City State Zip

Business phone: 818 843 2243 Representing: FRIENDS OF THE COUNTRY CHURCH OF HOLLYWOOD

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: Phone #:

Client Address:
Street City State Zip

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CITY LOS ANGELES SPEAKER RD

Date: 11-10-99

Council File No., Agenda Item, or Case No.: #4 99-1778 CD 13

I wish to speak before the Council
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda?
( ) For proposal
(X) Against proposal
( ) General comments

Name: Art VanDam

Business or Organization Affiliation:

Address: 427 E. Grinnell (Street) Burbank (City) Ca (State) 91501 (Zip)

Business phone: 818 8432243 Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: Phone #:

Client Address: (Street) (City) (State) (Zip)

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

PLANNING AND LAND USE MANAGEMENT COMMITTEE
SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. 99-1778

sign

Applicant/Appellant/Owner	Representative
Susan Jane Moore	Shari Mehr
Hollywood Properties, LLC	PO Box 66261
6145 Franklin Ave.	LA 90068
Hollywood 90028	

- ✓ Council Member(s) Goldberg
- ___ Planning Commission (w/file)
- ___ Director of Planning
- ✓ Board of Zoning Appeals
- ✓ Office of Zoning Administration (2 copies)
- ✓ Advisory Agency
- ___ Planning Department - Community Planning Section
- ___ Planning Department - GIS Section - Attn: Fae Tsukamoto
  221 North Figueroa Street, Room 900
- ___ Information Technology Agency
- ✓ Bureau of Engineering, Development Services Division - Attn: Glenn Hirano
- ✓ Department of Transportation, Traffic/Planning Sections
- ✓ Department of Building & Safety c/o Zoning Coordinator
- ✓ Bureau of Street Lighting, "B" Permit Section
- ___ Department of Water and Power
- ✓ Fire Department
- ___ Police Department
- ___ Community Development Department
- ___ City Attorney-Attn:
- ___ City Administrative Officer
- ✓ Office of the Mayor (w/file) - Section 12.24H
- ___ Los Angeles County Assessor

Other

Jim McQuiston
6212 Yucca St.
LA 90028-15223

Other

Dept. of Alcoholic Beverage Control
300 South Spring Street, Ste. 2001N
Los Angeles, CA 90013

Joseph Lyon
6253 Hollywood Bl. Ste. 1100
Hollywood 90028.

#24

Nov 3th - 1999

JOHN A WHITE
TO MICHAEL CAREY CITY CLERK
CF 991778
3ZA 5734
ZA 98-0928 - CUB-CUZ-ZV
COUNTRY CHURCH OF HOLLYWOOD
1750 NO. ARGYLE HOLLYWOOD, CA 90028

To whom it may concern,

I, Susanne Black, am against the proposed bar at the above address for the following reasons:

1) We will have major parking problems and following immense traffic.
2) Noise
3) the distroying of a historical landmark
4) Constant invasion of 250 people and more 24/7
5) Destruction of greenery and trees
6) indangerment of wildlife and animals
7) Liquor liscense and following disturbances
8) Loitering + litter
9) Danger to residents
10) Our quality of life will change all together for the worse
11) The proposed bar is intirely too close to this residential street/streets (Vista del Mar/Carlos)
12) This is zoned as a residential street

Sincerly, Susanne Black

Nanni Jacobson
Petra Hoepfner
Iris Radsi
Chris Clark

6136 Carlos Ave.
Los Angeles, CA.90028
PH: 323/4696193

Concerning: Project on 1750 Argyle / Church Building

We, the residents of 6136 Carlos Ave., strongly oppose against the plans to destroy a historical landmark and turn it into a restaurant and bar.
We have been living here over 5 years and so far successfully protected our neighbourhood against gang and drug infiltration etc to maintain a quiet neighbourhood.
There are too many people living on Vista Del Mar and Carlos Ave. who would be affected by opening up a place like that.
We do not want loads of cars and people who will invade our small streets and turn this quiet residential area into a Party Zone. We have many animals living around here, also Wildlife which have been used to fairly little traffic at night. These animals would be at risk.

November 8, 1999

City Clerk
Room 615, City Hall
200 N. Main Street
Los Angeles, CA 90012

To Whom It May Concern:

The conversion of the Hollywood Community Church into a theater/performance venue and banquet/meeting facility would ruin the surrounding neighborhood.

It would decrease property values, destroy an historic landmark, drive people away, and increase crime. People would no longer want to live in the area, and those already there would move out owing to the noise and rowdiness. Also, there would be a lot of traffic congestion.

Yours truly,

Honoria Biedes

Honoria Biedes

6134 Carlos Avenue
Los Angeles, CA 90028-5302
323-465-6015

Nov. 8-99

City Clerk,
Regarding Little Country Church
of Hollywood 1750 No. Argyle
Hollywood Ca. 90028

My concerns are;

(1) Noise
(2) No Parking arrangements
(3) Constant disturbances 7 days a week
(4) Too near to residents
(5) Destroying a Historical land mark.
6. Loitering
7. Litter
8. Destroying trees + Live bushes
9. Another liquor liscence which always brings trouble
10 Danger to residents increases CRIME
11. Whenever the close early A.M disturbing neighborhood 7 days a week
12 Ravishing our neighborhood with over 250 additional patrons of the bar.

OVER

13. Devaluating Property values.

14. Traffic increas constant noise

15. Never any parking spaces for residents who pay rent.

16. This is a residential neighborhood

Sincerely

Glenda Watkins

6122 Carlos Ave.

VE

Nov 8 - 1999

John A White
D. Michael Carey City Clerk
CF 99/1778
BZA 5734
ZA 98-0928-CUB-CUZ-ZV
CD 13
Country Church of Hollywood
1750 No. Argyle Hollywood Ca. 90028

My objection are as following:

1. No parking provided
2. Detroying a hestoral landmark
3. Destroying trees shruberry
4. Noise
5. Constant invasion of 250+ more patrons in our neighborhood daily
6. Another liquor liscence
7. Too close to residents on Vista Delmar Carlos + Yucca, Cower
8. Too close to School + Head Start programs Provided by ST Episcopalian Church 6128 Yucca
9. Criminal activities will increase because of alcohol.
10. Danger to residents & animals + wild life
11. Loitering
12. Litter
13. Our quality of life will change for the worse
14. Our neighborhood would become a slum. We are concerned about our environment

(OVER)

OVER

15. No known age of what will be going on inside of the structure

16. One owner to be permitted to destroy the living standards of residents

17. There is always trouble for everyone where liquor is served

18 The noise of deliveries being made all day.

19. Traffic increases in our neighbood especially on Carlos + Vista Del Mar where it is a residential neighborhood. Constant noise + danger

15. Never any parking spaces for residents ★ who pay rent,

16 Residents being disturbed in the middle of the night when the Bar closes by noise + God only knows what else, devaluating properties

17. Thank you

Sincerely

Margaret Vaenise
6130 Carlos Ave
Hollywood Ca. 90028

Phone 323-463 4961

(20)

Blvd at Gower + Hollywood
Crimeram

Blvd at Gower + Hollywood
Crimeram

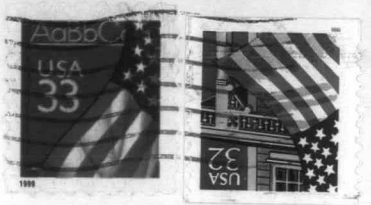
All Businesses at 5 Corners Mall at Gower + St. Stephens
Two Churches, Presbyterian +

★ ★ ★

P.S. Ruth Goulet our neighbor had good watch capt ain
is our spokesperson for 1088 of our entire Gower STS.
residents over 200 on Carlos, Vista Del Mar, Yucca,

PETA
Ruth S. Goulet
1757 Vista Del Mar St
Los Angeles CA 90028

LOS ANGELES, CA 900 64
PM
15 NOV
1999



City Clerk
Room 615
City Hall
200 No. main St.
Los Angeles Ca. 90012

90012/4113

#4

November 8, 1999

Attn: Mike Carey, City Clerk
Los Angeles City Hall, Room 408
200 N. Main Street
L. A, Ca 90012

URGENT concerning City Council hearing set for 11/10/99

Re: Unfair Practice and Discrimination by Plum Committee on 11/2/99 concerning Council File #99-1778

Dear Mike Carey:

This is of ***urgent*** importance. Can you do anything to delay the City Council's decision tomorrow concerning the above File #, based on the following information? This is a serious complaint of negligence, discrimination and unfair practice made recently by the Plum Committee and City Administrator's office. The City Administrator, who is in charge of scheduling Plum Committee dates and Council hearing dates, told me a few weeks ago, upon my request, and with the permission of Jackie Goldberg's office, that I could reschedule a 11/2 date for the Plum Committee and be able to change it to 11/16.

This was promised by the City Administrator's office also; that I would receive this change in writing which never happened. On the very morning of the original date of 11/2, I suddenly received a phone call from the same person at the City Administrator's office, stating that the Plum Committee was meeting that day because the City Administrator's office had forgotten to notify me in writing of the change (or non-change) of dates.

This left a group from the community unable to attend or appeal, including an attorney, and others unable to express their opinions or to prepare for this Plum Committee hearing. I, as the appellant, was not able to give my speech on 11/2 because I was using a few minutes requesting that the committee change the dates .... and then the Chairman did not allow me to talk further. However, the applicant had her group of people there, a freedom to express their opinions, which appears to have been a "set-up" by someone controlling the Plum Committee in higher authority obviously, since this higher authority is in favor of the applicant.

THIS WAS DISCRIMINATORY, biased and unfair, to say the least, because only the applicant's side of the group was allowed to speak. Therefore, the Plum Committee's decision, which was made that day, is invalid, inaccurate, discriminatory, which resulted in an unfair practice of civil rights and freedom of speech, which must not be influenced or considered by the Council on 11/10.

The original Council hearing date set for 11/10 was also promised by the City Administrator's office to be changed to a new date of 12/8. They were supposed to then notify everyone appealing on their list, which the City Administrator's office claimed, "they forgot to do". This negligence is now holding the same original Council date for 11/10 instead, which is resulting in great damage to this case to be heard accurately and properly before the City Council, because many other appellants will NOT be able to attend.

In respect, PLEASE CHANGE THIS DATE OF 11/10 TO 12/8/99 based on the original agreement made by the City Administrator's Office or PLEASE DELAY this case temporarily, set to be heard before Council, based on the following legal information, and please DISREGARD completely the inaccurate decision recently made by the Plum Committee on 11/2/99 concerning this Council File #99-1778. This wrongful decision by the Plum Committee appears to be *intentional*, since those in "higher authority" over this district are biased, and in favor of the applicant.

Furthermore, there is a NEW APPEAL before the State of California, Second Appellate District, which was recently filed on 10/29/99 against the applicant and the former Trustees, or supposed owners, of this property, and is believed that the title for this property is ***"defective"***.

It also appears that this is one reason the applicant is rushing to get the Conditional Use Permit (C.U.P.) approved, which will destroy this property's historical church building and landmark status and beautiful park-like structure, which is the last remains of the Bartlett Estate. This C.U.P. will also destroy the neighborhood and residents' homes and diminish the quality of life within its surroundings, while nothing on this property can be mitigated according to the archivist/historian, Dr. Portia Lee. City Planning and the Board of Zoning Appeals have ignored this so far.

If this C.U.P. is approved by the City Council, as early as the proposed hearing date on 11/10, according to the L.A.P.D., **"crime will be increased in the area"**, even though it appears the L.A.P.D. has been influenced by those in "higher authority" over the district to add "conditional hours of operation" concerning the pending two liquor licenses.

RECEIVED
CITY CLERK'S OFFICE

99 NOV -9 AM 9:58

CITY CLERK

BY_____
DEPUTY

The former supposed owners (Trustees) of the historic landmark church property ***defrauded*** their congregation when they sold this church property on 4/27/97 without the congregation's permission. It is believed that the congregation of this church property has ***easement and license rights*** **to use the church building** as one of its legal issues now pending. It is also suspected and is being proved that when these Trustees sold the church under a 501C3 tax-free status for ***one million dollars***, it was supposed to be on the basis of their promises that they would give to missions. Instead, it appears some are pocketing the money.

By way of false and misleading statements, the City Council most likely believes that this church would be a failure, if reopened, because the former Trustees were elderly and too old or fearful to handle things successfully toward the final years before the church closed. The original founders and pastors of this church promised the supporting members that it would remain open "until Jesus comes" (indefinitely). These promises continued for 64 years until the church unexpectedly closed. Quick profit was the motivation.

The former congregation was never given a chance to help bring revenue into Hollywood because of the selfish, self-serving control of the former Trustees. But if this former congregation was given a chance to **reuse** their church building, other organizations including main film and entertainment organizations would support their **reuse.**

These particular supporters have also written letters to Mayor Richard Riordan against the minimum of two liquor licenses pending on this property within its Conditional Use Permit. These supporters and film-entertainment organizations are also ready to support the former congregation into making this church a newly designed media/satellite church, which would help bring conventions and revenue into Hollywood, along with helping to preserve this church and its park-like grounds. On the contrary, the applicant's C.U.P. will destroy this property ..... if approved by the Council.

Please help us, Mike Carey, to present all the facts, either by delaying the Council hearing, because of the litigation still pending concerning the title... and by disregarding the Plum Committee's inaccurate and uninformed decision on 11/2/99 concerning this property.

I recently was told that the 200 petition signatures submitted by the applicant on 11/2 to the Plum Committee appears to be an inaccurate number of people, since most of these people, at the time they signed in favor of the applicant, were not aware what the blueprints show and did not understand the negative repercussions this C.U.P. will do affecting their local community.

I believe, as appellant, and for the unjustly evicted congregation – that this matter deserves a fair and full hearing – ***not*** a manipulated and misinformed, dictatorial decision. I pray you will agree with at least part of this letter.

Sincerely,

Shari Mehr, Appellant
P. O. Box 66261
L. A., Ca 90066
(310) 398-1130
FAX: (310) 398-1130

CC: Mayor Richard Riordan; Councilmembers Mike Hernandez; Joel Wachs; Laura Chick; John Ferraro; Michael Feuer; Ruth Galanter; Alex Padilla; Mark Ridley-Thomas; Rita Walters; Nate Holden; Cindy Miscikowski; Hal Bernson; Jackie Goldberg; Nick Pacheco; Rudy Svorinich and in respect to whomever else is involved.

J. MICHAEL CAREY
City Clerk

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

99-1778

RICHARD J. RIORDAN
MAYOR

November 9, 1999

ALL COUNCILMEMBERS:

The attached copy of a Mitigated Negative Declaration, in connection Council File No. 99-1778 is being sent to you for your information and review before it is considered by the City Council on November 10, 1999, as Item No. 4, Council District No. 13.

J. Michael Carey

City Clerk
dng

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

PROPOSED
MITIGATED **NEGATIVE DECLARATION**

(Article V — City CEQA Guidelines)

CITY CLERK'S USE
DOCUMENT FILED
City Clerk's Office
No. PL 603-99
Certified by
Date: JAN 08 1999

LEAD CITY AGENCY	COUNCIL DISTRICT
LOS ANGELES CITY PLANNING DEPARTMENT	13
PROJECT TITLE	**CASE NO.**
MND-98-0411-CUB(ZV)(CCR)	ZA 98-0928

PROJECT LOCATION
1750 No. Argyle Avenue between Hollywood Boulevard and Yucca Street; Hollywood

PROJECT DESCRIPTION: Conditional Use, Zone Variance and Commercial Corner Review to permit the conversion of an existing Historic Church and the construction of a new building (10,546 square-feet) into a restaurant/banquet hall/theater with a 175-seat restaurant, 25-seat bar, 250-seat theater with no on-site parking spaces (parking available in adjacent lot and across the street and nearby Metro Rail Station at Hollywood and Vine). Hours of operation from 10:00 a.m. to 2:00 a.m., seven days a week.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
Susan Fine Moore
1750 No. Argyle Avenue
Hollywood, CA 90028

FINDING:

▶ The City Planning Department of the City of Los Angeles has proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance.

(CONTINUED ON PAGE 2)

▶ SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the responses of the Lead City Agency. The project decisionmaker may adopt this mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
Maya E. Zaitzevsky	City Planning Assistant	(213)580-5547

ADDRESS	SIGNATURE (Official)	DATE
221 N. Figueroa Street, Room 1500 Los Angeles, CA 90012	Darryl L. Fisher, Chairperson	01/06/99

1-a.b.c. MAJOR LANDFORMS (GRADING/STABILITY/DEMOLITION):

Environmental impacts could occur from disturbance of major landforms, demolition of existing development or grading of the site. However, the potential grading, demolition and subsidence impacts will be dealt with and mitigated by administrative procedures required by the Municipal Code.

- During construction, exposed earth surfaces should be sprayed with water at least twice a day by the contractor to minimize dust generation.

- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

- Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.

- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

- One flag person(s) shall be required at the job site to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with the 1996 Edition of "Work Area Traffic Control Handbook".

AIR POLLUTION (CONSTRUCTION):

All unpaved demolition and construction areas shall be wetted at least twice a day during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

- All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

(CONTINUED ON PAGE 3)

- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

NOISE (CONSTRUCTION):

Environmental impacts could occur due to noise generated by construction equipment and grading and demolition activities. These impacts can be mitigated to a level of insignificance by requiring the following measures:

- The project shall comply with the City of Los Angeles Noise Ordinances No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

- Construction shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.

- Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

- The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

3-a.b.c.d. WATER (DRAINAGE/SURFACE WATER RUNOFF):

Environmental impacts could occur from project implementation due to changes in drainage patterns and surface water runoff. However, these impacts will be dealt with and mitigated by administrative procedures required by the Municipal Code.

4-a.b-1. TREES:

Environmental impacts could occur due to the potential loss of significant trees on the site. However, that prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert as

(CONTINUED ON PAGE 4)

defined by Ordinance 153,478, indicating the location, size, type and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Maintenance. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance and the Advisory Agency.

7-a-1. ILLUMINATION (PARKING):

Environmental impacts could occur from illumination of the parking area. However, this impact will be reduced to a level of insignificance by requiring that all lights be shielded and directed onto the site.

13-a-1. TRAFFIC:

An adverse impact could occur from the project's traffic generation. An investigation and analysis conducted by the Department of Transportation has identified significant project related traffic impacts which can be mitigated to an acceptable level by implementing measure(s) detailed in said Department's communication to the applicant dated December 15, 1998 and attached. Such report and mitigation measure(s) are incorporated herein by reference.

13-f. ACCESS:

Adverse impacts could occur due to design of the parking area and access driveway. However, the possible impacts will be dealt with and mitigated to a level of insignificance by submitting a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval.

14-a. FIRE:

An adverse environmental impact is indicated due to location of the project in an area having marginal fire protection facilities. However, this possible impact will be mitigated to a level of insignificance by incorporating into the building plans the recommendations of the Fire Department relative to fire safety, which includes the submittal of a plot plan for approval by the Fire Department either prior

(CONTINUED ON PAGE 5)

to the recordation of a final map or the approval of a building permit. The plot plan approval shall consider but not be limited to access concerns and interior heat sensitive sprinkler systems.

14-b-1. POLICE (GENERAL):

An adverse environmental impact is indicated due to location of the project in an area having marginal police services. However, this possible impact will be mitigated to a level of insignificance by incorporating into the plans the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to: access control to building, secured parking facilities, walls/fences with key security, lobbies, corridors and elevators equipped with electronic surveillance systems, well illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrance in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed.

14-e-2. STREET IMPROVEMENT:

A possible environmental impact could occur due to deterioration of street quality from increased traffic generation. However, the impact could be reduced to a level of insignificance by requiring street dedications, and/or street lighting to the satisfaction of the Bureau of Engineering.

15/16-a. ENERGY:

The California Environmental Quality Act requires that the proposed project be considered relative to potential energy impacts. Investigation should address impacts resulting from potential consumption of non-renewable resources. Mitigation measures may include compliance with Title 24, California State Code (Energy Conservation Standards), the use of natural gas and/or solar energy; and consultation with the Department of Water and Power and Southern California Gas Co. regarding feasible energy conservation measures.

17-c. WATER:

There would be a potential adverse environmental impact since the project would contribute cumulatively toward the increasing demand on the City's water supplies. This impact will be dealt

(CONTINUED ON PAGE 6)

with and mitigated by requiring compliance with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.

17-d. SEWER:

There would be an adverse environmental impact due to additional demand on the sewer system capacity. However, if conditions dictate, the Bureau of Engineering may postpone new sewer connections for this project until system capacity is adequate, thus, mitigating this potential impact to a level of insignificance.

17-e. STORM WATER DRAINAGE:

There would be a potential adverse environmental impact from project implementation due to requiring additional storm- water drainage system capacity. However, if conditions dictate, the Bureau of Engineering may postpone this project until the storm water drainage capacity is adequate.

17-f. SOLID WASTE:

There would be a potential adverse environmental impact from project implementation due to the creation of additional solid waste. However, this impact can be mitigated by instituting a recycling program to the satisfaction of the Zoning Administrator to reduce the volume of solid waste going to landfills in compliance with the City's goal of a 50% reduction in the amount of waste going to landfills by the year 2000. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material.

19-a.b.c.d. LANDSCAPING:

Landscaping: A possible adverse environmental impact upon the character and aesthetics of the neighborhood can be mitigated if all open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

(CONTINUED ON PAGE 7)

19-d-3. WALL (GRAFFITI):

An adverse aesthetic impact could occur from graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be reduced to a level of insignificance by requiring the owner to maintain the subject property clean and free of debris and rubbish, and to promptly remove any graffiti from the walls, pursuant to Municipal Code Sections 91.8101-F, 91.8904-1 and 91.1707-E. Further, exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vines screened by oleander trees or similar vegetation capable of covering or screening entire walls up to the height of at least 9 feet, excluding windows and signs.

19-d-4. SIGNAGE (RETAIL MARKETS, BARS, ENTERTAINMENT ETC...)

An adverse aesthetic impact could occur due to excessive on-site signage. However, this possible impact will be reduced to a level of insignificance by limiting signs on site to minimum necessary to identify the name of the subject business establishment.

21-b.c.d. HISTORICAL:

A possible adverse environmental impact is indicated due to the fact that a City designated Historic-Cultural Monument (The Little Country Church of Hollywood, Historic Monument No. 567) is located on the project site. However, this potential impact will be dealt with and mitigated by administrative procedures required by the Municipal Code.

22-a. OVERALL (DIRECT IMPACT):

Environmental impacts could occur from the project implementation as described above. However, these potential impacts will be mitigated to a level of insignificance by imposing the above mitigation measures.

22-e. END:

The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document.

Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

This action is based on the project description on the first page.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY AND CHECKLIST

(Article IV — City CEQA Guidelines)

LEAD CITY AGENCY	COUNCIL DISTRICT	DATE
L.A. City Planning Dept.	13	11/19/98

PROJECT TITLE/NO.	CASE NO.
ZA 98-0928 Little Country Church of Hollywood	98-0411 (ZV)(CUB)(LCR)

PREVIOUS ACTIONS CASE NO.

☐ **DOES** have significant changes from previous actions.
☐ **DOES NOT** have significant changes from previous actions.

PROJECT DESCRIPTION: Conditional Use and Zone Variance to permit the conversion of an existing historic church and the construction of a new building (10,546 Sf.) into a restaurant/banquet hall/theater with a 175 seat restaurant, 25 seat bar, 250 seat theater with no on-site parking spaces (parking available in adjacent lot and across the street and nearby metro Rail Station at Hollywood + Vine Hours of operation from 10:00 am to 2:00 am, seven days a week. Commercial Corner Revival.

PROJECT LOCATION

1750 N. Argyle Ave between Hollywood Blvd + Yucca St.

PLANNING DISTRICT	STATUS
Hollywood	☐ PRELIMINARY ☐ PROPOSED ☑ ADOPTED date 12/13/88

EXISTING ZONING	MAX. DENSITY ZONING	PROJECT DENSITY
R4-2D, C4-2D		
PLANNED LAND USE & ZONE	**MAX. DENSITY PLAN**	☑ DOES CONFORM TO PLAN ☐ DOES NOT CONFORM TO PLAN ☐ NO DISTRICT PLAN
Regional Center C4, C2, P, PB		
PLAN DENSITY RANGE	**PROJECT DENSITY**	

☞ DETERMINATION (to be completed by Lead City Agency)

On the basis of the attached initial study checklist and evaluation:

NEGATIVE DECLARATION	☐ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
MITIGATED NEGATIVE DECLARATION	☑ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED. (See attached condition(s).)
ENVIRONMENTAL IMPACT REPORT	☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Maya E. Zaitzevsky — SIGNATURE

C.P.A. — TITLE

INITIAL STUDY CHECKLIST (To be completed by Lead City Agency)

BACKGROUND

PROPONENT NAME	PHONE
Susan Fine Moore	(213) 853-0611

PROPONENT ADDRESS

1750 N. Argyle Ave. Hollywood CA, 90028

AGENCY REQUIRING CHECKLIST	DATE SUBMITTED
L.A. City Planning Dept.	11/19/98

PROPOSAL NAME (If applicable)

Little Country Church of Hollywood

ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required to be attached on separate sheets.)

	YES	MAYBE	NO
1. EARTH. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?			✓
b. Disruptions, displacements, compaction or overcovering of the soil?	✓		
c. Change in topography or ground surface relief features?			✓
d. The destruction, covering or modification of any unique geologic or physical features?			✓
e. Any increase in wind or water erosion of soils, either on or off the site?			✓
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?			✓
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?			✓
2. AIR. Will the proposal result in:			
a. Air emissions or deterioration of ambient air quality?			
b. The creation of objectionable odors?			
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?			
d. Expose the project residents to severe air pollution conditions?			
3. WATER. Will the proposal result in:			
a. changes in currents, or the course or direction of water movements, in either marine or fresh waters?			✓
b. Changes in absorption rates, drainage patterns, or the rate and amounts of surface water runoff?	✓		
c. Alterations to the course or flow of flood waters?			✓
d. Change in the amount of surface water in any water body?			✓
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?			✓
f. Alteration of the direction or rate of flow of ground waters?			✓
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?			✓
h. Reduction in the amount of water otherwise available for public water supplies?			✓
i. Exposure of people or property to water related hazards such as flooding or tidal waves?			✓
j. Changes in the temperature, flow, or chemical content of surface thermal springs.			✓
4. PLANT LIFE. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops and aquatic plants)?	✓		
b. Reduction of the numbers of any unique, rare or endangered species of plants?			✓
c. Introduction of new species of plants into an area, or is a barrier to the normal replenishment of existing species?			✓
d. Reduction in acreage of any agricultural crop?			✓

	YES	MAYBE	NO
5. ANIMAL LIFE. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?			✓
b. Reduction of the numbers of any unique, rare or endangered species of animals?			✓
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?			✓
d. Deterioration to existing fish or wildlife habitat?			✓
6. NOISE. Will the proposal result in:			
a. Increases in existing noise levels?			✓
b. Exposure of people to severe noise levels?			✓
7. LIGHT AND GLARE. Will the proposal			
a. Produce new light or glare from street lights or other sources?		✓	
b. Reduce access to sunlight of adjacent properties due to shade and shadow			✓
8. LAND USE. Will the proposal result in an alteration of the present or planned land use of an area?		✓	✓
9. NATURAL RESOURCES. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?			✓
b. Depletion of any non-renewable natural resource?			✓
10. RISK OF UPSET. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?			✓
b. Possible interference with an emergency response plan or an emergency evacuation plan.			✓
11. POPULATION. Will the proposal result in:			
a. The relocation of any persons because of the effects upon housing, commercial or industrial facilities?			✓
b. Change in the distribution, density or growth rate of the human population of an area?			✓
12. HOUSING. Will the proposal:			
a. Affect existing housing, or create a demand for additional housing?			✓
b. Have an impact on the available rental housing in the community?			✓
c. Result in demolition, relocation or remodeling of residential, commercial, or industrial buildings or other facilities?			✓
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of additional vehicular movement?		✓	
b. Effects on existing parking facilities, or demand for new parking?		✓	
c. Impact upon existing transportation systems?		✓	
d. Alterations to present patterns of circulation or movement of people and/or goods?			✓
e. Alterations to waterborne, rail or air traffic?			✓
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?			✓
14. PUBLIC SERVICES. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	✓		
b. Police protection?	✓		
c. Schools?			✓
d. Parks or other recreational facilities?			✓
e. Maintenance of public facilities, including roads?	✓		✓
f. Other governmental services?			✓
15. ENERGY. Will the proposal result in:			
a. Use of exceptional amounts of fuel or energy?			✓
b. Increase in demand upon existing sources of energy, or require the development of new sources of energy?			✓

	YES	MAYBE	NO
16. ENERGY. Will the proposal result in:			
a. Use of exceptional amounts of fuel or energy?			
b. Significant increase in demand upon existing sources of energy, or require the development of new sources of energy?			
17. UTILITIES. Will the proposal result in a need for new systems, or alterations to the following utilities:			
a. Power or natural gas?			✓
b. Communications systems?			✓
c. Water?	✓		✓
d. Sewer or septic tanks?	✓		
e. Storm water drainage?	✓		
f. Solid waste and disposal?	✓		
18. HUMAN HEALTH. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?			✓
b. Exposure of people to potential health hazards?			✓
19. AESTHETICS. Will the proposed project result in:			✓
a. The obstruction of any scenic vista or view open to the public?		✓	
b. The creation of an aesthetically offensive site open to public view?		✓	
c. The destruction of a stand of trees, a rock outcropping or other locally recognized desirable aesthic natural feature?		✓	
d. Any negative aesthetic effect?		✓	
20. RECREATION. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?			✓
21. CULTURAL RESOURCES:			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?			✓
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	✓		
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?			✓
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?			✓
22. MANDATORY FINDINGS OF SIGNIFICANCE.			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	✓		
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.			
c. Does the project have impacts which are individually limited, but cumulatively considerable?*			
d. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?			

* "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

DISCUSSION OF ENVIRONMENTAL EVALUATION

(Attach additional sheets if necessary)

PREPARED BY	TITLE	TELEPHONE	DATE
Maria E. Zaitzevsky	C.P.A.	(213) 580-5549	12/30/98

Revised 12/15/98

INITIAL STUDY ASSESSMENT FORM (ISAF) FOR TRAFFIC IMPACTS

EAF Case No. 98-0411 Transmittal Date: 11/17/98
Project Address: 1750 North Argyle Avenue
Between: Hollywood Boulevard & Yucca Street
Existing Zones: C4 and R4 Planned Zones: C4, C2, P & PB / R4
Project Description: Conditional Use and a Zone Variance to permit the conversion of an existing church and the construction of an new ~~restaurant~~ building (total of 10,546 sq ft) into a restaurant/banquet hall/theater with a 175 seat restaurant, 25 seat bar, 250 seat theater
Applicant/Agent: Landmark Properties/Charles Loveman Tel. (323) 222-9972
ISAF Prepared by: City Planning: Charlie Rausch Date: 11/17/98 Tel. (213) 580-5546

Preliminary Trip Generation

Land use / Proposed Use:	Size	Trip Generation		
		Daily	AM Pk Hr	PM Pk Hr
Restaurant (Quality)	7,059 sf	635	6	53
Theater	250 seats	—	—	5
Previous Use:				
Church	3,495 sf	32	3	2
	NET TRIPS:	603	3	56

POTENTIAL TRANSPORTATION & CIRCULATION IMPACTS:

- ☐ Not Significant
- ☒ May be Significant
- ☐ May be Cumulative

Traffic Study
- ☒ Not Required *
- ☐ Is Required
- ☐ May be Required (See Comments below)

Transportation Ordinance Area
- ☐ Yes
- ☒ No

	Yes	Maybe	No
a. Generation of additional vehicular movement ?	■	□	□
b. Effects on existing parking facilities, or demand for new parking ?	■	□	□
c. Impact upon existing transportation systems ?	■	□	□
d. Alterations to present patterns of circulation or movement of people and / or Goods ?	■	□	□
e. Alterations to waterborne, rail or air traffic ?	□	□	■
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians ?	■	□	□
g. Neighborhood impacts?	■	□	□

COMMENTS: A driveway and circulation plan MUST be submitted to LADOT Construction Services Center Station 23 at 201 N. Figueroa St. Suite 300 prior to building permit clearance for review and approval. Telephone (213) 977-6027
* An in-house analysis indicates that the trips generated will not have a significant traffic impact. Traffic study is not required

ISAF Prepared by: LADOT: JOSEPH KEUNG GT Date: 12/15/98 Tel. (213) 240-3076

with no parking spaces on-site (parking available in adjacent lot and across the street and nearby Metro Rail Station [Hollywood & Vine and hours of operation From 10:00a.m to 2:00a.m., seven days a week

FISH AND GAME FEE (AB 3158) 98-0411-CUB (ZV)(CCR)

The Initial Study Environmental Staff recommends that the proposed project be:

[✓] Exempt from the Fish and Game fee *

[ ] Not Exempt from the Fish and Game fee

Items checked on the Initial Study Checklist (encircle when appropriate):

Earth (1b) - 1c - 1e - 1f

Air 2a - 2c

Water 3a - (3b) - 3c - 3d - 3e - 3f - 3g - 3j - 3i

Plant Life (4a) - 4b - 4c - 4d

Animal Life 5a - 5b - 5c - 5d

Risk of Upset 10a

Mandatory Findings (22a) - 22c

*** a Certificate of Fee Exemption will be prepared by either the environmental or the case processing staff.**

CALIFORNIA DEPARTMENT OF FISH AND GAME

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) | **MND NO.**

MND-98-0411-CUB(ZV)(CCR)

TRACT/PARCEL MAP NO.
ZA NO. 98-0928

PROJECT DESCRIPTION

Conditional Use and Zone Variance to permit the conversion of an existing Historic Church and the construction of a new building (10,546 square-feet) into a restaurant/banquet hall/theater with a 175-seat restaurant, 25-seat bar, 250-seat theater with no on-site parking spaces (parking available in adjacent lot and across the street and nearby Metro Rail Station at Hollywood and Vine). Hours of operation from 10:00 a.m. to 2:00 a.m., seven days a week. Commercial Corner Review

PROJECT ADDRESS

1750 No. Argyle Avenue between Hollywood Boulevard and Yucca Street; Hollywood

COUNTY OF LOS ANGELES

APPLICANT NAME AND ADDRESS

Susan Fine Moore
1750 No. Argyle
Hollywood, CA 90028

FINDINGS OF EXEMPTIONS

Based on the Initial Study prepared by the City Planning Department and all evidence in the record, on Dec. 30, 1998 it is determined that the subject project, which is located in Los Angeles County, WILL NOT have an adverse impact in wildlife resources or their habitat as defined by Fish and Game Code Section 711.2 of the Fish and Game Code, Because:

- ☐ The Initial Study prepared for the project identifies no, potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset are concerned.
- ☒ Measures are required as part of this approval which will mitigate the above mentioned impacts, to a level of insignificance.
- ☐ The project site, as well as the surrounding area (is presently) (was) developed with residential structures and does not provide a natural habitat for either fish or wildlife.

CERTIFICATION

I hereby certify that the Los Angeles Planning Department has made the above findings of fact and that based upon the initial study and hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

CHIEF PLANNING OFFICIAL | **SIGNATURE**

DATE OF PREPARATION | **PRINT NAME**

LEAD CITY AGENCY

LOS ANGELES CITY PLANNING DEPARTMENT, 200 N. SPRING ST. #655 LOS ANGELES, CA 90012
COUNTY OF LOS ANGELES (FORM 4/92)

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

November 5, 1999

TO: John White
City Clerk's Office

FROM: Robert Janovici
Office of Zoning Administration

SUBJECT: **COUNCIL FILE NO. 99-1778, BZA NO. 5734 , ZA NO. 98-0928(CUB)(CUZ)(ZV)**

Below I have prepared suggested wording for a revised Condition No. 9 (from BZA numbering) for the above noted case, consistent with the PLUM Committee's discussion on November 2, 1999.

"9. No sooner than 20 months nor later than 22 months after initiation of operation of either the restaurant or the theater/performance venue/banquet meeting facility, the applicant shall file an application for a plan approval (fee currently $523) with the Office of Zoning Administration. The purpose of filing shall be to have the Zoning Administrator determine the degree of compatibility between the use(s) on the site and adjacent as well as neighboring properties.

Included with such plan approval application shall be adjoining/abutting (including across the street) property owners and occupants labels (3 copies). The applicant shall also include a narrative indicating what steps have been taken to comply with all conditions imposed under this action."

I have also prepared a second paragraph to add to Condition No. 3 which I believe also reflects the Committee's intent.

"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.

The applicant is advised that approval herein is solely for the uses as described in this action and the site must be physically developed consistent with the plans approved by the City Council with respect to building design

as well as landscaping including the gardens. Any change in the mode or character of operation of the business approved or in the physical development plan shall require prior approval by a Zoning Administrator pursuant to an appropriate application being filed."

RJ:lmc

PLANNING & LAND USE MANAGEMENT COMMITTEE SPEAKERS

☒ SUPPORT Project/Proposal

AGENDA ITEM # 2 Date 11-2

☐ OPPOSE Project/Proposal

Council File # CF 99-1778

Phone No. _____

Name Gerald Gubatan

Address CD-13 Rm 400, CHE-

City _____ Zip Code _____

Representing Council Member Goldberg

☐ Applicant ☐ Property Owner(s) ☐ Assoc. ☒ Other

☐ Appellant ☐ Surrounding Property Owner(s) ☐ Organization

PLANNING & LAND USE MANAGEMENT COMMITTEE SPEAKERS

☒ SUPPORT Project/Proposal

☐ OPPOSE Project/Proposal

AGENDA ITEM # 2 Date 11-2-99

Council File # 99-1778

Phone No. 213-833-0611

Name Susan Moore

Address 6145 Franklin Ave

City Hollywood CA Zip Code 90028

Representing Mollywood Properties

☒ Applicant ☐ Property Owner(s) ☐ Assoc. ☐ Other

☐ Appellant ☐ Surrounding Property Owner(s) ☐ Organization

PLANNING & LAND USE MANAGEMENT COMMITTEE SPEAKERS

☑ SUPPORT Project/Proposal

☐ OPPOSE Project/Proposal

AGENDA ITEM # 2

Date 11-2

Council File # CF 99-1778

Phone No. 213-847-4409

Name Tina Choi

Address Mayor's Office City Hall East.

City _____ Zip Code _____

Representing _____

☑ Applicant ☐ Property Owner(s) ☐ Assoc. ☐ Other

☐ Appellant ☐ Surrounding Property Owner(s) ☐ Organization

PLANNING & ND USE MANAGEMENT COMM E SPEAKERS

☐ SUPPORT Project/Proposal

AGENDA ITEM # 2 Date 11/2/99

☒ OPPOSE Project/Proposal

Council File # 99-1778

Phone No. 323-464-6792

Name JIM McQUISTON

Address 6212 YUCCA ST

City LOS ANGELES Zip Code 90028-15223

Representing

☐ Applicant ☐ Property Owner(s) ☐ Assoc. ☒ Other

☐ Appellant ☐ Surrounding Property Owner(s) ☐ Organization RESIDENT AFFECTED

PLANNING & LAND USE MANAGEMENT COMMITTEE SPEAKERS

☐ SUPPORT Project/Proposal

☒ OPPOSE Project/Proposal

AGENDA ITEM # 2

Date 11-2-99

Council File # 99-1778

Phone No. 310-398-1130

Name Shari Mehr

Address PO Box 66261

City LA Zip Code 90066

Representing Needs to be chgd to 11/16/99 written not sent

☐ Applicant ☐ Property Owner(s) ☐ Assoc. ☐ Other

☒ Appellant ☐ Surrounding Property Owner(s) ☐ Organization

J. MICHAEL CAREY
City Clerk

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

RICHARD J. RIORDAN
MAYOR

CF 99-1778
BZA 5734
ZA 98-0928-CUB-CUZ-ZV
CD 13

November 4, 1999

NOTICE TO PROPERTY OWNERS/OCCUPANTS WITHIN A 500-FOOT RADIUS

***** C O N F I R M A T I O N *****

You are hereby notified that the Los Angeles City Council is scheduled to consider, on **November 10, 1999**, at approximately **10:00 a.m.** or soon thereafter in the Council Chamber, Room 300, City Hall, recommendations of the Planning and Land Use Management Committee relative to an appeal filed by Shari Mehr, et al, protestant, from the entire determination of the Board of Zoning Appeals, in sustaining the decision of the Zoning Administrator in granting a conditional uses: for the conversion of an existing church building into a theater/performance venue and banquet/meeting facility with a maximum 250-seat capacity and the construction of a new 175-seat restaurant with a 25-seat bar area, on the vacant westerly portion fronting along Argyle Avenue serving a full line of alcoholic beverages for on-site consumption; and granted variances: to provide no additional on-site parking spaces other than the four existing on-site parking spaces to permit assembly use; and to permit crossing from a less restrictive to a more restrictive zone, subject to Conditions of Approval. The proposed project is located at 1750 North Argyle Avenue.

Applicant: Susan Fine Moore/Hollywood Properties, LLC

If you are unable to attend, you may submit your comments in writing. The file and appeal referred to above can be reviewed in the Office of the City Clerk. Written comments may be addressed to the City Clerk, Room 615, City Hall, 200 North Main Street, Los Angeles, CA 90012.

Please be advised that the City Council reserves the right to continue this matter to a later date, subject to any time limit constraints. Please contact this office if you would like to be notified of any future hearing dates should Council not act on this matter on the aforementioned date.

John A. White
Legislative Assistant
Planning and Land Use
Management Committee, 213.485.5707
e-mail: jwhite@clerk.ci.la.ca.us

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. #991778.1tr

CF 99-1778
BZA 5734
ZA 98-0928-CUB-CUZ-ZV
i:\docs\reports\#991778.lab

LAPD- ADMINISTRATIVE VICE DIV.
419 S. SPRING ST., RM. 940
LOS ANGELES, CA 90012
MAIL STOP 933

LAPD - CRIMINAL INTELLIGENCE GROUP
ROOM 602, PARKER CENTER
LOS ANGELES, CA 90012
MAIL STOP 400

ALBERT LANDINI, ZA
PLANNING DEPARTMENT
OFFICE OF ZONING ADMINISTRATION
221 N. FIGUEROA ST., RM. 1500

GREG SHOOP
BOARD OF ZONING APPEALS
PLANNING DEPARTMENT
221 N. FIGUEROA ST., RM. 1540

COUNCILPERSON GOLDBERG
PLANNING LIAISON
COUNCIL DISTRICT NO. 13

STATE OF CALIFORNIA
ALCOHOLIC BEVERAGE CONTROL
300 S. SPRING ST., STE. 2001N
LOS ANGELES, CA 90013

SHARI MEHR
P.O. BOX 66261
LOS ANGELES, CA 90066

SUSAN FINE MOORE
HOLLYWOOD PROPERTIES, LLC
6145 FRANKLIN AVE.
HOLLYWOOD, CA 90028

Submitted in Conte 11/2

October 6, 1999

Petition to members of the Los Angeles City Council, and the Department of City Planning, Office of Zoning Administration. We the undersigned are residents of the neighborhoods surrounding the property at 1750 N. Argyle Ave which is the proposed site of a 250 seat community theatre/banquet facility and a 200 seat full service restaurant. We understand that there will be alcoholic beverages consumed on the premises. We support approval of this project and welcome its addition to the neighborhood.

Name	Street Address	Zip Code
DAVID F. Goldsmith	4709 Park Ave	90027
Jane Sterling		
Richard ENGLISH	5921 CANYON HEIGHTS	90068
SHEILA BOSTON	2546 GLEN GREEN	90068
MARIO CALVANO	2546 Glen Green	90068
Bert Cecil	20601 QUEBOU	91364
STEVE LASLO	19524 Sherman Way	91335
IAN ALER	1955 N. ARGYLE AVE	90068
Tom Gallo	6120 WINANS	90068
[redacted]		
D. Gordon	1108 Mulholland	90068
S. Asmus	360 N. Hollywood	95008
DREW Hammond	2063 Grace Ave, Hollywood	90068
Patrick Buchan	6633 Whitley Terrace	90068
Michael Ross	1600 Ernest Terr LA, CA	90068
[illegible]	2521 HAMBURG DR L.A. CA	90068
Rodolfo Muñoz	1224 N FORMOSA APT 10	
CARLA S. [illegible]	2016 VISTA DR/ [illegible]	90068
TONY HOAGE	2424 BEACHWOOD DR	90068
PETER HELLER	5917 FOOTHILL DR	90068
[illegible]	3425 TAREGO DR	90068
Kay L. Cavalonitis	1919 N. ARGYLE AV #68	90068

October 6, 1999

Petition to members of the Los Angeles City Council, and the Department of City Planning, Office of Zoning Administration. We the undersigned are residents of the neighborhoods surrounding the property at 1750 N. Argyle Ave which is the proposed site of a 250 seat community theatre/banquet facility and a 200 seat full service restaurant. We understand that there will be alcoholic beverages consumed on the premises. We support approval of this project and welcome its addition to the neighborhood.

Name	Street Address	Zip Code
CHRISTOPHER JANNEY	2450 RINCONIA DR.	90068
Sabrina Bardot	2450 Rinconia Dr.	90068
Becka Pollows	2017 N Argyle	90028
Hannah [illegible]	2017 N. Argyle	90028
[illegible] Keller	7235 Hollywood Blvd	90046
[illegible]	2028 BEACHWOOD #201	90068
JASON MAJOR	1439 N ARGYLE AV #19	90028
[illegible] JOEXI [illegible] FRANKLIN AVE		90028
Julia Maeder	1760 Orchid #307	90028
PAUL GOLDSMITH	1851 N. IVAR AVE, #502 Hollywood	90028
Sarah O'Shura.	1825 N. Whitley AV 110 Hollywood	90028.
CRIS CARLEY	1825 N. whitley ave. #110 Holly Wood	90028
ALTARE	2144 WESTSHIRE DR. HOLLYWOOD	90068
Sue Mongstidelli	2332 Canyon	90068
TRENT FARR	3432 N. KNOLL DR. L.A. CA	90068
Stephen Jackson	1955 N Tamarind LA	90068
BILLY FOSTER	1610 N. WESTERN AVE #1 LA	90046
Barbara Chadsey	2541/2 Glenbreen, Hollywood	90068
Jan C. Wilcox	5736 Valley Oak Dr., L.A. Ca.	90068
Lucinda Gould	6104 Glen Oak St	90068
Mietau Tie	Wolfratshause 80	D-81379 Munich
GRETCHEN SANCHEZ	2101 N. IVAR AV.	90068

October 6, 1999

Petition to members of the Los Angeles City Council, and the Department of City Planning, Office of Zoning Administration. We the undersigned are residents of the neighborhoods surrounding the property at 1750 N. Argyle Ave which is the proposed site of a 250 seat community theatre/banquet facility and a 200 seat full service restaurant. We understand that there will be alcoholic beverages consumed on the premises. We support approval of this project and welcome its addition to the neighborhood.

Name	Street Address	Zip Code
Scott Thun	1932½ Rosalia Rd LA	90027
Kurt Soden	1900 N Vista	90068
Elizabeth Tarr	2236 Beachwood Dr.	90068
Cynthia Tarr	22777 Helios Dr.	90068
Stephen Lytle	4173-6 Colfax Ave Studio City	CA 91604
ALISON HIRSCH	4312 EDGEHURST AVE LA	90039
JOHN LOWENSTEIN	2758 RIVIERA DR. LA	90068
LIZ LEVING	"	"
Kelly Strope	5757 SCREEN AVE-DR CA-	90068
Paul Lainmson	2300 Cahuenga Blvd	90068
DALE S. DANIEL	1147 S. SPAULDING AVE.	90019
Jennifer Yates	1147 S. Spaulding Av.	90019
JIM WILSON	2643 THUNRIDGE	90068
JOHNATHAN CASTINE	23402 HALLDALE AVE	90710
TATE DONAVAN	2217 COLDWATER	90068
CARTER STOUT	2416½ Beachwood Dr	90068
Joe Bonds	180 Calle Cerro	90068
[illegible]	3376 Rowena Ave. #103	90027
Chris Albrughini	2519 N Beachwood	90068
[illegible]	1952 Carmen Avenue	90068
[illegible]	2269 La [illegible] Dr.	90068
[illegible]	2317 N. Gower St	90068

October 6, 1999

Petition to members of the Los Angeles City Council, and the Department of City Planning, Office of Zoning Administration. We the undersigned are residents of the neighborhoods surrounding the property at 1750 N. Argyle Ave which is the proposed site of a 250 seat community theatre/banquet facility and a 200 seat full service restaurant. We understand that there will be alcoholic beverages consumed on the premises. We support approval of this project and welcome its addition to the neighborhood.

Name	Street Address	Zip Code
CHARLES LAUGHLIN	6213 HOLLYWOOD BLVD	90028
ERICK KLEIN	1985 N Whitley	90068
Amy Gruff	1950 TAMARIND AVE	90068
Patricia S Mills	617 N June St	90004
Betty Nesi	7031/2 N Bronson	90068
Kevin Guerrini	812 S. Highland Ave	90036
DEBBIE DECARLO	4335 S. SHERBOURNE DR.	90048
John Hornich	5922 Canyon Heights	90068
Andy Vaccaro	7736 Paseo Del Rey #7	90293
Eric Brin	2044 Holly Drive #4	90068
Colleen Walsh	2266 ALCYONA DR	90068
	6383 BRYN MAWR DR	90068
	1418 EDGECLIFFE DR.	90026
Hanay Geiogamah	1750 N. Wilcox #223	90028
	2107 N. Beachwood Dr #308	90068
	2034 N Argyle #303	90068
	7326 Pacific Terrace	90068
	6636 IRIS DR LA	90068
STEVE NEVIUS	449 SOUTH HEWITT ST. LA	90013
JOHN CROSBY	1729 N. Sycamore LA	90028
Steve Brooks	1923 N. Stanley Ave #3 LA	90068
	1959 Claremont St LA	90068

October 6, 1999

Petition to members of the Los Angeles City Council, and the Department of City Planning, Office of Zoning Administration. We the undersigned are residents of the neighborhoods surrounding the property at 1750 N. Argyle Ave which is the proposed site of a 250 seat community theatre/banquet facility and a 200 seat full service restaurant. We understand that there will be alcoholic beverages consumed on the premises. We support approval of this project and welcome its addition to the neighborhood.

Name	Street Address	Zip Code
GENEVIEVE TYRRELL	6424 IVARENE AVE. LA	90068
JEFFREY EDWARDS	" " " "	"
[illegible]	3151 CAHUENGA CA	90068
Melanie Davis	1023 Oceanpark #18 LA CA	90068
Rolf Donath	2117 Beachwood Ter. LA CA	90068
Debbie Shelins	2122 Alcyona Dr LA	90068
MACKENZIE ASTIN	2725 Woodhaven Pl.	90068-1933
Daphne Ashbrook	230 N. Kenwood St. #207 Burb., Ca.	91505
CHRIS WOJTYLKO	1800 LA BREA #209 L.A. CA	90046
Christine DiMarco	248 S. Rexford #2 BH, CA	90212
Ross Mitchell	2222 N Beachwood LA CA	90068
Jennifer Heftler	7141 N. Sweetzer #2	90069
Steve Davis	7500 Hollywood Blvd	90046
John Moore	6340 Weidlake Dr	90068
Tom Demko	3361 Deronda	90068
C. WILL	6666 FRANKLIN AV, #11	90028
Jack Angel	1888 N. Stanley	90046
Monte Hall	6740 Portola Rd	90068
Kachelnikoff	2120 E. Live Oak Dr. LA.	90068
Del Close	6314 Deep Dell Pl. LA, CA	90068
KATE BERGH	1246 SPAZIER	90068
VINCENT VEDDER	1930 Rosalia LA Ca	90027

October 6, 1999

Petition to members of the Los Angeles City Council, and the Department of City Planning, Office of Zoning Administration. We the undersigned are residents of the neighborhoods surrounding the property at 1750 N. Argyle Ave which is the proposed site of a 250 seat community theatre/banquet facility and a 200 seat full service restaurant. We understand that there will be alcoholic beverages consumed on the premises. We support approval of this project and welcome its addition to the neighborhood.

	Name	Street Address	Zip Code	
1	Tammara Wells	3078 Belden DR LA CA	90068	resident homeowner 15yr
2	Christeene Wyckoff	3252 Barham Blvd LA CA	90068	resident 3+ yrs
3	MARCIA GOLDFEIN	5669 Tuxedo Terr LA	90068	HOMEOWNER 12 YRS
4	BILL LOHNE	6433 W 6th St LA	90048	
5	Clay Carrington	2205 N. Beachwood	90068	
6	Andrew Bialk	4616 Greenwood Pl. #5	90027	
7	Frank Gilliland	706 N. Stanley	90046	
8	Carolyn Truscott	4848 Los Feliz	90027	
9	LUCIAN TRUSCOTT	4845 LOS FELIZ	90027	
10	LISA S. GORDON	2008 N. ARGYLE AVE	90068	
11	Fatima Hopkins	2017 N. Argyle Ave	90068	
12	Augustus Tolton	5967 Chula Vista Way #3	90068	
13	Z. Rabanian	5955 Chula Vista Way	90068	
14	Susan L Brooks	6690 Whitley Terrace	90068	
	Stephen Saunders	2662 Runnymede Dr	90064	
	Max Pierce	1850 Whitley Ave #620	90028	
	Ed Lippman	1850 Whitley Ave #620	90028	
	Antonio Montealegre	528 N Kenmore Av	90004	
	Michael Bellus	2071 N. Beachwood Dr.		
	Dan O'Connor	2145 Gower	90068	
	Barbara Gordon	2813 Pelham Place LA	90068	

October 6, 1999

Petition to members of the Los Angeles City Council, and the Department of City Planning, Office of Zoning Administration. We the undersigned are residents of the neighborhoods surrounding the property at 1750 N. Argyle Ave which is the proposed site of a 250 seat community theatre/banquet facility and a 200 seat full service restaurant. We understand that there will be alcoholic beverages consumed on the premises. We support approval of this project and welcome its addition to the neighborhood.

Name	Street Address	Zip Code
Lenee Baker Fenk	6050 Rodgerton DR	90068
Maryvonne P Fenk	6050 Rodgerton Dr.	90068
DAVID SILVERMAN	1420 N. ALTA VISTA BLVD	90046
Michelle Toutoas	900 Patterson Ave.	91202
[illegible]	1801 N. Kingsley #205	90027
[illegible]	1901 N KINGSLEY DR. # 205	90027
[illegible]	1959 N. Alexandria	90027
[illegible]	2113 N. Kirkwall	90068
KEVIN LAFFEY	5670 Holly OAK DR	90068
[illegible]	6075 Franklin Hill #114	90028
Philip Starr	2214 Verde Oak Dr.	90068
[illegible]	6149 Glen Oak	90068
ANDERS [illegible]		
[illegible] Stephens	1953 No. Beachwood	90068
[illegible]	2117½ Woodland	90068
Elena Bavanova	1966 Carmen Ave #2 LA.	90068
Monica Campbell	6616 Willoughby	90038
[illegible]	2838 M. Belden Ave	90027
[illegible]	[illegible]	90018
CANDI HOFFE	2617 IVAN HILL TERRACE L.A.	90039
ALAN PETHGICK	756 PARKMAN AV #4 L.A., CA 90026	

October 6, 1999

Petition to members of the Los Angeles City Council, and the Department of City Planning, Office of Zoning Administration. We the undersigned are residents of the neighborhoods surrounding the property at 1750 N. Argyle Ave which is the proposed site of a 250 seat community theatre/banquet facility and a 200 seat full service restaurant. We understand that there will be alcoholic beverages consumed on the premises. We support approval of this project and welcome its addition to the neighborhood.

Name	Street Address	Zip Code
David Rich	3101 N Beachwood LA	90068
Cliff	852 Hyperion Ave LA CA	90029
Ron Pomeroy	2763 Outpost Dr LA CA	90068
Keith Kool	2007 N. Argyle #3 LA CA	90068
Jim Thurber	1930 N. Argyle #4 LA	90068
Elga Stoddard	1429 Bruce Ave.	90068
[illegible]	5959 Franklin Ave	90028
Kristin Blake	1922 N. Tatt Ave, LA, CA	90068
Cornelius Howland	1922 N. Tatt Ave, LA, CA	90068
Jason Stieber	1851 N. Ivar. Ave. LA, CA	90028
Molly Quick	1834 El Centro Pl, CA	90068
R.A. Morgan	1834 El Centro Pl Hollywood CA	90068
Mary Hami Hun	8233 Kirkwood LA	90046
Kay Bawden	5753 Briarcliff Rd LA.	90068
Jon + Tiffany Smith	2534 Zoraida Dr CA	90046
Alexander Berkeley	2946 N. Beachwood Dr.	90068
Catherine Majkut	1957 Palmerston Place #5 LA CA	90027
[illegible]	2020 Argyle Ave LA CA 90068	
Brenda Wright	3545 Overland Ave. Culver City CA 90232	
Katie Kabanisky	901 Levering Ave. LA CA	90024
[illegible]	2620 Creston Drive	90068
Paul F. Cohen	6200 Mulholland Hwy LA	90068

October 6, 1999

Petition to members of the Los Angeles City Council, and the Department of City Planning, Office of Zoning Administration. We the undersigned are residents of the neighborhoods surrounding the property at 1750 N. Argyle Ave which is the proposed site of a 250 seat community theatre/banquet facility and a 200 seat full service restaurant. We understand that there will be alcoholic beverages consumed on the premises. We support approval of this project and welcome its addition to the neighborhood.

Name	Street Address	Zip Code
JOHN DUTTON	2185 PONET ST.	90068
TONY ADAMS	1745 N. ~~Argyle~~	90068
David Alexandre	6570 N. Harper	90048
LAWRENCE KANE	1842 VAN NESS	9002 8
Josh Clayton	20221 croyden	90240
Mark BRIDGES	4145 TRACY ST	90027
FLORA GRANCHALE	5555 Melrose	90038.
SRDJAN POPOVIC	2269 N. BEACHWOOD Dr	90068
WARREN SEABURY	5572 CARLTON WAY	90068
Matt McCauley	6337 Primrose	90068
Brian Risley	4200 Los Feliz	90027
JEAN BEDIAN	1926 VISTA DEL MAR	90068
Steve Mutz	6861 Triscay.	90068.
Shana Carr	2053 High Tower Dr.	90068
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
JOELLE JOHNSON	5121 1/2 W. Marathon	90036
Wayne VanHuit	1850 Whitley Ave #406	90028
Bridget Kelley	800 N. Monterey St #111	91801
J. Dodge	6555 SUNSET Blvd.	90028
DALE HEIRLIGHT	5112 LEDGEWOOD DR.	90068
Cedric Fellows	2016 1/2 N. VISTA DEL MAR	90068

October 6, 1999

Petition to members of the Los Angeles City Council, and the Department of City Planning, Office of Zoning Administration. We the undersigned are residents of the neighborhoods surrounding the property at 1750 N. Argyle Ave which is the proposed site of a 250 seat community theatre/banquet facility and a 200 seat full service restaurant. We understand that there will be alcoholic beverages consumed on the premises. We support approval of this project and welcome its addition to the neighborhood.

Name	Street Address	Zip Code
BRIAN KIRK TOBIAS	2021 VISTA DEL MAR AVE	90068
JUSTIN KIRK	6200 Franklin Ave.	90028
MATT HUHN	2035 1/4 Vista Del Mar Ave	90068
Nicholas Gulak	1912 Whitley Ave #203 LA CA	90068
[illegible]	5439 Odin Dr LA	90068
[illegible]	2314 E. Live Oak Dr.	90068
Robert Kelly (Robert Kelly)	1920 Vista Del Mar #105	90068
KATHY H. ADKINS	5738 CARLTON WAY # 204	90028
SCOTT FORD	2026 1/4 N. ARGYLE	90068
Jerrold G. Hedin	2024 Argyle #6	90068
Ronald L. Wilcoxon	2307 El Contento Dr	90068
Dennis Bogard	2307 El Contento Dr	90068
William Fred.	5738 Carlton Way 403	90028
Joe Argyle	1811 Tamarind Ave #325	90028
Michael Berman	5934 TUXEDO TERRACE L.A.	90068
[illegible]	5934 Tuxedo	90068
[illegible]	5928 TUXEDO TER. LA	90068
DONS FRANTIN CHIGRIN	1562 N. Bernardo St.	90027
U SMITH	(Across the St) 6200 Franklin	90028
DENIS FOREST	2400 1/2 BEACHWOOD DRIVE	90068
SARAH PICCH	1537 Argyle	90027
LUCIA MESSER	1952 Vista Del Mar	90068

October 6, 1999

Petition to members of the Los Angeles City Council, and the Department of City Planning, Office of Zoning Administration. We the undersigned are residents of the neighborhoods surrounding the property at 1750 N. Argyle Ave which is the proposed site of a 250 seat community theatre/banquet facility and a 200 seat full service restaurant. We understand that there will be alcoholic beverages consumed on the premises. We support approval of this project and welcome its addition to the neighborhood.

Name	Street Address	Zip Code
Kathleen Edwards	6107 Franklin	90028
David F. Brown	5467 Russell Ave	90027
Carlos Dubro	27[illegible] Francis	90027
A. R. Peretz	2022 N Catalina	9027
SHANNON LEIGH OLDS	2154 BEACHWOOD TER.	90068
John D. Conley	6804 Lexan Mon Ave	90046
JOE HOGAN	3346 Blair Dr. LA	90068
WILLIAM SALLEY	1832 Grace A LA	90028
[illegible]	2472 HOLLYRIDGE DR.	90068
[illegible]	6907 Treasure Trail	90068
Gloria Segal-Mulet	6665 Franklin 2 CA	90028
[illegible]	2822 Via Del Mar LA	90068
[illegible]	2[illegible] Rockdell Pl. LA	90068
Nicki Gazzola	2408 N Gower LA	90068
Alejandro Luquet	1045 Vineland	90004
Elaine Burnham	2569 N. Beachwood dr LA CA	90068
Cory Myer	2043 Beachwood Dr #1	90068
Hadda Brooks	1949½ argyle ave LA	90068
Meg Stenthal	2237 Alcyone Dr	90068
[illegible]	2[illegible] Argyle Ave	90068
[illegible]	1819 N. Ringsley 308 CA	90027
[illegible]	5863 Canyon Crest LA	90068

October 6, 1999

Petition to members of the Los Angeles City Council, and the Department of City Planning, Office of Zoning Administration. We the undersigned are residents of the neighborhoods surrounding the property at 1750 N. Argyle Ave which is the proposed site of a 250 seat community theatre/banquet facility and a 200 seat full service restaurant. We understand that there will be alcoholic beverages consumed on the premises. We support approval of this project and welcome its addition to the neighborhood.

Name	Street Address	Zip Code
Ronald Workman	2406 Canyon Dr.	90068
Russell Workman	2406 Canyon Dr	90068
Douglas Northcott	2215 Fern Dell Pl	90068
Penelope Simmons	2215 Fern Dell Pl	90068
Randolph Mantooth	2735 Hollyridge Drive	90068
GILBERT J. HERNANDEZ	13623 VANOWEN ST #D	91405
Joseph Ferreri	7034 Maple Ave	91605
Sara Hammerman	404 Cursan Ave # 8	90036
JOSE LOPEZ	6621 CHIMINEAS	91335
Justin Rogowski	1922 Highland #21	90068
[illegible]	1687 SARGENT CT	90026
[illegible]	1945 N. BEACHWOOD D	90068
LISA GORDON	2008 N. ARGYLE AVE	90068
Tushka Bergen	8214 Hollywood Bl.	90069.
S. Anderson	1930 N. Argyle #9	90068.
ABDALLA EL-DIB	2548-N. BEACHWOOD DR #2	90068
[illegible]	157 S. Hudson LA	90004
[illegible]	3628 Cadman LA	90027
[illegible]	3628 Cadman Dr LA	90027
[illegible]	1937 vista del mar Hollywood	90068
Norah Arroyo	2109½ Vine St. Hollywood	90068
[illegible]	5900 CARLTON WAY Hollywood	90028

Submitted in Cmte 11/2/99 (2)

Little Country Church of Hollywood
An Unincorporated Association
c/o Hill, Betts & Nash
200 Oceangate, Suite 400
Long Beach, CA 90802

Mailing address:
P.O. Box 66850
Los Angeles, CA 90066

Plaintiff and Appellant

ORIGINAL FILED
OCT 29 1999
Civil Appeals
Room 111

SUPERIOR COURT OF THE COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

LITTLE COUNTRY CHURCH OF HOLLYWOOD, an unincorporated association; ROBERT GARDNER, an individual,

Plaintiffs,

v.

MOLLYWOOD PROPERTIES, LLC, a California limited liability corporation, et al,

Defendants.

Case No. BC190049

NOTICE OF APPEAL

NO FEE RECEIVED

NO $100.00 DEPOSIT RECEIVED

Plaintiff Little Country Church of Hollywood, an unincorporated association, for itself and itself alone, hereby appeals to the California Court of Appeals, Second Appellate District, from the Amended Judgment of the Los Angeles Superior Court in this action, notice of which was served on or about October 1, 1999.

Dated: October 28, 1999

Little Country Church of Hollywood,
an unincorporated association

By: R. Sharon Mehr authorized representative

PROOF OF SERVICE

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

I am employed in the aforesaid County, State of California; I am over the age of 18 years and a representative of a party to the within action; my business address is P.O. Box 66850, Los Angeles, CA 90066.

On October 28, 1999, I served the foregoing Notice of Appeal on the interested parties in this action by placing a true copy thereof, enclosed in a sealed envelope, addressed as follows:

Matthew Steinberg, Esq.
Goldberg, Scott, Belfield, Steinberg & Cohen
A Professional Law Corporation
1925 Century Park East, Suite 2200
Los Angeles, CA 90067

x BY MAIL

x As follows: I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Woodland Hills, California, in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

__ (BY PERSONAL SERVICE) I caused each such envelope to be delivered by hand to the offices of the addressee.

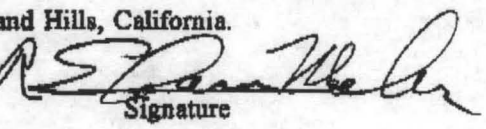
__ (BY FAX) I caused a true and correct copy of said document to be transmitted via electronic facsimile machine and then placed for deposit in the U. S. Mail with postage thereon fully prepaid.

x. (State) I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

__ (Federal) I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.

Executed on October 28, 1999 at Woodland Hills, California.

R. Sharon Mehr
Print Name


Signature

Submitted in Court 11/2/99 (2)

NOT TO BE PUBLISHED IN THE OFFICIAL REPORTS

IN THE COURT OF APPEAL OF THE STATE OF CALIFORNIA

SECOND APPELLATE DISTRICT

DIVISION ONE

MOLLYWOOD PROPERTIES et al.,

Petitioners,

v.

THE SUPERIOR COURT OF LOS ANGELES COUNTY,

Respondent;

LITTLE COUNTRY CHURCH OF HOLLYWOOD et al.,

Real Parties in Interest.

B129020

(L.A.S.C. No. BC190049)

OPINION AND ORDER GRANTING PEREMPTORY WRIT OF MANDATE

COURT OF APPEAL - SECOND DIST.
FILED
FEB 24 1999
JOSEPH ... Clerk
Deputy Clerk

ORIGINAL PROCEEDING; petition for writ of mandate. Ernest G. Williams, Judge. Petition granted.

Goldberg, Scott, Belfield, Steinberg & Cohen, and Matthew S. Steinberg for Petitioners Mollywood Properties et al.

Thomas J. Jeffers, Jr., for Petitioners Country Church of Hollywood et al.

No appearance for Respondent.

Hill, Betts & Nash, Lynne E. Moyer and Michael J. Tarutis for Real Parties in Interest.

As there is not a plain, speedy and adequate remedy at law, and in view of the fact that the issuance of an alternative writ would add nothing to the presentation already made, we deem this to be a proper case for the issuance of a peremptory writ of mandate "in the first instance." (Code Civ. Proc., § 1088; *Alexander* v. *Superior Court* (1993) 5 Cal.4th 1218, 1222-1223; *Ng* v. *Superior Court* (1992) 4 Cal.4th 29, 35; *Palma* v. *U.S. Industrial Fasteners, Inc.* (1984) 36 Cal.3d 171, 180; see *Lewis* v. *Superior Court* (Feb. 8, 1999, S061240) ____ Cal.4th ____.) Opposition was requested and the parties were notified of the court's intention to issue a peremptory writ. (*Palma* v. *U.S. Industrial Fasteners, Inc.* (1984) 36 Cal.3d 171, 180.)

We hold that the first amended complaint of Little Country Church of Hollywood for declaratory relief for license rights and to quiet title to an easement fails to state any causes of action against Mollywood Properties, LLC, and its manager, Susan Fine Moore.

ALLEGATIONS OF FIRST AMENDED COMPLAINT

Plaintiffs (who refer to themselves as "Neighbors" in the first amended complaint) allege that, in 1933, Rev. William B. Hogg (who also went by the name of Josiah Hopkins) established a church on the subject property by erecting a tent for church services. Plaintiffs' "money was used to acquire the property." At that time, Rev. Hogg "granted each attendee NEIGHBOR a license to enter onto the land, participate in the gospel meetings, and worship."

The first amended complaint further alleges: "[P]rior to the formation of the JOSIAH HOPKINS MEMORIAL CHURCH OF HOLLYWOOD religious corporation, Rev. Hogg and the group of persons who congregated at the PROPERTY were a single religious organization without affiliation with any nationally recognized Protestant organization. This organization is now known as LITTLE COUNTRY CHURCH OF HOLLYWOOD, the name given to the organization and its members by Hopkins, and the name under which the attendees were called and called themselves until the church was closed in April, 1997. [¶] In 1933, HOGG had a vision to erect a permanent building on

the PROPERTY. Plaintiffs . . . allege that HOGG had many options to finance the construction of the church building on the PROPERTY. Plaintiffs . . . allege that ultimately, HOGG decided not to borrow money, seek donations from listeners or attendees, or any other typical way to raise funds. He decided instead to finance his church structure by inviting persons to enter onto the land and share in his vision by building his church, both literally, by bringing their wood, nails and labor, and figuratively, in helping expand his vision to bring salvation to the Hollywood community through radio broadcasts and Sunday services which were scripted in the format of HOGG's imaginary Southern village of 'Goose Creek.' Over the radio, he called for persons to come to the PROPERTY. Plaintiffs responded to HOGG's call over the radio and at Sunday services in the tents and entered onto the land with HOGG's permission. Plaintiffs accepted HOGG's invitation and his vision, and they were induced into thinking that they were members of a congregation whose vision included worshipping together with Hogg and others of similar beliefs at the PROPERTY and whose broader goals were to make the country church a 'blessing to a lot of people.'. . . [¶] Throughout 1933 and into 1934, plaintiffs, with their own hands, money and materials, with the permission of the owners of the PROPERTY, under the direction and with the encouragement of HOGG, erected the church building that still stands on the PROPERTY to this day. Plaintiffs brought their own materials and made their materials part of the church structure, believing that their efforts and material investment in the PROPERTY were combining to further the goals and aspirations of their organization of which HOGG was the leader. At no time did plaintiffs believe that they were donating their materials, time, effort and expertise to the HOGG family or the charitable causes of the HOGG family. Plaintiffs believed that they were acting upon furthering the interests of their organization and that their efforts in building upon the PROPERTY was the manifestation of their belief in HOGG's vision. HOGG's choice of financing his vision of building the Country Church of his imagination through the granting of permission to the members of the

organization to bring their materials, labor and expertise onto the property turned the simple license interest he had previously granted to plaintiffs into a license coupled with an interest to worship in the building which housed their collective interests. [¶] Rev. William B. Hogg died in 1937. His wife and family carried on with the church. In 1944, the PROPERTY was deeded to the JOSIAH HOPKINS MEMORIAL CHURCH OF HOLLYWOOD. . . ."

The complaint further alleges: "After HOGG died, plaintiffs continued to worship at the PROPERTY even after the PROPERTY was deeded to JOSIAH HOPKINS MEMORIAL CHURCH of HOLLYWOOD, a California corporation. At the time of the creation of this corporation, the once parallel interest of plaintiffs LITTLE COUNTRY CHURCH OF HOLLYWOOD and Rev. Hogg, who, in his zealous pursuit of the visions he experienced, was the founding member of plaintiff organization, suddenly became legally adverse. No permission to occupy the premises was obtained from the corporation who apparently owned the PROPERTY. Plaintiffs assert that they had a claim of right to occupy the premises in furtherance of the pursuit of Rev. Hogg's vision and adverse to the interests of JOSAIH [sic] HOPKINS MEMORIAL CHURCH. [¶] Plaintiff LITTLE COUNTRY CHURCH continued to occupy the structure it built on the PROPERTY from 1934 to 1971. Plaintiff's occupation of the PROPERTY, although not exclusive, was adverse, open, notorious, continuous and uninterrupted. [¶] In 1971, the PROPERTY changed hands again. The PROPERTY was deeded to COUNTRY CHURCH of HOLLYWOOD from the JOSIAH HOPKINS MEMORIAL CHURCH of HOLLYWOOD, again without knowledge of plaintiffs. Plaintiffs are informed, believe and thereon allege that in both circumstances of the property 'changing hands' (in 1944 and 1971), the controlling parties, namely defendants MARTHA F. HOGG, MILDRED M. ROCQUE, and DEBORAH H. BLACKMAN, surviving members of the Hogg family, were behind the transfers. Upon each occasion in transferring the PROPERTY ownership, plaintiffs are informed, believe and thereon allege that each successive corporation was formed in such a way through the by laws to exclude more of plaintiffs'

rights and to systematically deny plaintiffs any legal right to the use of the PROPERTY and for the corporation to totally control the disposition of the PROPERTY. Defendants usurped these rights unilaterally and clandestinely from the original organization that Rev. Hogg founded and under which plaintiffs assert by information and belief that such rights existed. Thus, plaintiffs and successor corporations who took title to the PROPERTY were and are legally adverse. [¶] Plaintiff LITTLE COUNTRY CHURCH continued to occupy the structure it built on the PROPERTY from 1971 to 1997. Plaintiff's occupation of the PROPERTY as against defendant COUNTRY CHURCH OF HOLLYWOOD, although not exclusive, was adverse, open, notorious, continuous and uninterrupted."

It is also alleged that "HOGG intended the license agreement to last for a finite time, which has not yet expired. HOGG told several members NEIGHBORS, privately and from his gospel pulpit, that the license to occupy the land and use the church facility would last 'until Jesus comes again.'"

As for the easement, plaintiffs allege that the easement boundaries "include the walkway from the nearest public sidewalk to the front entry door of the church structure and the interior of the main church structure." Plaintiffs allege that their easement "is not exclusive, and includes the right to free use of the structure for worship purposes on Sundays, Wednesday evenings, and on those religious holidays occurring on weekdays or Saturdays which normally include attendance of church services. . . . [T]he owners may not interfere with plaintiffs' worship at the structure in question in furtherance of the visions [sic] and leadership of Rev. Hogg."

The complaint alleges that Little Country Church of Hollywood "continued its worshipping in the church . . . for an uninterrupted sixty-three year period," and identifies Robert Gardiner as an attendee. The complaint alleges that "some" of the plaintiffs have been attending the church since its establishment. It does not identify any of the "Neighbors" who built the church in 1933 and 1934, and who continued to worship at the church from that time to 1997.

In 1997, Country Church discontinued church services. After having discontinued church services, it sold the property to Mollywood.

Mollywood demurred. Respondent court sustained Mollywood's demurrer to the causes of action for tortious ejectment and constructive trust and overruled the demurrer to the license and easement causes of action.

DISCUSSION

We accept that each and every allegation of the first amended complaint is true and have read the first amended complaint as a whole, with its parts considered in context. (*Lo* v. *Superior Court* (1998) 67 Cal.App.4th 1045, 1052; *Kendall* v. *Ernest Pestana, Inc.* (1985) 40 Cal.3d 488, 493.) The operative complaint fails to state any causes of action whatsoever.

I

On its face, the complaint does not set forth facts to support a license, irrevocable or otherwise. "A licensee has express or implied authority from the *owner* to perform an act or acts upon property. Like an easement, it is an interest in property which is less than an estate. [Citation.] A . . . license is normally revocable at will. [Citation.]" (*Golden West Baseball Co.* v. *City of Anaheim* (1994) 25 Cal.App.4th 11, 36, emphasis added.)

Plaintiffs have not alleged any facts to show that Rev. Hogg could have granted a license to the subject property; to the contrary, according to the face of the complaint and the exhibits to the complaint, Rev. Hogg never had an interest in the property during his lifetime: (1) A.G. Bartlett, Inc., not Rev. Hogg, owned the property when Rev. Hogg invited plaintiffs to provide their labor to build the church; (2) A.G. Bartlett, Inc., not Rev. Hogg, owned the property when plaintiffs constructed the church; (3) A.G. Bartlett, Inc., was still the owner of the property when Rev. Hogg died in 1937, and did not sell the property to Josiah Hopkins Memorial Church of Hollywood until 1944.

As no license was created, any labor or money expended to construct and maintain the church structure did not turn the non-license into an irrevocable license. (Compare *Cooke* v. *Ramponi* (1952) 38 Cal.2d 282, 285-286; *Golden West Baseball Co.* v. *City of*

Anaheim, supra, 25 Cal.App.4th at p. 36; *Bryant* v. *Marstelle* (1946) 76 Cal.App.2d 740, 746.)

II

Even if the facts alleged supported the creation of a license, we are prohibited by the Establishment Clause from enforcing such a license. On its face, the first amended complaint states that the license will remain valid "until Jesus comes again." There are no secular legal principles to guide us in making a determination as to such a patently religious issue.

"[T]he First Amendment severely circumscribes the role that civil courts may play in resolving church property disputes. It is obvious, however, that not every civil court decision as to property claimed by a religious organization jeopardizes values protected by the First Amendment. Civil courts do not inhibit free exercise of religion merely by opening their doors to disputes involving church property. And there are neutral principles of law, developed for use in all property disputes, which can be applied without 'establishing' churches to which property is awarded. *But First Amendment values are plainly jeopardized when church property litigation is made to turn on the resolution by civil courts of controversies over religious doctrine and practice.* If civil courts undertake to resolve such controversies in order to adjudicate the property dispute, the hazards are ever present of inhibiting the free development of religious doctrine and of implicating secular interests in matters of purely ecclesiastical concern. Because of these hazards, the First Amendment enjoins the employment of organs of government for essentially religious purposes [citation]; the Amendment therefore commands civil courts to decide church property disputes without resolving underlying controversies over religious doctrine. Hence, States, religious organizations, and individuals must structure relationships involving church property so as not to require the civil courts to resolve ecclesiastical questions." (*Presbyterian Church* v. *Hull Church* (1969) 393 U.S. 440, 449 [21 L.Ed.2d 658; 89 S.Ct. 601, 606], emphasis added.)

In re Metropolitan Baptist Church of Richmond, Inc. (1975) 48 Cal.App.3d 850, involved acceptance by the court of jurisdiction over property disputes even though some ecclesiastical matters were incidentally involved. The court applied "general principles applicable alike to all churches and other charitable organizations." (*Id.* at p. 859.) Here, in contrast, plaintiffs request that we use a religious tenet to make a ruling; this we cannot do: "Ecclesiastical matters ordinarily concern creeds and the proper mode of exercising one's belief, considerations of faith, including questions of what constitutes an essential of a church's faith, and matters of church discipline, tenets and general polity. [Citations.] In such matters the state, and its courts, have no legitimate concern or jurisdiction. [Citations.]" (*Id.* at p. 858.)

III

The first amended complaint sets forth no facts to support a cause of action to quiet title to an easement.

"The elements necessary to establish a prescriptive easement are well settled. The party claiming such an easement must show use of the property which has been open, notorious, continuous and adverse for an uninterrupted period of five years." (*Warsaw* v. *Chicago Metallic Ceilings, Inc.* (1984) 35 Cal.3d 564, 570; Code Civ. Proc., § 321.)[1] The purpose of these requirements is to insure that the owner of the real property which is being encroached upon has actual or constructive notice of the adverse use and to provide

---

[1] "Occupancy for the period prescribed by the Code of Civil Procedure as sufficient to bar any action for the recovery of the property confers a title thereto, denominated a title by prescription, which is sufficient against all . . . ." (Civ. Code, § 1007.)

"In every action for the recovery of real property, or the possession thereof, the person establishing a legal title to the property is presumed to have been possessed thereof within the time required by law, and the occupation of the property by any other person is deemed to have been under and in subordination to the legal title, unless it appear that the property has been held and possessed adversely to such legal title, for five years before the commencement of the action." (Code Civ. Proc., § 321.)

sufficient time to take necessary action to prevent that adverse use from ripening into a prescriptive easement. (*Twin Peaks Land Co.* v. *Briggs* (1982) 130 Cal.App.3d 587, 593.)

Plaintiffs have set forth no facts to show that their use of the property was "adverse." Plaintiffs baldly state that their use of the property was "adverse," but the first amended complaint shows that Josiah Hopkins Memorial Church of Hollywood, as well as its successors, permitted plaintiffs to worship in the church for a period of 63 years.

"[A]n easement is merely a right to use the land of another." (*Silacci* v. *Abramson* (1996) 45 Cal.App.4th 558, 562.) "'An easement, after all, is merely the right to use the land of another for a specific purpose—*most often, the right to cross the land of another.* An easement acquired by prescription is one acquired by adverse use for a certain period. An easement, however, is not an ownership interest, and certainly does not amount to a fee simple estate.' [Citation.] [¶] An easement defines and calibrates the rights of the parties affected by it. '*The owner of the dominant tenement must use his or her easements and rights in such a way as to impose as slight a burden as possible on the servient tenement.*' [Citation.]"[2] (*Mehdizadeh* v. *Mincer* (1996) 46 Cal.App.4th 1296, 1307-1308, emphasis added.)

The easement as claimed by plaintiffs would pose such a burden on the property as to become, in effect, a fee simple estate. What plaintiffs describe as an easement appears to be more in the nature of a fee interest. They lay claim to not only a walkway, but the entirety of the church interior. Plaintiffs are not simply crossing over Mollywood's land; plaintiffs have settled in.

---

2 "With an easement, the owner of the burdened land is said to own the servient tenement, and the owner of the easement is said to have the dominant tenement." (*Silacci* v. *Abramson*, *supra*, 45 Cal.App.4th at p. 562.)

DISPOSITION

THEREFORE, let a peremptory writ issue, in Los Angeles Superior Court case No. BC190049, entitled Little Country Church of Hollywood et al. v. Mollywood Properties et al., commanding respondent superior court to vacate its order of December 14, 1998, overruling petitioners' demurrers to the first and second causes of action to the First Amended Complaint, and to issue a new and different order sustaining the demurrers without leave to amend and dismissing the action in its entirety.

All parties shall bear their own costs.

NOT TO BE PUBLISHED.

THE COURT:

SPENCER, P.J.	ORTEGA, J.	MASTERSON, J.

CF 99-1778

#2

CF 99-1778
BZA 5734
ZA 98-0928-CUB-CUZ-ZV
Nov 2, 1999
(PLUM)

STATEMENT OF J. H. McQUISTON

on APPEAL of ZA 98-0928(CUB)(CUZ)(ZV)

RECEIVED
CITY CLERK'S OFFICE
99 OCT 29 PM 2:
CITY CLERK
BY
DEPUTY

#5

I am a resident of Apartment 6212D on Yucca St, since 1960, which apartment directly faces the subject property. I am a licensed engineer and have worked on the plans to revitalize Hollywood, and other community plans, in various capacities.

A primary necessity for Hollywood revitalization is to develop suitable housing close to the business properties. The property on appeal was accordingly earmarked for development as "High/Medium density Residential" (60 dwelling units per acre), with the former church building eligible for relocation to a more suitable site.

This site, being "out-of-the-way", I believe is destined for failure as a spot for commercial development. Moreover, such development threatens the viability of considerable residential property adjacent to it.

The Administrator, below, heeding case cited in the Silverlake Area (Red Lion), acknowledging the threat of noise generation, imposed Condition 21:

"Any music, sound or noise emitted shall not be audible beyond the structure in which it is being originated".

I notified the Board and the Applicant that the existing building DOES NOT AND CAN NOT CONTAIN SOUND. It never did. It was used only in daytime, when sounds from the congregation were not offensive to neighbors.

Nonetheless, Applicant has permitted night-time use whereby sounds are offensive. People have had to call the police every time, in order to sleep or even hear their televisions in their housing.

Such flagrant abuse will only serve to depopulate Hollywood and twicefold jeopardize Hollywood renewal.

An examination of Applicant's submissions must determine that the business plan, as well as the actual building plan, have not been well-formed. Moreover, the downtown district supposedly is the latest of Applicant's plan to expand. We all know that restauranteurs, however excellent, often fail miserably when spread too thin. Without a viable plan showing reasonably successful promise, I believe it is unwise to abort the Hollywood redevelopment in favor of such an Applicant.

The record of this matter contains specific points I have raised.

I believe it is more improper to grant Applicant's variances than it was for this body to overturn the variance regarding the Peer Estate and Camellia Reserve (CF99-0897), which latter matter was far less threatening to residences than this one.

Respectfully submitted,

J. H. McQuiston

Encl 2/24/99

STATEMENT OF J. H. McQUISTON

on CASE NO. ZA 98-0928(CUB)(CUZ)(ZV)

Mr Chairman and Members of the Board:

I am a resident since 1960 of Apartment 6212D on Yucca St, which apartment directly faces the subject property. From time to time when the property was operated as a "radio ministry", I have been subjected to extraordinary sound emanating from the property, either as an excessive and early ringing of the steeple bell or as excessively loud music emanating from an outside loudspeaker.

Recently, the new owner apparently rented the property to a group which at or about 11:00 PM decided to ring the steeple bell over and over, until at last the Police Dept ordered the group to leave. Associated with the bell-ringing was loud and rowdy noises which threatened the peaceful sleep of all the people in this 40-unit apartment complex.

I was elected to represent this area in the Hollywood PAC, which monitored land use in this Redevelopment area. The subject parcel has been designated as essential for the area's residential complement, being assigned "High/Medium Density Residential (60 dwelling units per acre) with the former church building eligible for relocation.

The plan submitted with the Application would severly cripple the goal of the Redevelopment Plan because it does not permit the property to be developed with residences necessary to permit successful redevelopment of the Hollywood District.

Moreover, the plan cannot be justified because it violates basic public-safety requirements of the Uniform Building Code as codified by the City. I speak advisedly as a professional, state-certified, engineer. People could be trapped in the lower level with no reasonable exit opportunity in case of fire.

Moreover, in the Red Lion case heard by this Agency lately, residents of the Silver Lake community were protected from undue noise projected from a small patio to be added facing residential buildings.

In this case, Applicant directs ALL of the restaurant and bar noise and sound straight at the 40-unit apartment house, not just from a patio, because the building is designed to be COMPLETELY OPEN on the north side. This design would make the 40-unit apartment UNINHABITABLE.

Moreover, the Applicant projects BANQUET use, where the people all are coming at once, plus a separate restaurant, where people may or may not come in bunches (say, for a performance at the large Pantages Theater). In the extreme, there could be 250 in the banquet hall, 200 in the restaurant, and 54 employees, for a total (per Applicant) of 504 persons on site.

The plan shows almost no toilet facilities, relative to this occupant load.

The plan shows almost no parking facilities, relative to this occupant load.

Bear in mind that the Theater District already overloads the lots and streets with respect to parking. Applicant relies on a nebulous plan to construct a parking structure by someone else, at some remote location. However, the absence of on-site parking, insufficient even for the employees, suggests that the site is not developable and viable as Applicant configures it, even if this Agency by allowing conversion from Residential and thereby torpedoing the Hollywood Redevelopment would approve of the intended use.

While I support redevelopment of this property, Applicant's plan has too many negative and degrading effects on residents and prospective customers and employees to be given approval by this Agency.

Respectfully submitted,

DATED: February 24, 1999

J. H. McQuiston

6253 Hollywood Blvd., Suite #1100
Hollywood, Ca. 90028
323 469-1095

October 15, 1999

Mr. John A. White
Legislative Assistant
Planning and Land Use
City of Los Angeles
Room 615, City Hall
200 North Main Street
Los Angeles, Ca. 90012

Dear Mr. White:

Ref: Appeal by Susan Fine Moore/Hollywood Properties, LLC
Conditional use Permit - 1750 North Argyle Avenue,
Hollywood, Ca. 90028

Since my "Negative Declaration" dated January 28, 1999, the Subway has opened on Argyle and Hollywood Boulevard. Right next to the Subway is a new Restaurant by the name of Incindo.

I have an office in the Equitable Building on 6253 Hollywood Boulevard, which changed ownership as of September 1, 1999. The new owners which are Gilmore and Associates are operating at the building under the name of Vinewood, LLC. The Equitable Building is not up to Building and Safety Codes. The inspectors have never done a thorough investigation of the building from the basement to the roof-top. There are earthquake cracks 10 feet long in the middle recess of the building.

Vinewood, LLC master plan includes a restaurant on the ground floor.

The Equitable does not have a sprinkler system. The previous owner, BG & R started installing the system with un-licensed workers and the system has been illegally piped through the rooms.

The Little Country Church is a historical landmark and should not be

desecretated by turning it into a restaurant.

Furthermore, The Pantages Theatre has a full calendar of shows that will be appearing on their stage. Where will the people park? The parking facilities in Hollywood are very limited at best and I know from experience that I have driven around the area of Hollywood and Vine six and seven times trying to find a parking spot.

In my opinion, The Environmental Impact will be greatly affected.

I belong to the following orgazinations: Lifetime member of the VFW. Hollywood American Legion Post 43, Actor's Fund of America, American Federation of Television and Radio Artists, Screen Actor's Guild, ACLU, and The Environmental Restoration Advisory Board for AF Plant 42, Palmdale, California under the auspices of Wright-Patterson AF Base, Dayton, Ohio.

As a humanitarian, I have donated my blood a total number of 106 times to the Children's Hospital and The Red Cross.

Yores truly,

Joseph Yore

JOSEPH YORE

Joseph Yore

Seven Arts Press
Book and Music Publishers
6253 Hollywood & Vine #1100
Hollywood, CA 90028

MOJAVE, CA 935
PM
15 OCT
1999

33 USA

Mr. John A. White
Legislative Assistant
Planning and Land Use
City of Los Angeles
Room 615, City Hall
200 North Main Street
Los Angeles, Ca. 90012

900124113

J. MICHAEL CAREY
City Clerk

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

RICHARD J. RIORDAN
MAYOR

CF 99-1778
BZA 5734
ZA 98-0928-CUB-CUZ-ZV
CD 13

October 8, 1999

NOTICE TO PROPERTY OWNERS/OCCUPANTS WITHIN A 500-FOOT RADIUS

You are hereby notified that the Planning and Land Use Management Committee of the Los Angeles City Council will consider, on **Tuesday, November 2, 1999**, at approximately **1:00 p.m.** or soon thereafter in Room 316, 200 North Main Street, Los Angeles City Hall, an appeal filed by Shari Mehr, et al, protestant, from the entire determination of the Board of Zoning Appeals, in sustaining the decision of the Zoning Administrator in granting a conditional uses: for the conversion of an existing church building into a theater/performance venue and banquet/meeting facility with a maximum 250-seat capacity and the construction of a new 175-seat restaurant with a 25-seat bar area, on the vacant westerly portion fronting along Argyle Avenue serving a full line of alcoholic beverages for on-site consumption; and granted variances: to provide no additional on-site parking spaces other than the four existing on-site parking spaces to permit assembly use; and to permit crossing from a less restrictive to a more restrictive zone, subject to Conditions of Approval. The proposed project is located at 1750 North Argyle Avenue.

Applicant: Susan Fine Moore/Hollywood Properties, LLC

The full Los Angeles City Council will also conduct a public hearing on this matter on **November 10, 1999**, at approximately **10:00 a.m.** or soon thereafter in the Council Chamber, Room 300, City Hall at the above-mentioned address.

If you are unable to appear at these hearings, you may submit your comments in writing. The file and appeal referred to above can be reviewed in the Office of the City Clerk. Written comments may be addressed to the City Clerk, Room 615, City Hall, 200 North Main Street, Los Angeles, CA 90012.

Please be advised that both the Planning and Land Use Management Committee and City Council reserve the right to continue this matter to a later date, subject to any time limit constraints. Please contact this office if you would like to be notified of any future hearing dates should the Committee or Council not act on this matter on the aforementioned date(s).

John A. White
Legislative Assistant
Planning and Land Use
Management Committee, 213.485.5707
e-mail: jwhite@clerk.ci.la.ca.us

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. #991778.ltr

ECLARATION OF PUBLICATIC

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

MS GLORIA PINON

CITY OF LOS ANGELES
CITY CLERK S OFFICE
CITY HALL EAST ROOM 615
LOS ANGELES CA 90012

PUBLIC NOTICE
AN APPEAL FILED BY SHARI MEHR, ET AL, PROTESTANT,

HEARING/CLOSE/SALE DATE: 11/02/99

The undersigned says:

I am over the age of 18 years and a citizen of the United States. I am not a party to and have no interest in this matter. I am a principal clerk of the METROPOLITAN NEWS-ENTERPRISE, a newspaper of general circulation in the City of Los Angeles, the Judicial District of Los Angeles, the County of Los Angeles, and the State of California, as adjudicated in Los Angeles Superior Court Case No. 601165. The notice, a printed copy of which appears hereon, was published on the following date(s): Oct 8, 1999

I declare under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California on 10/08/99.

signature

METROPOLITAN NEWS-ENTERPRISE
210 S. Spring St.
Los Angeles, CA 90012

Phone: 213-346-0033
Fax: 213-687-3886

Cust. Num.: 003705
Cust. Ref. Num.: 99-1778

Control Num.: 542490

PUBLIC NOTICE

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Applicant: Susan Fine Moore/Hollywood Properties, LLC

In addition, the Los Angeles City Council will conduct a public hearing on November 10, 1999, at approximately 10:00 a.m., or as soon thereafter as the matter can be taken up, in the Council Chamber, Room 300, at the above address. A copy of the Council File Number 99-1778 may be examined in the Office of the City Clerk. Written comments may be submitted to the Council, addressed in care of the City Clerk, Room 615, City Hall, 200 No. Main Street, Los Angeles, CA 90012.

Please be advised that both the Planning and Land Use Management Committee and City Council reserve the right to continue this matter to a later date, subject to any time limit constraints. Please contact this office if you would like to be notified of any future hearing dates should the Committee or Council not act on this matter on the aforementioned date(s).

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J. MICHAEL CAREY
CITY CLERK of the
City of Los Angeles
CN542490 99-1778 Oct 8, 1999

Metropolitan News - publish on or before October 8, 1999
Newspaper

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J. MICHAEL CAREY, CITY CLERK
of the City of Los Angeles

#991778.pub

btc

6166 vesper ave., ste. 205
van nuys, ca 91411
(818) 779-8866

AFFIDAVIT OF MAILING NOTICE
OF
PUBLIC HEARING

City Planning Commission
Case No. _____

CF No. 99-1778

Zoning Administrator
Case No. _____

Coastal Permit
Case No. _____

Deputy Advisory Agency
Tentative Tract No. _____

Parcel Map No. _____

Private Street No. _____

Board of Zoning Appeals
Case No. _____

Site address: 1750 NORTH ARGYLE AVENUE

I, WINSTON COLE certify that I am an employee of BTC, a contractor of the City of Los Angeles, Department of City Planning, State of California, and I did, on the 8TH day of OCTOBER, 1999, mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as detailed on the official ownership list, a notice of hearing, a true copy of which is attached.

- ✓ 500- foot radius
- _____ Abutting the subject site
- ✓ Owners and Occupants
- _____ Tenant notice
- _____ 100-foot coastal notice
- _____ State Coastal Commission
- ✓ Adjacent City (ies)
- ✓ Applicant and representative (where indicated)
- ___city___ Council Office
- ___city___ Newspaper Notice
- ✓ LA Unified School District, LA County Regional Planning
- ✓ Caltrans
- _____ Council's Own Initiative
- _____ Other
- ___city___ Homeowners Associations, City Hall Mail Rm. 651

There is a regular daily communication and service by mail between the City of Los Angeles and each of the addresses to which notices were mailed.

Winston Cole
Hearing Notice Clerk

_____
BTC, General Manager

J. MICHAEL CAREY
City Clerk

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

RICHARD J. RIORDAN
MAYOR

CF 99-1778
BZA 5734
ZA 98-0928-CUB-CUZ-ZV
CD 13

October 8, 1999

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John A. White
Legislative Assistant
Planning and Land Use
Management Committee, 213.485.5707
e-mail: jwhite@clerk.ci.la.ca.us

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#991778.ltr

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

CF 99-1778
BZA 6734
ZA 98-0828-CUB-CUZ-ZV
I:\docs\reports\W991778.lab

LAPD- ADMINISTRATIVE VICE DIV.
419 S. SPRING ST., RM. 940
LOS ANGELES, CA 90012
MAIL STOP 933

LAPD - CRIMINAL INTELLIGENCE GROUP
ROOM 602, PARKER CENTER
LOS ANGELES, CA 90012
MAIL STOP 400

ALBERT LANDINI, ZA
PLANNING DEPARTMENT
OFFICE OF ZONING ADMINISTRATION
221 N. FIGUEROA ST., RM. 1500

GREG SHOOP
BOARD OF ZONING APPEALS
PLANNING DEPARTMENT
221 N. FIGUEROA ST., RM. 1540

COUNCILPERSON GOLDBERG
PLANNING LIAISON
COUNCIL DISTRICT NO. 13

STATE OF CALIFORNIA
ALCOHOLIC BEVERAGE CONTROL
300 S. SPRING ST., STE. 2001N
LOS ANGELES, CA 90013

SHARI MEHR
P.O. BOX 66261
LOS ANGELES, CA 90066

SUSAN FINE MOORE
HOLLYWOOD PROPERTIES, LLC
6145 FRANKLIN AVE.
HOLLYWOOD, CA 90028

HOLLYWOOD
M.R. 28-59-60
BLK. 10

1. 1,2,17,18
Ned J Inc
6233 Hollywood Blvd.
Los Angeles CA 90028
ZA

TRACT NO. 10149

2. 6-8
Ned Pan Inc
6233 Hollywood Blvd.
Los Angeles CA 90028-5310
ZA

3. 9
Nancy G. Ingamells
75 Fountainhead Ct.
Martinez CA 94553
ZA

CENTRAL HOLLYWOOD TRACT NO. 2
M.B. 6-144

4. (3)2,(1,3)3
Ullman Investment LTD
1618 N. Las Palmas Ave.
Los Angeles CA 90028
ZA

5. 6
Joyce D. Ullman
1618 N. Las Palmas Ave.
Los Angeles CA 90028
ZA

6. (2)12,(2)13
Community Redev Agcy
354 S. Spring St. No. 800
Los Angeles CA 90013
ZA

7. (3)12,(3)13
Community Redev Agcy
354 S. Spring St. No. 600
Los Angeles CA 90013
ZA

TRACT NO. 18237

(1)1
SAME AS # 5

8. (2)1
Capitol Records Inc
1750 Vine St.
Los Angeles CA 90028-5209
ZA

CENTRAL HOLLYWOOD TRACT NO. 2
M.B. 6-144

(1)12
SAME AS # 8

9. (1)1,(1)2
Lytton Sav & Loan Assn
8150 W. Sunset Blvd.
Los Angeles CA 90046
ZA

10. (2)1,(2)2,(2)3,5
Wei C. Wang
206 Camino Del Sol
South Pasadena CA 91030
ZA

TRACT NO. 4013

11. LOT A
J Ned Inc
120 N. Robertson Blvd.
Los Angeles CA 90048
ZA

TRACT NO. 10149

12. (3)2,(3)4
Mollywood Properties Llc
2528 Honolulu Ave.
Montrose CA 91030
ZA

5
SAME AS # 11

13. 1,(1)2,3,(1)4
Harry L. Rubinfeld
P.O. Box 10957
Beverly Hills CA 90213
ZA

TRACT NO. 2209

14. 5
Donald R. Sawyer
2145 Whitley Ave.
Los Angeles CA 90068
ZA

15. 7
Bronius Zemaitaitis
2227 Meadow Valley Ter
Los Angeles CA 90039
ZA

16. 9
Ruth S. Goulet
1757 Vista Del Mar St.
Los Angeles CA 90028-5307
ZA

17. 11
Margarita Allen
1751 Vista Del Mar St.
Los Angeles CA 90028
ZA

18. 4
Jocelyn C. Tubianosa
1770 Vista Del Mar St.
Los Angeles CA 90028-5308
ZA

19. 6
Clifford Neiman
1930 Wright St. No. 20
Sacramento CA 95825
ZA

20. 8
Mario Alarcon
1760 Vista Del Mar St.
Los Angeles CA 90028-5308
ZA

DEL MAR TRACT
M.B. 6-154

21. 10
Warren W. Berry
1756 Vista Del Mar St.
Los Angeles CA 90028-5308
ZA

23. 6
Alvaro Lozada
6334 Radford Ave.
North Hollywood CA 91606
ZA

22. 12
Annie M. Hopkins
2109 Washington Ave.
Santa Monica CA 90403
ZA

24. 7
Dale Knight
1769 N. Gower St.
Los Angeles CA 90028-5423
ZA

25. 8-10
First Presbyterian Church of Hollywo
1760 N. Gower St.
Los Angeles CA 90028
ZA

DEL MAR TRACT
M.B. 6-154

TRACT NO. 2209

26. 2
Stephens Episcopal Church St
6128 Yucca St.
Los Angeles
ZA

27. 4,5
Rectors Warden & Vestrymen of The Pa
6128 Yucca St.
Los Angeles CA 90028
ZA

TRACT NO. 2209

1,3
SAME AS # 3

DEL MAR TRACT
M.B. 6-154

28. 11,(2)12
Jose R. Corujo
P.O. Box 31175
Los Angeles CA 90031
ZA

29. (1)12
Robert L. Stevenson
4425 Ventura Canyon Ave. No. 303
Sherman Oaks CA 91423
ZA

29. 13
Robert L. Stevenson
713 N. June St. No. 320
Los Angeles CA 90038
ZA

30. 14,(2)15
Daniel N. Bailey
22605 La Palma Ave. No. 501
Yorba Linda CA 92887
ZA

31. (1)15,16,(2)17
Frank Vodhanel
376 S. Hudson Ave. Fl 7
Los Angeles CA 90020
ZA

32. (1)17
Raymond L. Webb
6136 Carlos Ave.
Los Angeles CA 90028-5302
ZA

18-24,(1)26
SAME AS # 1

33. (3)29
Robert L. Stevenson
713 N. June St.
Los Angeles CA 90038
ZA

34. (2)26,27,28,(1)29
Pep Properties Inc
3111 W. Allegheny Ave.
Philadelphia PA 19132
ZA

35. POR. 26
L A Co Metropolitan Transportation A
818 W. 7th St. No. 1000
Los Angeles CA 90017
ZA

GRAND VIEW BLVD TRACT
M.B. 7-122

36. (2)2,(2)3
George G. Willard
4048 Alonzo Ave.
Encino CA 91316
ZA

37. 20,21
Bracha
117 N. Fuller Ave.
Los Angeles CA 90036
ZA

MCGINNIS TRACT
M.B. 4-78

38. 1
Babak Akhavan
7101 Wortser Ave.
North Hollywood CA 91605
ZA

39. 2
Jack Haddad
12057 Louise Ave.
Granada Hills CA 91344
ZA

GRAND VIEW BLVD TRACT
M.B. 7-122

TRACT NO. 1043

40. (1)3,4-6,9,10
Ptshp LP Susa
6075 Poplar Ave. No. 229
Memphis TN 38119
ZA

42. 1-4
L A City
200 N. Spring St. # 1800
Los Angeles CA 90012
ZA

41. 1,(1)2
North Vine Street Partners L P
201 N. Figueroa St. No. 1400
Los Angeles CA 90012
ZA

FRWY RIGHT OF WAY

43.
Caltrans
120 S. Spring St.
Los Angeles CA 90012
ZA

DIRECTOR OF PLANNING
City of Culver City
P.O. Box 507
Culver City, CA 90232

ZA

DIRECTOR OF PLANNING
City of El Segundo
350 Main Street
El Segundo, CA 90245

ZA

DIRECTOR OF PLANNING
City of Hawthorne
4455 W. 126th Street
Hawthorne, CA 90250

ZA

DIRECTOR OF PLANNING
City of Inglewood
One Manchester Blvd.
Inglewood, CA 90301

ZA

LA UNIFIED SCHOOL DIST.
1425 S San Pedro St. # 404
P.O. Box 2298
Los Angeles, CA 90051

ZA

CALTRANS
State of CA Prop. Dev # D
120 S Spring Street
Los Angeles, CA 90012

ZA

Landmark Partners
Attention: Charles E. Loveman, Jr.
1722 ½ North Whitley Avenue
Hollywood CA 90028
ZA

GC Mapping Service
Attention: Gilbert Castro
711 Mission Street, Suite B
So. Pasadena CA 91030
ZA

GC Mapping Service
Attention: Gilbert Castro
5005 La Calandria Way
Los Angeles CA 90032
ZA

BZA 5734

1.
Occupant
6141 Hollywood Blvd.
Los Angeles CA 90028

1.
Occupant
6161 Hollywood Blvd.
Los Angeles CA 90028

2.
Occupant
6225 Hollywood Blvd.
Los Angeles CA 90028

2.
Occupant
6233 Hollywood Blvd.
Los Angeles CA 90028

2.
Occupant
6243 Hollywood Blvd.
Los Angeles CA 90028

2.
Occupant
6245 Hollywood Blvd.
Los Angeles CA 90028

2.
Occupant
6247 Hollywood Blvd.
Los Angeles CA 90028

2.
Occupant
6249 Hollywood Blvd.
Los Angeles CA 90028

4.
Occupant
6251 Hollywood Blvd.
Los Angeles CA 90028

5.
Occupant
1720 N. Vine St.
Los Angeles CA 90028

5.
Occupant
1722 N. Vine St.
Los Angeles CA 90028

5.
Occupant
1724 N. Vine St.
Los Angeles CA 90028

5.
Occupant
6230 Yucca St.
Los Angeles CA 90028

6.
Occupant
6272 Yucca St.
Los Angeles CA 90028

6.
Occupant
6274 Yucca St.
Los Angeles CA 90028

6.
Occupant
6276 Yucca St.
Los Angeles CA 90028

6.
Occupant
6278 Yucca St.
Los Angeles CA 90028

6.
Occupant
6280 Yucca St.
Los Angeles CA 90028

6.
Occupant
1770 N. Vine St.
Los Angeles CA 90028

7.
Occupant
6270 Yucca St.
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 101
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 200
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 200
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 214
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 217
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 223
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 224
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 228
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 230
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 314
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 323
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 328
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 430
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 522
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 601
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 601
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 602
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 603
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 604
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 612
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 614
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 700
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 705
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 712
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 729
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 730
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 800
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 802
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 822
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 822
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 829
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 902
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 905
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 907
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 910
Los Angeles CA 90028

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Occupant
6253 Hollywood Blvd. # 914
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 918
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 921
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 922
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 922
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 924
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 1000
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 1024
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 1029
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 1100
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 1102
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 1114
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 1120
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 1120
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 1120
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 1200
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 1204
Los Angeles CA 90028

9.
Occupant
6253 Hollywood Blvd. # 1221
Los Angeles CA 90028

9.
Occupant
1702 N. Vine St.
Los Angeles CA 90028

9.
Occupant
1704 N. Vine St.
Los Angeles CA 90028

9.
Occupant
1706 N. Vine St.
Los Angeles CA 90028

9.
Occupant
1708 N. Vine St.
Los Angeles CA 90028

10.
Occupant
1718 N. Vine St.
Los Angeles CA 90028

11.
Occupant
6207 Hollywood Blvd.
Los Angeles CA 90028

11.
Occupant
6211 Hollywood Blvd.
Los Angeles CA 90028

12.
Occupant
1750 Argyle Ave.
Los Angeles CA 90028

13.
Occupant
1756 Argyle Ave. # A
Los Angeles CA 90028

13.
Occupant
1756 Argyle Ave. # B
Los Angeles CA 90028

13.
Occupant
1756 Argyle Ave. # C
Los Angeles CA 90028

13.
Occupant
1756 Argyle Ave. # D
Los Angeles CA 90028

13.
Occupant
1760 Argyle Ave. # A
Los Angeles CA 90028

13.
Occupant
1760 Argyle Ave. # B
Los Angeles CA 90028

13.
Occupant
1760 Argyle Ave. # C
Los Angeles CA 90028

13.
Occupant
1760 Argyle Ave. # D
Los Angeles CA 90028

13.
Occupant
6210 Yucca St. # A
Los Angeles CA 90028

13.
Occupant
6210 Yucca St. # B
Los Angeles CA 90028

13.
Occupant
6210 Yucca St. # C
Los Angeles CA 90028

13.
Occupant
6210 Yucca St. # D
Los Angeles CA 90028

13.
Occupant
6212 Yucca St. # A
Los Angeles CA 90028

13.
Occupant
6212 Yucca St. # B
Los Angeles CA 90028

13.
Occupant
6212 Yucca St. # C
Los Angeles CA 90028

13.
Occupant
6212 Yucca St. # D
Los Angeles CA 90028

13.
Occupant
6214 Yucca St. # A
Los Angeles CA 90028

13.
Occupant
6214 Yucca St. # B
Los Angeles CA 90028

13.
Occupant
6214 Yucca St. # C
Los Angeles CA 90028

13.
Occupant
6214 Yucca St. # D
Los Angeles CA 90028

13.
Occupant
6216 Yucca St. # A
Los Angeles CA 90028

13.
Occupant
6216 Yucca St. # B
Los Angeles CA 90028

13.
Occupant
6216 Yucca St. # C
Los Angeles CA 90028

13.
Occupant
6216 Yucca St. # D
Los Angeles CA 90028

13.
Occupant
6218 Yucca St. # A
Los Angeles CA 90028

13.
Occupant
6218 Yucca St. # B
Los Angeles CA 90028

13.
Occupant
6218 Yucca St. # C
Los Angeles CA 90028

13.
Occupant
6218 Yucca St. # D
Los Angeles CA 90028

13.
Occupant
6220 Yucca St. # A
Los Angeles CA 90028

13.
Occupant
6220 Yucca St. # B
Los Angeles CA 90028

13.
Occupant
6220 Yucca St. # C
Los Angeles CA 90028

13.
Occupant
6220 Yucca St. # D
Los Angeles CA 90028

13.
Occupant
6222 Yucca St. # A
Los Angeles CA 90028

13.
Occupant
6222 Yucca St. # B
Los Angeles CA 90028

13.
Occupant
6222 Yucca St. # C
Los Angeles CA 90028

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Occupant
6222 Yucca St. # D
Los Angeles CA 90028

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Occupant
6224 Yucca St. # A
Los Angeles CA 90028

13.
Occupant
6224 Yucca St. # B
Los Angeles CA 90028

13.
Occupant
6224 Yucca St. # C
Los Angeles CA 90028

13.
Occupant
6224 Yucca St. # D
Los Angeles CA 90028

13.
Occupant
1771 Vista Del Mar Ave.
Los Angeles CA 90028

14.
Occupant
1765 Vista Del Mar Ave.
Los Angeles CA 90028

14.
Occupant
1767 Vista Del Mar Ave.
Los Angeles CA 90028

15.
Occupant
1761 Vista Del Mar Ave.
Los Angeles CA 90028

15.
Occupant
1763 Vista Del Mar Ave.
Los Angeles CA 90028

17.
Occupant
6145 Carlos Ave.
Los Angeles CA 90028

19.
Occupant
1762 Vista Del Mar Ave.
Los Angeles CA 90028

19.
Occupant
1764 Vista Del Mar Ave.
Los Angeles CA 90028

19.
Occupant
1766 Vista Del Mar Ave.
Los Angeles CA 90028

19.
Occupant
1768 Vista Del Mar Ave.
Los Angeles CA 90028

22.
Occupant
1750 Vista Del Mar Ave.
Los Angeles CA 90028

22.
Occupant
1752 Vista Del Mar Ave.
Los Angeles CA 90028

22.
Occupant
1752 ½ Vista Del Mar Ave.
Los Angeles CA 90028

23.
Occupant
1777 N. Gower St.
Los Angeles CA 90028

23.
Occupant
1779 N. Gower St.
Los Angeles CA 90028

23.
Occupant
1781 N. Gower St.
Los Angeles CA 90028

23.
Occupant
1783 N. Gower St.
Los Angeles CA 90028

24.
Occupant
1771 N. Gower St.
Los Angeles CA 90028

24.
Occupant
1773 N. Gower St.
Los Angeles CA 90028

24.
Occupant
1773 ½ N. Gower St.
Los Angeles CA 90028

24.
Occupant
1775 N. Gower St.
Los Angeles CA 90028

25.
Occupant
1763 N. Gower St.
Los Angeles CA 90028

25.
Occupant
1765 N. Gower St.
Los Angeles CA 90028

25.
Occupant
6109 Carlos Ave.
Los Angeles CA 90028

27.
Occupant
6125 Carlos Ave.
Los Angeles CA 90028

28.
Occupant
1731 N. Gower St.
Los Angeles CA 90028

28.
Occupant
1733 N. Gower St.
Los Angeles CA 90028

28.
Occupant
1733 ½ N. Gower St.
Los Angeles CA 90028

28.
Occupant
1735 N. Gower St.
Los Angeles CA 90028

28.
Occupant
1735 ½ N. Gower St.
Los Angeles CA 90028

28.
Occupant
1737 N. Gower St.
Los Angeles CA 90028

28.
Occupant
1739 N. Gower St.
Los Angeles CA 90028

29.
Occupant
1725 N. Gower St. # 1
Los Angeles CA 90028

29.
Occupant
1725 N. Gower St. # 2
Los Angeles CA 90028

29.
Occupant
1725 N. Gower St. # 3
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 4
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 5
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 6
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 7
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 8
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 9
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 10
Los Angeles CA 90028

29.
Occupant
1725 N. Gower St. # 11
Los Angeles CA 90028

29.
Occupant
1725 N. Gower St. # 12
Los Angeles CA 90028

29.
Occupant
1725 N. Gower St. # 13
Los Angeles CA 90028

29.
Occupant
1725 N. Gower St. # 14
Los Angeles CA 90028

29.
Occupant
1725 N. Gower St. # 15
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 16
Los Angeles CA 90028

29.
Occupant
1725 N. Gower St. # 17
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 18
Los Angeles CA 90028

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Occupant
1725 N. Gower St. # 19
Los Angeles CA 90028

29.
Occupant
1725 N. Gower St. # 20
Los Angeles CA 90028

30.
Occupant
6118 Carlos Ave.
Los Angeles CA 90028

31.
Occupant
6122 Carlos Ave.
Los Angeles CA 90028

31.
Occupant
6122 ½ Carlos Ave.
Los Angeles CA 90028

31.
Occupant
6124 Carlos Ave.
Los Angeles CA 90028

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Occupant
6126 Carlos Ave.
Los Angeles CA 90028

31.
Occupant
6128 Carlos Ave.
Los Angeles CA 90028

31.
Occupant
6128 ½ Carlos Ave.
Los Angeles CA 90028

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Occupant
6130 Carlos Ave.
Los Angeles CA 90028

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Occupant
6130 ½ Carlos Ave.
Los Angeles CA 90028

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Occupant
6132 Carlos Ave.
Los Angeles CA 90028

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Occupant
6132 ½ Carlos Ave.
Los Angeles CA 90028

31.
Occupant
6134 Carlos Ave.
Los Angeles CA 90028

31.
Occupant
6134 ½ Carlos Ave.
Los Angeles CA 90028

32.
Occupant
6136 ½ Carlos Ave.
Los Angeles CA 90028

33.
Occupant
1715 N. Gower St.
Hollywood CA 90028

34.
Occupant
6125 Hollywood Blvd.
Los Angeles CA 90028

36.
Occupant
1818 N. Vine St.
Los Angeles CA 90028

37.
Occupant
1800 Argyle Ave. # 101
Los Angeles CA 90028

37.
Occupant
1800 Argyle Ave. # 101
Los Angeles CA 90028

37.
Occupant
1800 Argyle Ave. # 202
Los Angeles CA 90028

37.
Occupant
1800 Argyle Ave. # 203
Los Angeles CA 90028

37.
Occupant
1800 Argyle Ave. # 300
Los Angeles CA 90028

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Occupant
1800 Argyle Ave. # 300
Los Angeles CA 90028

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Occupant
1800 Argyle Ave. # 302
Los Angeles CA 90028

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Occupant
1800 Argyle Ave. # 305
Los Angeles CA 90028

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Occupant
1800 Argyle Ave. # 306
Los Angeles CA 90028

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Occupant
1800 Argyle Ave. # 307
Los Angeles CA 90028

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Occupant
1800 Argyle Ave. # 403
Los Angeles CA 90028

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Occupant
1800 Argyle Ave. # 404
Los Angeles CA 90028

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Occupant
1800 Argyle Ave. # 409
Los Angeles CA 90028

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1800 Argyle Ave. # 409
Los Angeles CA 90028

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Occupant
1800 Argyle Ave. # 413
Los Angeles CA 90028

37.
Occupant
1800 Argyle Ave. # 500
Los Angeles CA 90028

37.
Occupant
1800 Argyle Ave. # 500
Los Angeles CA 90028

38.
Occupant
1803 Vista Del Mar Ave. # 101
Los Angeles CA 90028

38.
Occupant
1803 Vista Del Mar Ave. # 102
Los Angeles CA 90028

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1803 Vista Del Mar Ave. # 103
Los Angeles CA 90028

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Los Angeles CA 90028

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Los Angeles CA 90028

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Los Angeles CA 90028

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Los Angeles CA 90028

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Los Angeles CA 90028

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Occupant
1803 Vista Del Mar Ave. # 110
Los Angeles CA 90028

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Occupant
1803 Vista Del Mar Ave. # 201
Los Angeles CA 90028

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Occupant
1803 Vista Del Mar Ave. # 202
Los Angeles CA 90028

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Los Angeles CA 90028

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1803 Vista Del Mar Ave. # 205
Los Angeles CA 90028

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1803 Vista Del Mar Ave. # 206
Los Angeles CA 90028

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Occupant
1803 Vista Del Mar Ave. # 207
Los Angeles CA 90028

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Occupant
1803 Vista Del Mar Ave. # 208
Los Angeles CA 90028

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Occupant
1803 Vista Del Mar Ave. # 209
Los Angeles CA 90028

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Occupant
1803 Vista Del Mar Ave. # 210
Los Angeles CA 90028

39.
Occupant
1807 Vista Del Mar Ave. # 101
Los Angeles CA 90028

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Occupant
1807 Vista Del Mar Ave. # 102
Los Angeles CA 90028

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1807 Vista Del Mar Ave. # 103
Los Angeles CA 90028

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Los Angeles CA 90028

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Los Angeles CA 90028

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Los Angeles CA 90028

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Occupant
1807 Vista Del Mar Ave. # 110
Los Angeles CA 90028

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Los Angeles CA 90028

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Los Angeles CA 90028

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Los Angeles CA 90028

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1807 Vista Del Mar Ave. # 208
Los Angeles CA 90028

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Occupant
1807 Vista Del Mar Ave. # 209
Los Angeles CA 90028

39.
Occupant
1807 Vista Del Mar Ave. # 210
Los Angeles CA 90028

40.
Occupant
1847 Argyle Ave.
Los Angeles CA 90028

40.
Occupant
1860 N. Vine St.
Los Angeles CA 90028

41.
E.M.I.
1800 N. Vine St.
Los Angeles CA 90028

41.
Occupant
1800 N. Vine St. # 1
Los Angeles CA 90028

41.
Occupant
1800 N. Vine St. # 305
Los Angeles CA 90028

41.
Occupant
1800 N. Vine St. # 330
Los Angeles CA 90028

41.
Occupant
1800 N. Vine St. # 340
Los Angeles CA 90028

42.
Occupant
1831 Argyle Ave.
Los Angeles CA 90028

J. MICHAEL CAREY
City Clerk

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

99-1778
BZA 5734
CD 13

September 20, 1999

PLANNING & LAND USE MANAGEMENT COMMITTEE

In accordance with Council Rules, appeal filed by Shari Mehr, et al, from the entire determination of the Board of Zoning Appeals approving the conversion of an existing church building into a theater/performance venue and banquet/meeting facility and variance to provide additional on site parking spaces at 1750 North Argyle Avenue, was referred on September 20, 1999, to the PLANNING & LAND USE MANAGEMENT COMMITTEE.

J. Michael Carey
City Clerk
amm

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER

Recyclable and made from recycled waste.

Los Angeles City Board of Zoning Appeals

Room 1540, 221 North Figueroa Street, Los Angeles, Ca 90012 (213) 580-5527

YS

CDM

Time Limit: 12-9-99

24-day PLUM notification

Date: September 17, 1999

Honorable City Council
City of Los Angeles
Room 300, City Hall East

BZA Case No. 5734
ZA Case No. 98-0928-CUB-CUZ-ZV
Applicant: Susan Fine Moore / Hollywood Properties, LLC
Address: 1750 North Argyle Avenue
Council District : 13
Plan: Hollywood
Environmental: MND 98-0411

Honorable Members:

In accordance with Municipal Code Section 12.28, the above-captioned files, which are the subject of the attached appeal, are transmitted for your consideration.

Appeal Request: Protestants, Shari Mehr, et al, are appealing the entire determination of the Board of Zoning Appeals.

Background: On April 28, 1999, Zoning Administrator Albert Landini, pursuant to Los Angeles Municipal Code Sections 12.24-C,42 and 56, approved the conversion of an existing church building (in the R4-2 zoned easterly portion of the site) into a theater/performance venue and banquet/ meeting facility with a maximum 250-seat capacity and the construction of a new 175-seat restaurant with a 25-seat bar area, on the vacant C4-2D zoned westerly portion fronting along Argyle Avenue serving a full line of alcoholic beverages for on-site consumption; and pursuant to Los Angeles Municipal Code Section 12.27-B and City Charter 98, approved variances from Section 12.21-A,4(c) to provide no additional on-site parking spaces other than the four existing on-site parking spaces (Code will require 71 on-site parking spaces); from Section 12.11-A to permit assembly use in an R4 Zone; and from Section 12.21-C,5(h) to permit crossing from a less restrictive to a more restrictive zone.

Protestants, Shari Mehr, et al, appealed the decision.

Board Action: On July 13, 1999 (mailed August 26, 1999), the Board of Zoning Appeals denied the protestant appeal, and granted the conditional uses and variances subject to the Conditions of Approval as modified by the Board.

Vote Summary:

Pak:	Absent
Selter	Yes
Kezios:	Yes
Silcott:	Seconded
Dolle:	Moved

Ellen Gabriel-Santos
Secretary
Board of Zoning Appeals

RECEIVED
CITY CLERK'S OFFICE
99 SEP 17 PM 12:14
CITY CLERK
BY _____ DEPUTY

PLAN & LAND USE MGT.
SEP 20 1999

Recyclable and made from recycled waste.

CITY OF LOS ANGELE
PLANNING DEPARTMENT

MASTER APPEAL FORM

APPEAL TO THE: CITY COUNCIL - PLUM COMMITTEE

REGARDING CASE NO.: ZA98-0928; BZA-5734; MND98-0411 CUB(ZV) (CCR)

This application is to be used for any authorized appeals of discretionary actions by the Planning Department. Appeals must be delivered in person with the following information filled out and be in accordance with the Municipal Code. **A copy of the action being appealed must be included. If the appellant is the original applicant, a copy of the receipt must also be included.**

APPELLANT INFORMATION: PLEASE PRINT CLEARLY

Name: Shari Mehr

Mailing Address: P. O. Box 66261

L. A., Ca 90066 Zip: 90066

Work Phone: (310) 398-1130 Home Phone ( ) SAME

a) Are you or do you represent the original applicant?
(Circle One) YES (NO)

b) Are you filing to support the original applicant's position?
(Circle One) YES (NO)

c) Are you filing for yourself or on behalf of other parties, an organization or company? (Circle One) (SELF) (OTHER)

d) If "other" please state the name of the person(s), organization or company
(print clearly or type) Neighbors (residents) and petitions of over 110 signatures.

REPRESENTATIVE

Name

Mailing Address

Zip

Work Phone: ( ) Home Phone ( )

APPEAL INFORMATION

A complete copy of the decision letter is necessary to determine the final date to appeal, under what authorizing legislation, and what, if any, additional materials are needed to file the appeal.

Final Date to Appeal: September 10, 1999

Authorizing Legislation BZA-5734

REASONS FOR APPEALING

Are you appealing the entire decision or parts of it?

/X/ Entire / / Part

Indicate: 1) How you are aggrieved by the decision; and 2) Why do you believe the decision-maker erred or abused their discretion? If you are not appealing the whole determination, please explain and specifically identify which part of the determination you are appealing.

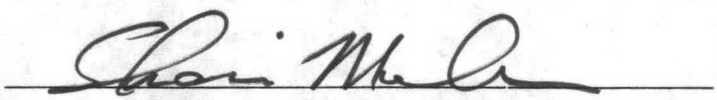
Attach additional sheets if necessary. SEE ATTACHED SHEETS FOR APPEAL

1) The City Planning & Board of Zoning Appeals fail to see that the Historical Monument #567 will be destroyed and the church drastically altered. See letter dated 2/3/99 to Charlie Rausch by Historian/Archivist, Dr. Portia Lee, which has been ignored and disapproved so far by City Planning & the Zoning Board, destroying the environment if this C.U.P. and Negative Declaration is approved, and destroying the property itself, its heritage, historical status and eventually the neighborhood.

ADDITIONAL INFORMATION

- original applicants must pay mailing fees to BTC and submit copy of receipt. (BTC not required for Building and Safety Appeals)
- any additional information or materials required for filing an appeal must be provided in accordance with the LAMC regulations as specified in the original determination letter. **Copy of determination/decision letter required.**
- acceptance of a complete and timely appeal is based upon successful completion and examination of all the required information.
- if appeal is to the Board of Zoning Appeals six copies are required.

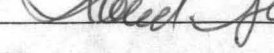
I certify that the statements contained in this application are complete and true:

Appellant 

OFFICIAL USE ONLY

Receipt No. 231142 Amount $71- Date 9-10-99

Application Received By Victor A. Vallejo F.

Application Deemed Complete 

Copies provided: / / Determination / / Receipt (original applicant only)

Determination Authority Notified (if necessary) /X/

CP-7769 (04/07/97)

ADDITIC _ SHEET FOR PLUM COMMITTEE OF _ CITY COUNCIL
"MASTER APPEAL FORM" for BZA-5734

2) **City Planning and the Board of Zoning Appeals (Zoning Board) are unwilling and failed to take into consideration the enclosed petitions containing over 110 SIGNATURES from former and present neighbors of the Country Church and outside citizens, who are local voters and who "oppose" the BZA-5734 (C.U.P. ZA98-0928), and Negative Declaration #MND-98-0411-CUB(ZV) (CCR), which would alter and destroy the Historic Monument #567 status. City Planning and the Zoning Board failed to recognize *"sixteen"* additional names and addresses that were "mistakenly" never removed from City Planner, Charlie Rausch's file and never submitted at the first public hearing on March 1, 1999, and who have, in addition, opposed the applicant's Conditional Use Permit (C.U.P.).**

Many citizens are against removal of the landmark trees and rare plants from their original, natural habitat. The relocation of these trees, stated on Page 34 of the C.U.P. would most likely destroy them according to the Historian/Archivist, Dr. Portia Lee. The Zoning Board and City Planning were unwilling to consider this. Page 4 of the BZA, Exhibit B-1 states under title #4-a.b-1. TREES that "Environmental impacts could occur due to the potential loss of "significant trees" on the site. The Zoning Board and City Planning are unable and unwilling to consider probable environmental destruction to this site if this C.U.P. is approved and have no proposed plans to mitigate this problem. (See Dr. Portia Lee's letter dated 2/3/99 to City Planner, Charlie Rausch)

3) **The Zoning Board and City Planning failed to notice that the proposed construction on this site would destroy the "historic retaining flagstone walls on Carlos Avenue. This would destroy the historic landmark portion on Carlos Avenue and would negatively affect the rare plants and trees on the site.**

4) **Recently, there was an article on preservation in the L. A. Times of the Metro Section. The article was titled "An Oak Lives On in W. Hollywood". It read "Instead of a housing complex, land is saved for a park and a 200-year-old tree". The homeowners persuaded city officials to stop the plans to build a five-story apartment house in order to save one tree, a 200-year old oak. Why can't the Councilmembers of Los Angeles preserve this church property, which is also an historical landmark property, by denying the applicant's C.U.P., because this site has "many" (not just one) historical trees? If a City Councilmember in W. Hollywood recently, decides to change a proposed five-story apartment to a park because of "one" 200-year old tree, why shouldn't the Los Angeles City Councilmembers consider sharing the tranquility of many trees and donated plants on this historic church property?**

These church grounds are historic. This church site has much tranquility, with "many historic trees" and rare donated plants (where people can come to meditate in the midst of busy Hollywood). Because it is the very last "remains" of the old Bartlett Estate, this should be more, seriously considered for preservation from the pending C.U.P. How tragic if this beautiful landmark church property will be destroyed by liquor and commercialism. Does Hollywood really need two or three more liquor licenses, on such a tranquil and unique historical property with a powerful heritage behind it? Hollywood needs more parks and churches, not less, especially property like this historical site.

Why hasn't the reuse of this property as a park, been considered and proposed by the C.R.A., the Thirteenth District, and the Mayor's Office? Or why hasn't the reuse of the historic church been considered by the new owner to continue the dream of the founders and their legacy the way it is written in the archives, by allowing the "exiled" congregation to reuse their church?

5) **Page 7 of the BZA states that "the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activites". The City Planning and Zoning Board were unable or unwilling to consider this issue for this proposed C.U.P., which does not accommodate or include plans to have handicap ramps on the West Argyle side of the property or from the South Carlos Avenue side of the property. The C.U.P. needs to accommodate this, to be within the law of the Disabilities Act.**

6) **The Zoning Board and City Planning were unable or unwilling to consider that this C.U.P. will allow 500 people to occupy this property with "no mandated parking", and no on-site parking, which is patently ludicrous. The Board and City Planning also failed or were unwilling to consider parking will not be ready for a few years, which is supposed to be the future parking for this site. The parking construction plans scheduled across the street from the site of the Country Church will "not" even begin construction for 3 to 5 years. This information I received when I confirmed this with Mr. Rudd from the CRA. I also contacted Capitol Records and found out their parking construction will not "begin until at least 2001 or 2002", according to Tim Klassen's secretary, Michelle. She declined to send me a fax stating this.**

Page 40 of C.U.P. states "The property owner *intends* to enter into a lease and/or covenant arrangement with the CRA for use of up to 71 spaces within this future public parking garage". This contradicts Mr. Rudd's or CRA's "good intentions" in this C.U.P. and shows "no guarantee" of any mandated or valet parking across the street from the Argyle church site or no guaranteed parking with Capitol Records any time in the future but only on a "first come, first serve basis" a few years from now.

I questioned Mr. Rudd's figuring of applicant only needing "7" additional parking spaces for the Argyle site instead of "71" additional parking spaces. Mr. Rudd's response was "that he disagreed with City Planner, Mr. Landini because of the Metro Rail "opening soon". It now has. Even though buses are running, and street parking is now impossible for the residents to park their cars. This results in Mr. Rudd (of the CRA) basing his figuring at "two parking spaces per 1,000 sq. ft.", which equals a need for only 7 additional spaces while Mr. Landini is basing this on the City Code of "two parking spaces per 100 sq. ft.", which equals 71 spaces needed". On Page 2, the BZA states "Code will require 71 on-site parking spaces…".

It seems that even the City officials in charge of parking cannot decide which law says what and when and for whom. The approval of this C.U.P. to "waive all parking" is ludicrous. For said project without "guarantee" of mandated parking, a considerable amount of traffic and parking problems will be created in this neighborhood, along with increased crime according to the letter by the Hollywood Police Dept. (LAPD) dated 2/22/99. Furthermore, this does not address the serious problems of cumulative projects without parking. There is no Hollywood Urban Design or transportation plan? On Page 37 of C.U.P., Zoning Adm., Mr. Landini, states that applicant's project "could compound the parking problems" in that area, but he failed to include this in his decision.

The 12-year-old promise for both an Urban Design and a transportation plan has been shelved by the Thirteenth District Council office and the C.R.A. with the disastrous result seen in Hollywood today; plus a current lawsuit addresses these E.I.R., Planning and Zoning failures.

Finally, the Zoning Board and City Planning fail to acknowledge that there are no parking lot owners in this C.U.P. who guarantee applicant any parking spaces. (For example, Page 19 at bottom and top of Page 20 states that Grant Parking, Inc. would welcome the use of the patrons of this Argyle property but they also state the "same parking spaces" are available to the public, office buildings and theaters". This is "not" guaranteed parking for the applicant on this site. Each parking lot owner makes similar statements in their letters to applicant, i.e., J. Ned, Inc., Page 20. In fact, bottom of Page 20 J. Ned Inc. states "Please keep in mind however that our FIRST priority is to the patrons of the Pantages Theater".) This shows "no" parking lot owners willing to guarantee patrons from the Argyle site as "priority" and only on a "first come, first serve" basis whenever available. J. Ned, Inc. also states on Page 20 "these spaces are not well utilized except during nighttimes…". However, the Zoning Board and City Planning fail to take notice that the Argyle site will attract more patrons at night after working hours creating worse parking problems and also on weekends when patrons are parked for the theaters, making it impossible for the residents to park.

7) Questions and comments opposing liquor on the site: Zoning Administrator, Mr. Landini originally approved "one liquor license" on this project site and then acknowledged that he approved two liquor licenses on this property. The C.U.P. states that an off-site catering service will be created. However, the Zoning Board and City Planning are unwilling or are unable to read or consider that there needs to be an additional liquor license involved. The decision and the appeal leaves unanswered, two liquor licenses or three liquor licenses?

NOTE: The Zoning Board and City Planning failed or were unwilling to acknowledge the future dangers of cigarette smoking which will have to be done outside of the future restaurant and existing church building on the historical grounds where the beautiful, historical trees and rare donated plants are located. This is extremely fire hazardous to the property and to the neighborhood when people are drinking alcohol and incoherent. This would be also destructive to the historical trees and plants. There should be some proposed restricted smoking area in the C.U.P. for smoking only, and so far, no restrictions are included.

Councilmember Jackie Goldberg's representative, Roxanna Tynan, stated erroneous facts before the Zoning Board on 7/13/99 that "This proposal in the church is not a nightclub, or a saloon", and stated… "This is an upscale restaurant". How can this C.U.P. proposal be an "upscale restaurant" when alcohol will be allowed in the historic monument church building, with no food?…Indeed - no kitchen. It appears that certain politicians are looking for the Alcoholic Beverage Control to help them out, for Hollywood is now becoming overwhelmed with liquor licenses.

8) One final thought… It has been proven that a church serving a city (such as the L. A. International Church, better known as the L. A. Dream Center) can transform a city from a heavy crime-rated area into making that city a safer place to live. It has only been proven, that by having increased alcohol in a city is the beginning of complete destruction of that city. The Zoning Board and City Planning failed to accept the fact that there is another way to "reuse" and preserve the church monument on this site. They ignored the fact that before the present sale to the applicant, the church was closed unexpectedly betraying the promises for years that the former Trustees made (and the original founders made) to the former congregation. The unexpected closing of the church was done without any consulting with the former congregation who contributed their money and time for years and who tried numerous of times to "reuse" their church building by offering financial security to the former Trustees to live on for the rest of their lives. This resulted in a threat

by the former Trustees' attorney to stay away. The vision of the original founders since 1933 would continue in a better way if the former congregation were given the chance, so they filed a lawsuit instead in March 1998.

There have been continued legal questions during litigation as to how the church was sold under a 501C3 tax-free exempt status for one million dollars and if the money is really going to missions as the former Trustees promised. Many similar questions for the concerned taxpayer and former congregation need to be addressed and litigation completed before the applicant's C.U.P. is approved. If the former congregation would be able to reuse their church building, the trees and park area would remain tranquil and preserved. They would be able to bring a lot of revenue into Hollywood by continuing the church as a "media church", by working with the entertainment of Hollywood and helping to make Hollywood a better city for the people instead of allowing alcohol on "sacred grounds", which has only been known to tear down neighborhoods and cities to all kinds of decay. Thank you for your mercy by denying the pending C.U.P. # ZA98-0928 & BZA-5734, which might be great for some other property, but not this one, according to the Historian/Archivist, Dr. Portia Lee.

I certify that the statements contained in this application are complete and true:

Appellant SHARI MEHR
Final Date to Appeal: 9/10/99
Authorizing Legislation: BZA-5734

PONTRATELLI ■ CALIFORNIA ARCHIVES
3315 Griffith Park Boulevard #303, Los Angeles, California 90027 ■ Fax: (323) 664-4082 Telephone: (323) 664-4203

Area Surveys
Architectural Research
Historic Property Research
Planning & Development Assessment

February 3, 1999

Charlie Rausch, City Planner
221 N. Figueroa, Room 1500
Los Angeles 90012

Project Title: MND-98-0411-CUB(ZV)(CCR);
Case No ZA 98-0928
1750 N. Argyle (between Hollywood Boulevard and Yucca Street, Hollywood)

Dear Mr. Rausch;

I am writing to comment on the above captioned, proposed mitigated Negative Declaration for the former Little County Church of Hollywood, HCM. #567. It is proposed that a conditional use permit be issued to permit the conversion of the church and the construction of a new building for a bar-restaurant-theater complex.

I would like to draw your attention to several findings that I believe merit new consideration:

Impacts

1) Environmental Impacts - 4. Plant Life, b,c,d.
It does not seem appropriate to check 4 b,c, and d "no." The plant life on the grounds of the Little Country Church is rare specimens because the property was originally part of the Bartlett Estate. When the Church purchased the grounds for the church, care was taken to maintain the specimen trees and shrubs existing.

2) Environmental Impacts - 8
It seems that the proposed use will indeed "result in an alteration of the present or planned land use of the area." The church will no longer exist as a religious use. This item should have been checked "no."

3) Environmental Impacts 13 a-d
Since the proposal calls for a restaurant and 175 seat theater, it is difficult to understand why a-d would not all be checked "yes." There will be additional vehicular movement, demand for new parking, impact on existing transportation systems, and alterations to present patterns of circulation.

4) Environmental Impacts 19, a
The proposed project places the new building in such close proximity to the existing church that the existing "scenic view' - the sight of the church on the hill in a landscaped setting - will be obstructed. "a" should be checked "yes."

Mitigation

Page 2, "1-a.b.c. MAJOR LANDFORMS

This mitigation does not take into account the importance of the specimen plant life. No mitigation is suggested to protect this landscape.

Page 3, WATER (DRAINAGE...)

No mention is made that this is a steep hillside site. The boilerplate sentence, "these impacts will be dealt with and mitigated by administration procedures required by the Municipal Code," will not suffice. A plan must be developed for this problem.

Page 3, contd.

4-a.b.-1. TREES (page 3) and 19-a.b.c.d. LANDSCAPING (page 6)

Replacement on the site on a 1-1 basis is problematic. Since considerable new construction is proposed, replacement seems doubtful. Can these rare trees be replaced? If not, the proposed loss of trees is a serious adverse impact, not a possible adverse environmental impact.

19-d-4 HISTORICAL.

Once again, the boilerplate sentence citing administrative procedures under the Municipal Code is not sufficient. Serious alteration to the monument church is proposed. This is an adverse environmental impact for which mitigation must be spelled out.

Thank you for giving your consideration to these important issues.

Sincerely yours,

Portia Lee

Portia Lee, Ph.D.

Registered Professional Historian #547

LOS ANGELES POLICE DEPARTMENT

BERNARD C. PARKS
Chief of Police

RICHARD J. RIORDAN
Mayor

P.O. Box 30158
Los Angeles, Calif. 90030
Telephone: 213-485-6415
Ref #: 6.1

February 22, 1999

Mr. Robert Janovici, Chief Zoning Administrator
Office of Zoning Administration
221 North Figueroa Street
Room 1500
Los Angeles, CA 90012-2601

CASE NO. ZA 98-0928 (CUB)(CUZ)(ZV)
CONDITIONAL USE AND ZONE VARIANCE

Dear Mr. Janovici:

The Los Angeles Police Department wishes to conditionally protest the issuance of a Conditional Use Permit (CUP) for Ms. Susan Fine Moore, doing business at 1750 North Argyle Avenue, Los Angeles.

The protest is based on an over-concentration of already licensed Alcoholic Beverage Control locations. For your consideration, enclosed is a list of conditions the Los Angeles Police Department would like to see imposed, should you decide to grant the CUP.

Thank you for your cooperation in this matter. If you have any questions, please contact Officer Steve Keith, Hollywood Vice Section, at (213) 485-2814.

Very truly yours,

BERNARD C. PARKS
Chief of Police

SERGIO G. DIAZ, Captain
Commanding Officer
Operations Support Division
Hollywood Community Police Station

Attachment

RECEIVED
CITY OF LOS ANGELES
FEB 24 1999
CITY PLANNING DEPT.
ZONING ADMINISTRATION

Recyclable and made from recycled waste.

1. Sales, service and consumption of alcoholic beverages shall be permitted only between the hours of 10:00 a.m. and 2:00 a.m. daily.

2. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licensees shall at all times maintain records that reflect separately the gross sales of food and the gross sales of alcoholic beverages of the listed location. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Department of Alcoholic Beverage Control on demand.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district. The right is reserved by 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 any adjacent property.

4. The owners, operators, managers, and all employees serving alcohol to patrons shall enroll in and complete a certified training program for the responsible service of alcohol. This program is recognized by the State Department of Alcoholic Beverage Control. This training shall be completed by new employees within four weeks of employment and shall be completed by all employees serving alcoholic beverages every 24 months.

5. The premises shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurants.

6. Entertainment prior to 8:00 p.m. each day of the week is prohibited. This is to insure that the listed location remains a bona fide restaurant and not a night club or lounge.

7. There shall be no exterior advertising or sign of any kind or type, including advertising directed 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.

8. Dancing will only be allowed as permitted by the Los Angeles Police Commission.

9. No pool or billiard tables shall be maintained on the premises.

10. There shall be no coin-operated games or video machines maintained upon the premises at any time.

11. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within 24 hours of being applied.

12. Trash pickup at the premises will be made no earlier than 8:00 a.m. nor later than 7:00 p.m.

13. The rear door(s) shall be kept closed at all times during the operation of the premises except in cases of emergency. Said door(s) are not to consist solely of a screen or ventilated security door.

14. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.

15. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.

16. Any music, sound or noise emitted shall not be audible beyond 150 feet from that part of the structure which is under the control of the applicant(s).

17. The conditions of this permit shall be retained on the premises at all times and be immediately produced upon the request of any peace officer.

18. No booth or group seating shall be installed that completely prohibits observation of the occupants.

19. There shall be no requirement for cover charge or pre-payment fee for food and/or beverage service.

SONGFEST
P. O. Box 182
Coldwater, MI 49036

July 26, 1999

COPY

Mayor Richard J. Riordan
City of Los Angeles
City Hall, Room 305
200 North Spring St
Los Angeles CA 90019

City Hall East
Attn:
Main

Honorable Sir:

I am writing to you in behalf of the people who have a great interest in The Little Country Church of Hollywood. It is my understanding that plans are underway to destroy this very special landmark and replace it with a night club or bar of some sort.

I have had the pleasure of visiting this church in the past. It has been a tremendous source of spiritual help to literally thousands of people for many years. I know something of it's history and the intention of it's founders to keep this lighthouse of the gospel as a permanent place of usefulness in the service of Christ. It would be a terrible disgrace and a dishonor to the founder and to the members of the congregation to ever imagine such a tragedy as having this spiritual landmark destroyed and replaced with a nightclub.

Please, Mr. Mayor, take whatever steps that are necessary to see that these plans never materialize. Hollywood needs this testimony and outreach of the gospel, as I'm sure you are well aware.

Thank you for your kind consideration that justice prevails in this situation.

Respectfully yours,

Gordon E. Sears

California Church

2700 L Street
Sacramento, CA
95816

(916) 442-5447
(916) 442-3036 Fax
HN00299@handsnet.org

Scott D. Anderson
Executive Director

Calif. Council of Churches

July 19, 1999

The Honorable Richard J. Riordan
City of Los Angeles,
City Hall
200 North Spring Street, Room 305
Los Angeles, CA 90012

Dear Mayor Riordan,

I am writing on behalf *California Church IMPACT*, which represents19 protestant and orthodox denominations, 3,300 congregations, and over 1.2 million church members in California to express our support for the preservation of the Little Country Church of Hollywood, 1750 North Argyle Avenuc, in Hollywood.

The Board of Zoning Appeals voted on July 13, 1999 to allow a conditional use permit at this site for the purposc of converting this church into a nightclub with a liquor license. This use is completely contrary to the wishcs of both the founder of this church and the surrounding neighborhood. The proposed uses of this site would completely disrupt neighborbood life and create a parking nightmare in the vicinity.

More importantly, the new owner's plans would seriously alter or destroy the original church historic monument building.

People of faith in Southern California and throughout the state are concerned that the Little Country Church of Hollywood be preserved. We urge you to support the community and oppose the conditional use permit that is proposed.

Sincerely,

Scott D. Anderson
Executive Director



THE FIRST PRESBYTERIAN CHURCH OF HOLLYWOOD alan j. meenan. ph.d., pastor
1760 north gower street • hollywood, california 90028-5498 • tel:(323) 463-7161

July 9, 1999

Mayor Richard Riordan
City of Los Angeles
City Hall
200 N. Spring St.
Los Angeles, Ca

Dear Mayor Riordan:

I am writing to you in connection with an application for a liquor license and *Conditional Use Permit required to convert the Country Church of Hollywood* into a restaurant and bar, and to voice my strong objection that such a permit be granted on *July 13*.

The church, which is located at 1750 N. Argyle Avenue, and is registered *Historical Landmark #567*, has stood on that spot since the 1930s. It is a piece of historical Hollywood and a remnant of the past that should be preserved. I also strongly object that it be allowed to become the site of yet another liquor establishment when the Vice Department of the Los Angeles Police Department has said that such an establishment is the last thing that Hollywood needs.

There are many who have made a stand to stay in Hollywood and see that it becomes a rejuvenated, attractive and safe residential and business neighborhood -- mindful and appreciative of its historical past while embracing the new. With all the strides that have been made to clean up Hollywood, it is our continued hope that new businesses be supportive of that vision. The proposed establishment at the site of the Country Church would fly in the face of those values by both destroying the current historical landmark, and by providing yet another place where liquor is served and crime may fester. *I must ask you to lend your voice to object to this permit.*

Thank you for your continued leadership in our great city.

Grace and peace,

Alan J. Meenan

Dr. Alan J. Meenan

AJM/cm
cc: Citizens for the Preservation of Our Neighborhood
(P.O. Box 66850, Los Angeles, CA 90056)
[illegible] Andrew Ettinger
Ruth Goulet, Chairman of Neighborhood Watch
at Carlos St/Vista Del Mar St.

THE
CHRISTIAN
FILM & TELEVISION
COMMISSION

Los Angeles Office: 2510 G Las Posas Road, Suite 502 - Camarillo, CA 93010 - (805) 383-2000
Atlanta Office: 6695 Peachtree Industrial Blvd., Suite 101 - Atlanta, GA 30360 - (770) 825-0084

Dr. Theodore Baehr
Chairman

July 2, 1999

Pastor Richard E. Brown, Jr.
The Little Country Church of Hollywood

Dear Pastor Brown:

This letter is evidence of my wholehearted support for the preservation—and continuation—of The Little Country Church of Hollywood.

This hallowed property must not be allowed to become yet another venue for liquor licensing or licentious activities! I was chagrined to learn that just such a proposal is being considered by new owners and the City of Los Angeles.

The long and very special history of this little church, since 1933, deserves more notice and attention by every Los Angeles official, every citizen of the Hollywood community...and surely every Christian.

I believe that this church has great potential as a "media church," and a force for good works in the new millennium.

In talks with both Shari Mehr and Andrew Ettinger, I have heard of new and wonderful ideas that they and many of the original congregational have discussed. I am confident that you and these dedicated people will make a difference and lead a prudent and spiritually responsible effort to reclaim this holy ground for God's work. Please count on me and my organization to support this valiant effort in every way possible...even to being a part of it!

"In Him the whole building is joined together and rises to become a holy temple in the Lord. And in Him you too are being built together to become a dwelling in which God lives by His spirit." Ephesians: 2:21.

God bless you.

Yours in Christ,

Dr. Ted Baehr

MOVIEGUIDE®

A Family Guide to Movies and Entertainment

July 12, 1999

Pastor Richard E. Brown, Jr.
The Little Country Church of Hollywood

Dear Pastor Brown:

I support the efforts of the congregation of The Little Country Church of Hollywood to regain control of the church's property and buildings on North Argyle Avenue in Hollywood. The plans to convert the property to a theater and banquet facility seem ill-advised and unethical, if not illegal.

The Little Country Church is a landmark that should be preserved. It would make an excellent "media church" designed to meet the needs of the Hollywood area. Therefore, I oppose the conditional use permit now being considered by the Los Angeles Board of Zoning Appeals.

If there is any further assistance I can provide to support you and your congregation to regain control of The Little Country Church of Hollywood, please call me at (805) 383-2000.

God bless you,

Yours truly,

Tom Snyder

Dr. Tom Snyder, Managing Editor
MOVIEGUIDE®

2510 G Las Posas Road, Suite 502 Camarillo, CA 93010 (805) 383-2000 Fax (805) 383-4089

****** United Streets of Hollywood ******

A Coalition of residential organizations devoted to:
The rebirth of HOLLYWOOD as a pleasant place to live, shop, and proudly host visitors of the world.

CO-CHAIRS: JON JAY, Saving Grace, ph 876-2577
JOHN K. EHRETZ, W.A.V.E. 323 465-3505
L. RAY HUNTER, Delta Neighborhood Watch, 323 463-1047

c/o 1811 Wilcox Avenue
Hollywood, CA 90028

July 9th, 1999

BOARD OF ZONING APPEALS
Figueroa Plaza
201 North Figueroa Street, #300
Los Angeles, CA 90012

RE: Case No. ZA 98-0928(CUB)(CUZ)(ZV) (Little Country Church of Hollywood)

Dear Friends:

The road to hell is oft paved with good intentions.

The applicant, with seemingly good intentions, and those who are fatigued with Hollywood's dismal condition, but also well intended (we hope), have placed this ill-advised proposal before you.

Given the facts and the tenets of sound planning, this application should be rejected. Financially, it would be the best decision for the applicant and the kindest for the community.

Sadly, the mitigations proposed in the conditions will undermine its chances of success. And, the likelihood of success in these ventures is usually very low anyway. Hollywood doesn't need another failure.

Moreover, consequences to the adjacent residential properties would be extremely negative. Their desirability is badly strained now. Therefore, your decisions must consider whether this residential district should survive and prosper, or, if further burdened, will it decline even more.

As it stands, this proposal meets none of the requisite tests of public need and necessity. Simply put, it's not good planning.

This property has good prospects, but the present proposal is not one of them. The Little Country Church of Hollywood is an historic property, and for the sake of its congregation and the community it should be preserved as such.

Sincerely,

John K. Ehretz, Co-Chair

September 1, 1999

Mayor Richard J. Riordan
City of Los Angeles
City Hall, Room 305
200 North Spring St.
Los Angeles, Ca. 90012

Dear Mayor Riordan,

Please add my name to the growing list of people who are opposed o seeing the Country church of Hollywood turned into a restaurant and theater. I'm also opposed to granting Susan Fine Moore a liquor license that would enable her to serve liquor on the property.

The Country Church of Hollywood has been a part of my life since the year 1933, when I began listening to the radio broadcasts. It has played a tremendous influence in my life. I attended there while a student at Chapman College in the 1930s and early 1940s. At that time Chapman College was located in Hollywood at the corner of Vermont and Melrose.

After serving in the U.S. Navy during World War II, I became a part of the staff at the Country Church, singing in the Male Quartet and participating in the daily broadcasts, plus Sunday Morning and Sunday Evening Services.

In 1950 I left the staff position at the Country Church to begin a preaching and pastoral career that continues even today. I was often asked in the ensuing years to return to the Country Church to preach and sing.

After the sudden closing of the Country Church on April 27, 1997, several friends and supporters of the Country Church held a meeting in Long Beach and asked me to serve as their Pastor-at-Large. I am happy to accommodate this request.

I felt at the time and still feel that the decision by the three trustees of the Country Church to close down the church and sell the property to Susan Fine Moore was a "breach of contract" against all of us who have invested time, talents, and treasures in the Country church and its ministry over a period of sixty-four years. Promises were made continually, verbally and written, that the Country Church would always remain a Church and its ministry would continue "until Jesus comes".

The friends and supporters I represent are doing everything possible to make it possible for the Country Church to continue as a Church and to carry on a great ministry that we feel can not only touch lives in Hollywood and Southern California but literally around the world.

Please help us, Mayor Riordan.

Respectfully submitted,

Richard E. Brown, Jr.

Richard E. Brown, Jr.
Pastor-at-Large
139 Don Ricardo Way
Ojai, Ca. 93023
Phone (805) 640-8233
FAX (805) 640-9401

June 29, 1999

Reference: BZA Case No. 5734 ZA Case No. 98-0928-CUB-CUZ-ZV

Dear Members of the Los Angeles City Board of Zoning Appeals,

This letter is being written in opposition to the proposed use of the property and buildings at 1750 North Argyle Avenue, Hollywood, Ca.

In the year 1933, this property was dedicated as Church property. A ministry began there known as the Little Country Church of Hollywood. The founders were William and Virginia Hogg, a husband and wife team loved and respected by all who knew them.

Mr. and Mrs. Hogg made promises from the beginning in 1933 that this property would always be dedicated for ministerial purposes to further the ministry of Jesus Christ. They adopted the phrase "until Jesus comes" to communicate to all their supporters that the property would never be sold or even used for any other purposes except the ministry of Jesus Christ.

Beginning in 1933, this phrase "until Jesus comes" was used Sunday after Sunday (and eventually on the daily radio broadcasts) to generate financial support to pay for the property and subsequent buildings. Supporters gave generously of their time, talents, and treasures to further this unique and exciting ministry.

In order to keep this ministry free of church politics, the Hogg family has always held title to the church property. Supporters saw no problem since the Hogg family has always been held in the highest esteem. Imagine the shock and disappointment a few months ago when it was suddenly announced the church property had been sold and was to become a restaurant and theater.

The supporters of the Country Church are doing everything possible to regain the use of the property and buildings for the purposes stated continually since 1933. We need your help in order to do this. Please do not allow this property to be converted to a theater/performance venue and banquet-meeting facility.

Respectfully submitted,

Richard E Brown, Jr.

Richard E. Brown, Jr.
139 Don Ricardo Way
Ojai, Ca. 93023
Phone 805-640-8233
FAX 805-640-9401

The Good Shepherd Bookshop

In the Garden at
The First Presbyterian Church of Hollywood, 1760 North Gower Street, Hollywood, California 90028-5422

Manager:
Andrew Ettinger

(213) 463-7161
(818) 787-4651
Extension/Voice Mail: #249

5 July 1999 FILE #ZA-5734

Mayor Richard J. Riordan
City of Los Angeles
City Hall, Room 305
200 North Spring St.
Los Angeles, CA 90012

Dear Mayor Riordan:

I have just learned of plans to literally destroy the landmark Little Country Church of Hollywood...and turn it into some sort of night club/ restaurant. With, of course, a liquor license or two.

Hollywood does not need any more liquor venues.

Especially at the expense of a fine old building with a rich history that is only known for its long and faithful association with our Lord.

How can this possibly be happening?

We, the citizens of Hollywood and you, our Mayor of greater Los Angeles, must prevent this outrage, this potential obscenity!

At a time when we are being told all the good news about the "new" Hollywood a-building, the multi-million dollar developments, gala celebrations for the millennium, and such...a quietly profane deal is being made to desecrate a church!

This, Mr. Mayor, is nothing less than blasphemy.

I pray that you will not be a part of this terrible plan, but instead join with those who see that this church be returned to its congregation, the men and women who created, built and supported this church for most of this century.

I have joined with members of this congregation to ensure that justice is done in this matter. The more I learn about how all this came about the more I am outraged at the petty machinations that are part of it. Honest, God-fearing and trusting people have been mislead and manipulated. This is not just a piece of real estate changing hands.

You will be hearing more. There are more letters to come.

I suggest that you appoint one of your staff to investigate this matter; for this congregation is now growing and joining with other community groups, and Christian leaders across the country, to do whatever it takes to save this church. Your help would be appreciated, and blessed.

Sincerely,

Andrew Ettinger

HEATHER HEWITT

6324 Tahoe Drive. Los Angeles. CA 90068 USA

(213) 464-3838

July 1, 1999

Shari Mehr
P.O. Box 66261
Los Angeles, CA 90066

Dear Shari:

Thank you for sharing your information about The Little Country Church of Hollywood with me...it is a shocking story.

And a story that must be made public. With all parties made accountable.

To think that some insensitive promoters would even dare to consider desecrating a church is outrageous enough...but to learn that plans are actually afoot to do so is monstrous!

Typically we hear that lovely old buildings are being leveled for yet another parking lot. Signs of progress being the usual excuse.

But to destroy a church for a nightclub/booze emporium!

That is just evil! And must be stopped.

I had the good fortune to visit this warm and wonderfully welcome old church some time ago, and remember it well. It is an historically significant part of old Hollywood, and a little-known treasure. But more important, it is a sacred house of God. It is not just another piece of real estate up for grabs for anyone with a profit motive.

Please let me know what I can do to help you in this cause. I think we will find an army of Christians who will join in the battle to save this church. And I will lend my support in any way possible.

All who are involved in the scheme to desecrate this church must be revealed, their motives known, and must be made to answer for what is no less than a crime-in-progress.

My prayers are with you and your congregation to recapture this church for God.

I plan to circulate my letter and your information sheet to everyone I know. This is a cause that deserves the support of every citizen, and every Christian.

Please keep me informed, and let's create a network to join the battle!

Blessings,

Heather

Good News
Family Ministries

DEAN BROWN
President

3701 Country Club Drive, #1
Long Beach, CA 90807

Phone: (562) 427-6182
Email: gnfm@earthlink.net

July 6, 1999

ATTENTION: BOARD OF ZONING APPEALS, CITY OF LOS ANGELES

RE: APPEAL FILE #ZA5734 AGAINST C.U.P. #AZ98-0928
LOCATED AT 1750 NORTH ARGYLE AVENUE

To Whom It May Concern:

This is to oppose the applicant's Conditional Use Permit from being approved. I am appalled that the city would even consider destroying this historical church monument #567, known as the Country Church Of Hollywood, and turning it into a bar and nightclub with more than one liqueur license.

Over the years I ministered with this church as the music minister, once in 1952 through 1953, and again in 1995 through 1997. I feel the membership was defrauded by its leadership when the church was sold without the knowledge or consent of the congregation. Even as part of the staff I was never told by the leadership that the church had been sold. The congregation was only informed, by mail, 5 days before the last service that the church had been sold. The last Sunday (I was there), many in the congregation did not even know it was their last Sunday. There was never a vote nor consent given by the congregation for this transaction to take place. At present there are legal actions being taken by the former congregation to get their church back.

The founders of this church would never have consented to the desecration of this sacred site and turning it into an adult entertainment center. Besides the moral implications, does Hollywood really need another nightclub and another liqueur license? This property is very small with a beautiful garden and many rare and ancient trees and much of this would be destroyed. Also, there is not even room for the necessary parking places that every place of business must provide.

With the work now going on by the community for the restoration of Hollywood as a safe and beautiful place for families, I wonder why the city would even consider destroying an historical church monument and turning it into a business that would have such a negative impact upon the community. We have already lost too many of our historical building sites in the past.

Please help us save our church and reconsider the applicant's C.U.P by not approving this C.U.P. and help the former congregation regain the reuse of our church building. Please do what is right, and not just what might be the commercial thing to do.

Thank you for your consideration in this matter.

Sincerely,

Dean Brown

Pray Hollywood 2000

1605 Elizabeth Street
Pasadena, CA. 91104
(626)-398-4141

Mayor Richard Riordan
City of Los Angeles
City Hall
200 North Spring Street
Los Angeles, CA.

July 10, 1999

Dear Mayor Riordan:

I am outraged that the City of Los Angeles has issued a Conditional Use Permit for Ms. Moore to open a bar on the site of one of Hollywood's few remaining original Christian places of worship: the Little Country Church of Hollywood. Is this beautiful city, founded as a "dry" city, a refuge from licentiousness, now to witness yet another church falling victim to crass commercial interests, which seek to exploit its hallowed ground for yet another unnecessary liquor parlor?

Are there not enough bars already in Hollywood? What could possibly justify opening another one in this city whose moral compass has gone haywire? Would it not be more prudent, not to say decent, to reopen a House of Prayer which was unfortunately and untimely closed, so that our God might be invoked to bring some social order and peace to the city which so desperately needs them?

Please revoke this outrageous Conditional Use Permit. Please return the Country Church of Hollywood to its godly trustees so that prayers might once again ascend to Jesus Christ, Who is the True King and Ruler of Hollywood, Who loves the city, and its inhabitants, and Who desires the best for them and for their future.

Yours sincerely,

Stephen Wistar
Co-Founder

July 1, 999

ATTENTION: BOARD OF ZONING APPEALS, CITY OF LOS ANGELES

RE: APPEAL FILE #ZA5734 AGAINST C.U.P. #ZA98-0928
LOCATED AT 1750 NORTH ARGYLE AVENUE

To Whom It May Concern:

This to ***oppose*** the applicant's Conditional Use Permit from being approved. This historical church monument #567, known as the Country Church of Hollywood, has been part of my "roots" and special heritage. I was there in 1934 as a teenager of 17 years old and saw the "cornerstone" laid by the founder and builder, William B. Hogg (Josiah Hopkins-his radio name) with approximately 3,000 other people. I remember the founder and his family through the years declaring that "this church would remain open 'until Jesus comes'" for gospel and media purposes.

I understand, that this church if given the chance by the former congregation, would be able to use (or "reuse") the church building, it would help fulfill the wishes of "Parson" Hogg, the founder (Josiah Hopkins) in a bigger way now through media than in the '30s and would help ***redevelop*** Hollywood into a more beautiful place to live and visit. I understand the former congregation has been involved in litigation since the church closed (which closed on 4/27/97 without the permission or approval of the former congregation). I understand they have been trying to regain the use of their church building back since then and are now pursuing an error made by the Appeals Court in February 1999 which would cause a recent decision made in applicant's favor to be reheard. The original congregation donated their money, time and effort in constructing the church in 1933, which gives them "easement and license" rights to be able to use "their" church building, as Dr. Albert Landini, Associate Zoning Administrator has commented in his C.U.P. statements (please see Mr. Landini's statements under heading "Zoning Administrator's Overall Discussion" on Page 36 of the C.U.P. dated 4/28/99 at top of page.)

For these legal and preservation reasons and desires by the founder and builder of this historic church monument, thank you for reconsidering applicant's C.U.P. (file stated above) by ***not*** approving this C.U.P., so that you can be a part of our cultural heritage and great help for the preservation of the Country Church, which will also help the former congregation in regaining the "reuse" of their church back.

Sincerely,

Naomi Kelly

Naomi Kelly
2218 Mira Vista Ave. #4
Montrose, Ca 91020

The Little Country Church Of Hollywood

"...set upon a hilltop 'til Jesus comes again..."

Los Angeles Historical Monument #567

P.O. Box 66850 • Los Angeles, CA 90066

February 3, 1999

[Via facsimile (213) 580-5542 and U.S. Mail]

City of Los Angeles Planning Department
Attn: Charlie Rausch
221 North Figueroa Street, Room 1500
Los Angeles, CA 90012

RE: Land Use Permit Application Case #ZA980928(CUB)(ZV)CUZ
Negative Declaration #MND-98-0411-CUB(ZV)(CCR)

Dear Mr. Rausch:

On behalf of the Country Church of Hollywood once located at 1750 North Argyle in Hollywood, I would like to register our strong protest against the pending Conditional Use Permit filed by Susan Fine Moore and Mollywood Properties on this property for many reasons.

On April 27, 1997, the trustees of the church closed the church with no notice, and announced that the property would be sold. Since that time we have been working hard to regain the use of our church building, culminating last April in our filing a lawsuit against the trustees, Mollywood Properties and Susan Fine Moore. Since then, we have prevailed against all legal obstacles directed against us. We have every confidence we will prevail and win back use of the property.

We are certain that our claims upon the property are valid and that the courts will determine that the title of Susan Fine More and Mollywood Properties must include our easement or license rights. As such, we assert that certain rights to the property being left as it is will also flow to us through these provisions. We believe that once our case is heard, our property rights will be upheld by the courts, rendering this Conditional Use Permit Application by the petitioners inappropriate.

It is also unthinkable that anyone would irreparably alter the property and destroy it as a valuable cultural landmark, especially when the rights of the petitioners are in question.

Therefore, I respectfully request that the City of Los Angeles Planning Department deny granting this Permit to significantly and permanently alter the property until such time as the true property rights are determined, and we have had an opportunity to complete our case in the courts.

Sincerely,

Robert Gardiner

Robert Gardiner
Administrative Pastor

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Richard E. Brown, Jr.	139 Don Ricardo Way, Ojai, Ca. 93023
Margaret A Brown	139 Don Ricardo Way, Ojai 93023
Lee Ruda	159 La Playa, Ojai, Ca. 93023
Vince Herring	163 Don Ricardo Way Ojai Calif 93023
Nida Herring	163 Don Ricardo Wy Ojai Ca. 93023
Karen Flaming	163 Don Ricardo Way Ojai, Ca 93023
Norma Foster	145 Don Ricardo Way Ojai CA 93023
Mrs. John Grant	146 Don Ricardo Way Ojai CA 93023
Dale King	2142 Sumac Dr. Ojai Ca. 93023
Geraldine King	2142 Sumac Dr. Ojai Ca. 93023
Richard Petros	1015 Sunnyglenn Ave OJAI CA 93023
Pamela A Petropulos	1015 Sunnyglenn Ave Ojai CA 93023
Tom [illegible]	1015 SUNNYGLENN Ojai CA 93023
Kirsten Petropulos	1015 SUNNYGLENN AVE. OJAI, CA 93023
Carole M Baker	803 Cuyama Rd Ojai CA 93023
Marion Mary Harper	3410 MARICOPA OJAI CA 93023
Roger Phelps	518 Pleasant Ave OJAI CA 93023
Ernie Heidenreich	85 ash Lane ojai ca. 93023

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Jim Davis	411 Saddle Lane, Ojai 93023
Juanita Perry	901 N. Signal, Ojai CA 93023
Bob Burgess	511 Park Rd Ojai, CA 93023
Scott Lolar	125 El Camino Dr. Ojai 93023
Lois Swanson	1051 S. La Luna Ojai 93023
Diane Miller	204 Riverside Oak View 93022
Doris Christensen	1057 S. La Luna Ojai CA 93023
Elaine Van Wagner	3410 Maricopa Rd. Ojai Ca. 93023
Sheila Jopping	306 W. Oak View Ave. Oak View, CA 93022
Gloria D. Goodrich	1273 Rice Rd, Sp. 35 Ojai Ca., 93023
Margaret Pickett	720 w alvarado ojai ca 93023
Diane C. Kelley	1014 S. Rice Rd, Ojai, Ca. 93023
Ken Hartenstein	421 Saddle Lane, Ojai CA 93023
Charlotte Hartenstein	421 Saddle Lane, Ojai CA 93023

As explained in more detail on the first page, the names below are against the Little Country Church of Hollywood becoming re-structured at 1750 N. Argyle Avenue in Hollywood and converted into a theater, while the property is now a historical landmark since 1992. This is according to "new" plans being proposed with the City of Los Angeles in the near future, and some plans were submitted February 10, 1998, to "remove" the valuable oak wood in the basement of the historical monument. This is from a recent purchase of the property by Susan Moore. These proposed "new" plans would completely "remove" and "alter" the unique oak wood inside the whole church building. The names below are also against the property being altered. The proposed plan shows trees scheduled to be "moved", so that a restaurant can be built which would also have a "full liquor license" and completely change its historical structure and value of the above property.

2 people

Name	Address
CONTACT: BUDD & AGNES COLEMAN	1845 MONROVIA #91 COSTA MESA, CA 92629

MEMBERS OF THE ENTERTAINMENT COMMUNITY, BUSINESSES, NEIGHBORS AND FRIENDS OF THE "LITTLE COUNTRY CHURCH OF HOLLYWOOD"

The names of the people below, are asking for your careful and critical attention, to be paid to the "new" plans being proposed with the City of Los Angeles in the near future for the property at 1750 N. Argyle Avenue in Hollywood. Some plans were already submitted on February 10, 1998 which propose to "remove" the valuable oak wood in the basement of the historical monument. This property has been a "media" church for over 64 years, which has been known as the "Little Country Church of Hollywood". Its unique oak wood and architecture has made it become a historical landmark since 1992. This property includes beautiful trees, bushes and donated plants, that were once part of the Bartlett Estate, combined with its unique church structure of oak wood, finishes an unusual setting of a country atmosphere, that the founder and builder desired, who was a little country preacher. The "new" potential plans, since a recent purchase of the property by Susan Moore, propose to "remove" and "alter" the beautiful oak wood inside the church building and change it from a 300-seat church building into a 99-seat "live" theater. The plan appears to "alter" and "remove" its historical structure mostly inside and partly outside, and completely change its historical value and meaning. The property itself, according to these new plans, would include a new restaurant with a full liquor bar which would have a "full liquor license". Also, trees would have to be moved to build the [illegible]. Drastically, the historical value and meaning of the property itself. Therefore, the names below must protest the new plans by Susan Moore, a recent purchaser of the above property. These names below, have either had a personal involvement with the Country Church of Hollywood, or have a 'deep love' for its unique structure, preservation and what the "whole" property has given to thousands of people over the years. The former members of the Country Church request to have an alternate proposal heard, which would also bring money and revenue into Hollywood. These members would help the Country Church property remain the historical landmark, and carry on the vision of its founder and builder, Dr. William B. Hogg (known as "Josiah").

Name	Address
[signature]	21009 Grand Willmington, CA 90745

(1) ✓

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL ~~MONUMENT~~ WITH THE COUNTRY CHURCH BUILDING: LANDMARK

Name	Address
Cindy Van Dam	427 E. Grinnell-Burbank 91501
~~Jim Abrahamson~~	9971 Lamark St-~~Burbank~~ Sunvalley, Ca 91352
~~Shirley Kenar~~	1235 N. Niagara Burbank
~~Florence Snodgrass~~	650 N. Florence St Burbank 91505
~~Jim Laughlin~~	710 N. Brighton St. Burbank 91506
~~Linda Laughlin~~	710 N. Brighton St Burbank 91506
~~Eileen R. Jones~~	2625 N Lincoln St #M Burbank 91504
~~Joan Jones~~	2625 No. Lincoln St. #M Burbank 91504
~~[illegible]~~	721 N. Hollywood Wy. Burbank Ca 91505
~~Claire Brown~~	721 N. Hollywood Way Burbank CA 91505
~~Dan Canning~~	731 Tufts-Burbank, CA 91504
Kay Canning	731 Tufts-Burbank, CA 91504
Nancy Beamer	241 Court, Ventura, Ca 93003
Bob Beamer	241 Court, Ventura Ca
~~Alice Canning~~	731 Tufts-Burbank, CA 91504
Dawn Van Dam	418 Harvard, Burbank, Ca
Ray G. Johnson	241 No. Louise, Glendale, Ca 91207
Cindy Van Dam	427 E Grinnell Burbank CA 91501
Steve Ericksen	6309 W. Ave J-5 Lancaster, Ca. 93536

Mike And Terry Aaron

Daughter-in-law

TOTAL P.02

As explained in more detail on the first page, the names below are against the Little Country Church of Hollywood becoming re-structured at 1750 N. Argyle Avenue in Hollywood and converted into a theater, while the property is now a historical landmark. This is according to new plans submitted on February 17, 1998 from a recent purchase of the property. This would also "remove" and "alter" the unique oak wood inside the church building. The names below are also against the property being altered, six trees scheduled to be "moved", so that a restaurant can be built which would also have a "full liquor license" and completely change its historical structure and value.

Name	Address
Jean Fritts	10433 Whitegate Sunland 91040
Harriett Wyant	2901 Sycamore Ave La Crescenta 91014
Lee and Betty Hellickson	5433 Morgan Ave La Crescenta
Walter & Patricia Ribeiro	5317 Pinehill La Crescenta
Dorothy Houdenmire	7214 Brookhill La Crescenta
Clair & Doris Weaver	9528 Greenmore La Crescenta 91014
Bob & Nancy Betteridge	3046 El Caminito La Crescenta 91014
Dr. Vera Schlamm	3481 Stancrest Dr #318 Glendale 91208
Naomi N. Kelley	2218 Mesa Vista Ave #4 Montrose Ca 91020
Edeleen Fiske	P Box 1026 Woodbridge, Ca 95258
Jean Cobe	P Box 756 Sanger, Ca 93657-0756

PETITION FOR THE "LITTLE COUNTRY CHURCH OF HOLLYWOOD"

TO: COMMUNITY REDEVELOPMENT AGENCY, HOLLYWOOD HERITAGE, MEMBERS OF THE ENTERTAINMENT COMMUNITY, BUSINESSES, NEIGHBORS AND FRIENDS OF THE "LITTLE COUNTRY CHURCH OF HOLLYWOOD"

The names of the people below, are asking for your careful and critical attention, to be paid to the "new" plans being proposed with the City of Los Angeles in the near future for the property at 1750 N. Argyle Avenue in Hollywood. Some plans were already submitted on February 10, 1998 which propose to "remove" the valuable oak wood in the basement of the historical monument. This property has been a "media" church for over 64 years, which has been known as the "Little Country Church of Hollywood". Its unique oak wood and architecture has made it become a historical landmark since 1992. This property includes beautiful trees, bushes and donated plants, that were once part of the Bartlett Estate, combined with its unique church structure of oak wood, finishes an unusual setting of a country atmosphere, that the founder and builder desired, who was a little country preacher. The "new" potential plans, since a recent purchase of the property by Susan Moore, propose to "remove" and "alter" the beautiful oak wood inside the church building and change it from a 300-seat church building into a 99-seat "live" theater. The plan appears to "alter" and "remove" its historical structure mostly inside and partly outside, and completely change its historical value and meaning. The property itself, according to these new plans, would include a new restaurant with a full liquor bar which would have a "full liquor license". Also, trees would have to be moved to build the restaurant. Again, this would "alter" dramatically, the historical value and meaning of the property itself. Therefore, the names below must protest the new plans by Susan Moore, a recent purchaser of the above property. These names below, have either had a personal involvement with the Country Church of Hollywood, or have a 'deep love' for its unique structure, preservation and what the "whole" property has given to thousands of people over the years. The former members of the Country Church request to have an alternate proposal heard, which would also bring money and revenue into Hollywood. These members would help the Country Church property remain the historical landmark, and carry on the vision of its founder and builder, Dr. William B. Hogg (known as "Josiah").

Name	Address
Rev. [illegible]	11194 Angeleno Ave W. Burbank 91506-3917
Brian Macdonough	1956 IVAR AVE HOLLYWOOD, CA.
[illegible]	6062 Jamaica Ct. Lancaster CA 93536
Byron Best	7095 Hollywood Bl #533 CA CA 90028
[illegible]	7044 Babcock #101 Hollywood CA 90028
[illegible]	136 S. Virgil Ave #341, LA, CA 90004
[illegible]	1057 N Wooster St. Apt 30, Hlwd, CA 90038
[illegible]	2130 N Vista del Mar LA CA 90068
[illegible]	1425 N. Harper Ave #11, LA 90046
[illegible]	303 S. Commonwealth ave. #106 LA CA 90020

As explained in more detail on the first page, the names below are against the Little Country Church of Hollywood becoming re-structured at 1750 N. Argyle Avenue in Hollywood and converted into a theater, while the property is now a historical landmark since 1992. This is according to "new" plans being proposed with the City of Los Angeles in the near future, and some plans were submitted February 10, 1998, to "remove" the valuable oak wood in the basement of the historical monument. This is from a recent purchase of the property by Susan Moore. These proposed "new" plans would completely "remove" and "alter" the unique oak wood inside the whole church building. The names below are also against the property being altered. The proposed plan shows trees scheduled to be "moved", so that a restaurant can be built which would also have a "full liquor license" and completely change its historical structure and value of the above property.

Name	Address
ALAN CHANMUGAM	3031 GRAND VIEW BLVD LA. CA. 90066.
Claudette Janssen	6662 Jamaica Ct. Lancaster 93536
[illegible] Guerra	10061 Sepulveda # C Mission Hills 91345
[illegible] L. Thomas	7044 Hawthorn Av #301 L.A. 90028
Barry Davidson	5205 Hollywood Blvd #215 LA, CA 90027
[illegible]	15720 Chatsworth St Mission Hills 91345
Annamarie Olson	1119 A Angelena Ave. W. Burbank, CA 91506

Hi, Shari - I'm re + pray th : signatures will help keep Little Country Church Stable
Love, Esther

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Marjorie Hayes	22506 Ventura St Woodland Hills CA 91367
Esther Aboud	5050 Maplewood Ave #103 L.A. CA 90004
MARGRET CORBETT	306 N 3rd St, L.A. CA 90013
Bernita Beck	P.O. Box 1356, Ojai, CA 93023
ALLEN E. PECK	5502 1/2 BARTON AVE, Hollywood CA 90038
KENNETH E BRINKMEYER	560 N. KINGSLEY DR #310 LA CA 90004
JOHN H. ENFIELD	P.O. Box 3675; Hollywood, CA 90078
PAUL NORQUIST	1305 N. Buena Vista St, #A, Burbank CA 91505
ORENA D. FULMER	1450 CONRAD St. L.A. CA. 90041
Yolanda Reynolds	1807 Oakwood st Pasadena, Calif. 91104
Charlene Kidd	1290 E. Altadena Drive Altadena, Ca. 91001
ELIZABETH J. GAUDINO	1290 E. ALTADENA DRIVE ALTADENA, CA. 91001
Arthur Turner	apt 520 1870 N. Hyperion Ave L.A. 90027
Isabelle Paulson	1746 N. Stanley Ave L.A. 90046
Inge Fabler	14889 Jadestone Dr. Sherman Oaks, Ca. 91403
Hubert Davis	118 North Manhattan Pl. Los Angeles 90004
Wanda Davis	118 No. Manhattan Pl. Los Angeles, CA 90004
Brent Williams	1952 Carmen Avenue, Hollywood, CA 90068-4013
Sheila Williams	2032 Virginia Rd, L.A., Cal. 90016
Crystal Chase	2032 Virginia Rd, L.A., Cal. 90016
FRED + JEAN SILVER	14852 VENTURA BL SHERMAN OAKS 91403

Virginia Rd 2032 Crystal Chase
8448 So Hudson Ave Los Angeles CA 90047
6136 SALE AVE. WOODLAND HILLS, CA. 91367
KONIKE

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
J. Richard + Shelley Lee	1200 Harbor Dr. So, Oceanside 92054

2 people

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Lou W. Smith	4349 Albury Ave, Lakewood CA 90713
Hazel L. Amick	" " "

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
2 ↓ John W. Lundberg	5320 Parajo Dr. Santa Barbara, CA 93111
↓ Barbara L Lundberg	(same)

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Carolyn A Doyle	606 N. Sixth St #C Burbank CA 91581

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Dr J Russell Killman	Dr. J. Russell Killman 3922 Community Ave. La Crescenta, CA 91214
	3922 COMMUNITY AVE
	LA CRESCENTA, CA 91214

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Kenneth C. Brown,	16191 Ganges Ln. #1, Huntington Bch. CA 92647
Ruth Brown -	16191 Ganges Ln. #1 Huntington Bch. Ca. 92647
Donn G. Brown	16191 GANGES LN #1 Huntington Bch, CA 92647

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Eleanore Hoffman	1050 Sherman Way, Van Nuys 91405

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name Linda S. Ebey **Address** 2928 4th St. #32
Santa Monica, CA 90405

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
PAUL SANDBERG	
PO BOX 2461	
HUNTINGTON BEACH, CA 92647	

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

DEVRA SHIFRIN

Name _____ **Address** 2217A OCEAN AVE

SANTA MONICA CA 90405

R = Regular ~~A B C~~ sure giving

Brian BEIRNE
3001 DURAND DR.
H.W. 90068

DONALD L. CALLAHAN
5870 FRANKLIN
L.A. 90028

LEROY CORRIE
9709 BLAZING STAR CT.
LAS VEGAS, NV. 89117

ELRISA K. BELCHER (R)
1415 CAHUENGA BLVD,
L.A. 90028

ROBERT D. BAKER (R)
1335 N. LA BREA #2166
L.A. 90028-7565

ETHEL ARMSTRONG (R)
5832 CAMERFORD
L.A. 90038

DON BENNETT
1827 CANYON DR. #3
HOLLYWOOD 90028

JESS BOLERO (NEW)
~~3800 WYNN RD~~
1760 NO. DECATUR #8
LAS VEGAS NV. 89108
2241
★ CHEW - NEXT PG

D-E-F-G

BETTY DAVIDS (R)
P.O. Box 55
BURBANK 91503

JAMES DE BOARD
1403 ~~So~~. DELTA
So. SAN GABRIEL, CA.
91776
3619

ROBERT EVANS
1831 VINE ST
HOLLYWOOD, CA 90028
5203

T.W. GORDON
312 NO. BELMONT
GLENDALE, CA. 9120[illegible]

H-I-J-K-L

GWENDOLYN L ??
1965 RODNEY DR
90027.

MRS F. HARDING
P.O. Box 48612
L.A., CA. 90048

Reg = Reg. giver

H-I-J-K-L

ROBERT E. LUTZ (Reg)
5832 CAMERFORD
L.A., CA. 90038

MR+MRS HENRY CHEW
2610 CRESTON DR. (Reg)
L.A., CA. 90068

BYRON + BONNIE HEMPHILL
22108 - 50TH AVE. (Reg)
SPANAWAY, WA. 98387

NORIKO ISONE
1925 PALMERSTON PL. #4
L.A., CA. 90027

MARTHA JACKSON (Reg)
620 W. AVE. J-9
LANCASTER, CA. 93534

MARCIA JALLOW
784 DAVENPORT CIRCLE
CLAREMONT, CA. 91711

NICK LA TOUR (Reg)
2857 VINEYARD AVE
L.A., CA. 90016

M-N-O-P

LEEROY NORIKO
1925 PALMERSTON
PLACE #4
L.A., CA 90027-1839

DR ROY MCKEOWN (Reg)
11660 AMESTOY
GRANADA HILLS
CA. 91344

NANETTE O'NEIL
(Reg) 6951 LONGRIDGE
AVE
NO. HOLLYWOOD
CA. 91605

→ AL PERKINS
7722 SO. HARVARD
RD.
L.A. 90047

KEN PASTEL (Reg)
10474 TENNESSEE
AVE.
L.A. 90064

760-240-2271
DEAN & LAURA MAE
RASMUSSEN
APPLE VALLEY, CA. 92308

JULIA RAMIREZ
1168 NO. EASTMAN AVE. #4270
BELL GARDENS, CA. 90201

AUSTIN E. SHORE JR.
3512 SUNSET BLVD.
BEL AIR, CA. 90077

REG - 52 WKS PER YR

MR TOM YATES
1745 NORTH ORANGE DR. #117
HOLLYWOOD, CA. 90028

ADDITIONS:

MR & MRS AARON JANTZEN
E

CLIF & MARGARET SUMMERS
530 S. Reese Pl
BURBANK, CA. 91506-2915
818-846-5119

CONT

NANCY BEAMER
241 COURT AVE
VENTURA, CA. 93003

PAUL JAISSLE
315 NO. LOUISE
GLENDALE, CA. 91206

ROY JOHNSON
241 NO. LOUISE
GLENDALE, CA. 91206



Photos by BOB CHAMBERLIN / Los Angeles Times

Steve Martin, left, Harry Prongue and Barbara Campbell with bird of paradise plants at park.

An Oak Lives On in W. Hollywood

■ Preservation: Instead of a housing complex, land is saved for a park and a 200-year-old tree.

By BOB POOL
TIMES STAFF WRITER

An oak tree that for 200 years stubbornly clung to life in West Hollywood has sprouted some unexpected new greenery—thanks to an equally stubborn group of residents who say they've had enough growth of the rampant kind.

Homeowners persuaded city officials to scrap plans to build a five-story apartment house and instead turn land surrounding the coastal live oak into the first new park in the city's 15-year history.

The successful three-year fight to save the oak will be celebrated at 11 a.m. Saturday when residents and municipal leaders gather beneath its branches to dedicate the half-acre park in the 1000 block of North Kings Road.

Hemmed in on three sides by condominium and apartment buildings, the tiny park is viewed as a victory in a city that is wrestling with development controversies in all directions.

Earlier this year, some residents were angered over plans to redevelop a three-block section of the famed Sunset Strip. That $250-million project calls for construction of a 10-floor luxury hotel that some complain would block homeowners' views and violate their privacy.

In May, city planners irritated others by approving the demolition of part of a neighborhood of historic bungalows to make room for a $20-million, 63-unit San Vincente Avenue condominium project.

Residents say that they did not hold out much hope that they could block the construction of the 40-unit Kings Road apartment complex when they learned about it in 1996.



Edith Biro and granddaughter Brooke Tynan on playground.

The city's own nonprofit West Hollywood Community Housing Corp. had acquired the $600,000 site using a city loan. Officials intended to build housing for low-income families and senior citizens.

The land was originally the garden area for the Dodge Estate, a 1916 mansion built for members of the automotive family. It was covered with more than 50 trees, including a rare ginkgo, giant rubber trees and a pair of towering, 95-year-old bird of paradise plants.

The apartment planners had recognized the need to try to save the oak. Their blueprints called for building an 18-foot concrete box around its trunk and then constructing the apartments around the tree. The tree would grow through a special light shaft that extended through the roof.

Those living on Kings Road at first set out to get the size of the apartment building scaled down.

"We were opposed because of the density of the project and the lack of parking," said Harry Prongue, a realty agent who has lived nearby for 17 years.

City Councilman Steve Martin was originally committed to the housing project. But when he visited the site for the first time he said he was surprised when he stepped into what seemed like a forest.

"The tranquillity hit me. You were 100 yards from Santa Monica Boulevard, but it was like you were transported someplace else," he said Wednesday. "There were bluebirds and meadow larks chirping. Hummingbirds were flying through like maniacs. I was overwhelmed. This deserved to be a park."

When Martin saw the oak tree he knew it was doomed if apartments were built around it.

"My training from my Boy Scout days told me it wouldn't survive a year if it was enclosed and its branches heavily trimmed back," he said.

With Martin on their side, residents formed the Kings Road Coalition to lobby the city to find a new location for the affordable-housing project and turn the oak lot into a park.

Eventually, Councilmen Sal Gueriello and Paul Koretz voted with Martin to scrap the Kings Road apartments and to buy back the site from the housing corporation and convert it into parkland.

The finished park includes meandering gravel paths, fountains, vine-covered pergolas, a grassy hill and picnic and play areas. A small house has been refurbished as a community meeting room. The park is fenced and will be locked at night for security reasons, said neighbor Barbara Campbell, a Kings Road resident for 12 years.

Martin said his town has learned much from the oak tree.

"This has been an important civics lesson for the community and the City Council," he said. "It's definitely changed the way we will do business from now on in West Hollywood."

September 7, 1999

ATTENTION: PLUM COMMITTEE OF L. A. CITY COUNCIL

RE: APPEAL OF BZA-5734 AGAINST C.U.P. #ZA-98-0928 FOR
1750 N. ARGYLE AVENUE IN HOLLYWOOD

The following is a list of names and addresses of letters ***opposing*** applicant's Conditional Use Permit ZA-98-0928, which were mistakenly "never" submitted and were not transferred from City Planner, Charlie Rausch's file for the first public hearing on March 1, 1999. City Planning and the Board of Zoning Appeals were unwilling or unable to acknowledge this. See #2 enclosed by appellate, Shari Mehr.

1. Richard E. Brown, Jr., 139 Don Ricardo Way, Ojai, Ca 93023
2. Familia Hernandez, 1760 Argyle Ave., Hollywood, Ca
3. Marguerite Allen, 1757 Vista Del Mar, Hollywood, Ca
4. Art Chudabala, 6145 Carlos Ave., Hollywood, Ca
5. Joseph Yore (Aeronautical Systems Eng.), 6253 Hollywood Blvd #1100., Hollywood, Ca
6. Henri Mutti, 6253 Hollywood Blvd., #802, Hollywood, Ca
7. Roberto Rossetti, 6220 Yucca Street, #C, Hollywood, Ca
8. B.G.R. Enterprises, 6253 Hollywood Blvd., Hollywood, Ca
9. Shari Mehr, P. O. Box 66261, L. A., Ca 90066
10. Luis M. Villarruel, 6212 Yucca St., #C, Hollywood, Ca
11. Joseph Elias, 1807 N. Vista Del Mar, #101, Hollywood, Hollywood, Ca
12. Samer Mawas, 1807 Vista Del Mar, #209, Hollywood, Ca
13. Betty Lou Steinman, 423 Montrose Circle, Ojai, Ca
14. Joel Shearer, 6145 Carlos Ave., Hollywood, Ca
15. Ana and Feliz Hernandez, 1756 Argyle Ave., #A, Hollywood, Ca
16. Dorothy Halper, 1343 N. Citrus Ave., Hollywood, Ca

September 7, 1999

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14. Joel Shearer, 6145 Carlos Ave., Hollywood, Ca
15. Ana and Feliz Hernandez, 1756 Argyle Ave., #A, Hollywood, Ca
16. Dorothy Halper, 1343 N. Citrus Ave., Hollywood, Ca

FOR THE RECORD ■ CALIFORNIA ARCHIVES
3315 Griffith Park Boulevard #303, Los Angeles, California 90027 ■ Fax: (323) 664-4082 Telephone: (323) 664-4203

Area Surveys
Architectural Research
Historic Property Research
Planning & Development Assessment

February 3, 1999

Charlie Rausch, City Planner
221 N. Figueroa, Room 1500
Los Angeles 90012

Project Title: MND-98-0411-CUB(ZV)(CCR);
Case No ZA 98-0928
1750 N. Argyle (between Hollywood Boulevard and Yucca Street, Hollywood)

Dear Mr. Rausch;

I am writing to comment on the above captioned, proposed mitigated Negative Declaration for the former Little County Church of Hollywood, HCM. #567. It is proposed that a conditional use permit be issued to permit the conversion of the church and the construction of a new building for a bar-restaurant-theater complex.

I would like to draw your attention to several findings that I believe merit new consideration:

Impacts

1) Environmental Impacts - 4. Plant Life, b,c,d.
It does not seem appropriate to check 4 b,c, and d "no." The plant life on the grounds of the Little Country Church is rare specimens because the property was originally part of the Bartlett Estate. When the Church purchased the grounds for the church, care was taken to maintain the specimen trees and shrubs existing.

2) Environmental Impacts - 8
It seems that the proposed use will indeed "result in an alteration of the present or planned land use of the area." The church will no longer exist as a religious use. This item should have been checked "no."

3) Environmental Impacts 13 a-d
Since the proposal calls for a restaurant and 175 seat theater, it is difficult to understand why a-d would not all be checked "yes." There will be additional vehicular movement, demand for new parking, impact on existing transportation systems, and alterations to present patterns of circulation.

4) Environmental Impacts 19, a
The proposed project places the new building in such close proximity to the existing church that the existing "scenic view' - the sight of the church on the hill in a landscaped setting - will be obstructed. "a" should be checked "yes."

LOS ANGELES POLICE DEPARTMENT

BERNARD C. PARKS
Chief of Police

RICHARD J. RIORDAN
Mayor

P.O. Box 30158
Los Angeles, Calif. 90030
Telephone: 213-485-6415
Ref #: 6.1

February 22, 1999

Mr. Robert Janovici, Chief Zoning Administrator
Office of Zoning Administration
221 North Figueroa Street
Room 1500
Los Angeles, CA 90012-2601

CASE NO. ZA 98-0928 (CUB)(CUZ)(ZV)
CONDITIONAL USE AND ZONE VARIANCE

Dear Mr. Janovici:

The Los Angeles Police Department wishes to conditionally protest the issuance of a Conditional Use Permit (CUP) for Ms. Susan Fine Moore, doing business at 1750 North Argyle Avenue, Los Angeles.

The protest is based on an over-concentration of already licensed Alcoholic Beverage Control locations. For your consideration, enclosed is a list of conditions the Los Angeles Police Department would like to see imposed, should you decide to grant the CUP.

Thank you for your cooperation in this matter. If you have any questions, please contact Officer Steve Keith, Hollywood Vice Section, at (213) 485-2814.

Very truly yours,

BERNARD C. PARKS
Chief of Police

SERGIO G. DIAZ, Captain
Commanding Officer
Operations Support Division
Hollywood Community Police Station

Attachment

RECEIVED
CITY OF LOS ANGELES
FEB 24 1999
CITY PLANNING DEPT.
ZONING ADMINISTRATION

Mitigation

Page 2, "1-a.b.c. MAJOR LANDFORMS

This mitigation does not take into account the importance of the specimen plant life. No mitigation is suggested to protect this landscape.

Page 3, WATER (DRAINAGE...)

No mention is made that this is a steep hillside site. The boilerplate sentence, "these impacts will be dealt with and mitigated by administration procedures required by the Municipal Code," will not suffice. A plan must be developed for this problem.

Page 3, contd.

4-a.b.-1. TREES (page 3) and 19-a.b.c.d. LANDSCAPING (page 6)

Replacement on the site on a 1-1 basis is problematic. Since considerable new construction is proposed, replacement seems doubtful. Can these rare trees be replaced? If not, the proposed loss of trees is a serious adverse impact, not a possible adverse environmental impact.

19-d-4 HISTORICAL

Once again, the boilerplate sentence citing administrative procedures under the Municipal Code is not sufficient. Serious alteration to the monument church is proposed. This is an adverse environmental impact for which mitigation must be spelled out.

Thank you for giving your consideration to these important issues.

Sincerely yours,

Portia Lee

Portia Lee, Ph.D.

Registered Professional Historian #547

1. Sales, service and consumption of alcoholic beverages shall be permitted only between the hours of 10:00 a.m. and 2:00 a.m. daily.

2. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licensees shall at all times maintain records that reflect separately the gross sales of food and the gross sales of alcoholic beverages of the listed location. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Department of Alcoholic Beverage Control on demand.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district. The right is reserved by 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 any adjacent property.

4. The owners, operators, managers, and all employees serving alcohol to patrons shall enroll in and complete a certified training program for the responsible service of alcohol. This program is recognized by the State Department of Alcoholic Beverage Control. This training shall be completed by new employees within four weeks of employment and shall be completed by all employees serving alcoholic beverages every 24 months.

5. The premises shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurants.

6. Entertainment prior to 8:00 p.m. each day of the week is prohibited. This is to insure that the listed location remains a bona fide restaurant and not a night club or lounge.

7. There shall be no exterior advertising or sign of any kind or type, including advertising directed 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.

8. Dancing will only be allowed as permitted by the Los Angeles Police Commission.

9. No pool or billiard tables shall be maintained on the premises.

10. There shall be no coin-operated games or video machines maintained upon the premises at any time.

11. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within 24 hours of being applied.

12. Trash pickup at the premises will be made no earlier than 8:00 a.m. nor later than 7:00 p.m.

13. The rear door(s) shall be kept closed at all times during the operation of the premises except in cases of emergency. Said door(s) are not to consist solely of a screen or ventilated security door.

14. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.

15. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.

16. Any music, sound or noise emitted shall not be audible beyond 150 feet from that part of the structure which is under the control of the applicant(s).

17. The conditions of this permit shall be retained on the premises at all times and be immediately produced upon the request of any peace officer.

18. No booth or group seating shall be installed that completely prohibits observation of the occupants.

19. There shall be no requirement for cover charge or pre-payment fee for food and/or beverage service.

SONGFEST
P. O. Box 182
Coldwater, MI 49036

July 26, 1999

COPY

Mayor Richard J. Riordan
City of Los Angeles
City Hall, Room 305
200 North Spring St
Los Angeles CA 90019

City Hall East
Attn:
Main

Honorable Sir:

I am writing to you in behalf of the people who have a great interest in The Little Country Church of Hollywood. It is my understanding that plans are underway to destroy this very special landmark and replace it with a night club or bar of some sort.

I have had the pleasure of visiting this church in the past. It has been a tremendous source of spiritual help to literally thousands of people for many years. I know something of it's history and the intention of it's founders to keep this lighthouse of the gospel as a permanent place of usefulness in the service of Christ. It would be a terrible disgrace and a dishonor to the founder and to the members of the congregation to ever imagine such a tragedy as having this spiritual landmark destroyed and replaced with a nightclub.

Please, Mr. Mayor, take whatever steps that are necessary to see that these plans never materialize. Hollywood needs this testimony and outreach of the gospel, as I'm sure you are well aware.

Thank you for your kind consideration that justice prevails in this situation.

Respectfully yours,

Gordon E. Sears

California Church

2700 L Street
Sacramento, CA
95816

(916) 442-5447
(916) 442-3036 Fax
HN0029@handsnet.org

Scott D. Anderson
Executive Director

~~Board~~ Calif. Council of Churches

July 19, 1999

The Honorable Richard J. Riordan
City of Los Angeles,
City Hall
200 North Spring Street, Room 305
Los Angeles, CA 90012

Dear Mayor Riordan,

I am writing on behalf *California Church IMPACT*, which represents19 protestant and orthodox denominations, 3,300 congregations, and over 1.2 million church members in California to express our support for the preservation of the Little Country Church of Hollywood, 1750 North Argyle Avenuc, in Hollywood.

The Board of Zoning Appeals voted on July 13, 1999 to allow a conditional use permit at this site for the purposc of converting this church into a nightclub with a liquor license. This use is completely contrary to the wishcs of both the founder of this church and the surrounding neighborhood. The proposed uses of this site would completely disrupt neighborbood life and create a parking nightmare in the vicinity.

More importantly, the new owner's plans would seriously alter or destroy the original church historic monument building.

People of faith in Southern California and throughout the state are concerned that the Little Country Church of Hollywood be preserved. We urge you to support the community and oppose the conditional use permit that is proposed.

Sincerely,

Scott D. Anderson
Executive Director



THE FIRST PRESBYTERIAN CHURCH OF HOLLYWOOD alan j. meenan, ph.d., pastor
1760 north gower street • hollywood, california 90028-5498 • tel:(323) 463-7161

July 9, 1999

Mayor Richard Riordan
City of Los Angeles
City Hall
200 N. Spring St.
Los Angeles, Ca

Dear Mayor Riordan:

I am writing to you in connection with an application for a liquor license and *Conditional Use Permit required to convert the Country Church of Hollywood* into a restaurant and bar, and to voice my strong objection that such a permit be granted on *July 13*.

The church, which is located at 1750 N. Argyle Avenue, and is registered *Historical Landmark #567*, has stood on that spot since the 1930s. It is a piece of historical Hollywood and a remnant of the past that should be preserved. I also strongly object that it be allowed to become the site of yet another liquor establishment when the Vice Department of the Los Angeles Police Department has said that such an establishment is the last thing that Hollywood needs.

There are many who have made a stand to stay in Hollywood and see that it becomes a rejuvenated, attractive and safe residential and business neighborhood -- mindful and appreciative of its historical past while embracing the new. With all the strides that have been made to clean up Hollywood, it is our continued hope that new businesses be supportive of that vision. The proposed establishment at the site of the Country Church would fly in the face of those values by both destroying the current historical landmark, and by providing yet another place where liquor is served and crime may fester. *I must ask you to lend your voice to object to this permit.*

Thank you for your continued leadership in our great city.

Grace and peace,

Alan J. Meenan

Dr. Alan J. Meenan

AJM/cm
cc: Citizens for the Preservation of Our Neighborhood
(P.O. Box 66850, Los Angeles, CA 90056)
Andrew Ettinger
Ruth Goulet, Chairman of Neighborhood Watch
at Carlos St/Vista Del Mar St.

THE
CHRISTIAN
FILM & TELEVISION
COMMISSION

Los Angeles Office: 2510 G Las Posas Road, Suite 502 - Camarillo, CA 93010 - (805) 383-2000
Atlanta Office: 6695 Peachtree Industrial Blvd., Suite 101 - Atlanta, GA 30360 - (770) 825-0084

Dr. Theodore Baehr
Chairman

July 2, 1999

Pastor Richard E. Brown, Jr.
The Little Country Church of Hollywood

Dear Pastor Brown:

This letter is evidence of my wholehearted support for the preservation—and continuation—of The Little Country Church of Hollywood.

This hallowed property must not be allowed to become yet another venue for liquor licensing or licentious activities! I was chagrined to learn that just such a proposal is being considered by new owners and the City of Los Angeles.

The long and very special history of this little church, since 1933, deserves more notice and attention by every Los Angeles official, every citizen of the Hollywood community...and surely every Christian.

I believe that this church has great potential as a "media church," and a force for good works in the new millennium.

In talks with both Shari Mehr and Andrew Ettinger, I have heard of new and wonderful ideas that they and many of the original congregational have discussed. I am confident that you and these dedicated people will make a difference and lead a prudent and spiritually responsible effort to reclaim this holy ground for God's work. Please count on me and my organization to support this valiant effort in every way possible...even to being a part of it!

"In Him the whole building is joined together and rises to become a holy temple in the Lord. And in Him you too are being built together to become a dwelling in which God lives by His spirit." Ephesians: 2:21.

God bless you.

Yours in Christ,

Dr. Ted Baehr

MOVIEGUIDE®

A Family Guide to Movies and Entertainment

July 12, 1999

Pastor Richard E. Brown, Jr.
The Little Country Church of Hollywood

Dear Pastor Brown:

I support the efforts of the congregation of The Little Country Church of Hollywood to regain control of the church's property and buildings on North Argyle Avenue in Hollywood. The plans to convert the property to a theater and banquet facility seem ill-advised and unethical, if not illegal.

The Little Country Church is a landmark that should be preserved. It would make an excellent "media church" designed to meet the needs of the Hollywood area. Therefore, I oppose the conditional use permit now being considered by the Los Angeles Board of Zoning Appeals.

If there is any further assistance I can provide to support you and your congregation to regain control of The Little Country Church of Hollywood, please call me at (805) 383-2000.

God bless you,

Yours truly,

Tom Snyder

Dr. Tom Snyder, Managing Editor
MOVIEGUIDE®

2510 G Las Posas Road, Suite 502 Camarillo, CA 93010 (805) 383-2000 Fax (805) 383-4089

****** United Streets of Hollywood ******

A Coalition of residential organizations devoted to:
The rebirth of HOLLYWOOD as a pleasant place to live, shop, and proudly host visitors of the world.

CO-CHAIRS: JON JAY, Saving Grace, ph 876-2577
JOHN K. EHRETZ, W.A.V.E. 323 465-3505
L. RAY HUNTER, Delta Neighborhood Watch, 323 463-1047

c/o 1811 Wilcox Avenue
Hollywood, CA 90028

July 9th, 1999

BOARD OF ZONING APPEALS
Figueroa Plaza
201 North Figueroa Street, #300
Los Angeles, CA 90012

RE: Case No. ZA 98-0928(CUB)(CUZ)(ZV) (Little Country Church of Hollywood)

Dear Friends:

The road to hell is oft paved with good intentions.

The applicant, with seemingly good intentions, and those who are fatigued with Hollywood's dismal condition, but also well intended (we hope), have placed this ill-advised proposal before you.

Given the facts and the tenets of sound planning, this application should be rejected. Financially, it would be the best decision for the applicant and the kindest for the community.

Sadly, the mitigations proposed in the conditions will undermine its chances of success. And, the likelihood of success in these ventures is usually very low anyway. Hollywood doesn't need another failure.

Moreover, consequences to the adjacent residential properties would be extremely negative. Their desirability is badly strained now. Therefore, your decisions must consider whether this residential district should survive and prosper, or, if further burdened, will it decline even more.

As it stands, this proposal meets none of the requisite tests of public need and necessity. Simply put, it's not good planning.

This property has good prospects, but the present proposal is not one of them. The Little Country Church of Hollywood is an historic property, and for the sake of its congregation and the community it should be preserved as such.

Sincerely,

John K. Ehretz, Co-Chair

September 1, 1999

Mayor Richard J. Riordan
City of Los Angeles
City Hall, Room 305
200 North Spring St.
Los Angeles, Ca. 90012

Dear Mayor Riordan,

Please add my name to the growing list of people who are opposed o seeing the Country church of Hollywood turned into a restaurant and theater. I'm also opposed to granting Susan Fine Moore a liquor license that would enable her to serve liquor on the property.

The Country Church of Hollywood has been a part of my life since the year 1933, when I began listening to the radio broadcasts. It has played a tremendous influence in my life. I attended there while a student at Chapman College in the 1930s and early 1940s. At that time Chapman College was located in Hollywood at the corner of Vermont and Melrose.

After serving in the U.S. Navy during World War II, I became a part of the staff at the Country Church, singing in the Male Quartet and participating in the daily broadcasts, plus Sunday Morning and Sunday Evening Services.

In 1950 I left the staff position at the Country Church to begin a preaching and pastoral career that continues even today. I was often asked in the ensuing years to return to the Country Church to preach and sing.

After the sudden closing of the Country Church on April 27, 1997, several friends and supporters of the Country Church held a meeting in Long Beach and asked me to serve as their Pastor-at-Large. I am happy to accommodate this request.

I felt at the time and still feel that the decision by the three trustees of the Country Church to close down the church and sell the property to Susan Fine Moore was a "breach of contract" against all of us who have invested time, talents, and treasures in the Country church and its ministry over a period of sixty-four years. Promises were made continually, verbally and written, that the Country Church would always remain a Church and its ministry would continue "until Jesus comes".

The friends and supporters I represent are doing everything possible to make it possible for the Country Church to continue as a Church and to carry on a great ministry that we feel can not only touch lives in Hollywood and Southern California but literally around the world.

Please help us, Mayor Riordan.

Respectfully submitted,

Richard E. Brown, Jr.

Richard E. Brown, Jr.
Pastor-at-Large
139 Don Ricardo Way
Ojai, Ca. 93023
Phone (805) 640-8233
FAX (805) 640-9401

June 29, 1999

Reference: BZA Case No. 5734 ZA Case No. 98-0928-CUB-CUZ-ZV

Dear Members of the Los Angeles City Board of Zoning Appeals,

This letter is being written in opposition to the proposed use of the property and buildings at 1750 North Argyle Avenue, Hollywood, Ca.

In the year 1933, this property was dedicated as Church property. A ministry began there known as the Little Country Church of Hollywood. The founders were William and Virginia Hogg, a husband and wife team loved and respected by all who knew them.

Mr. and Mrs. Hogg made promises from the beginning in 1933 that this property would always be dedicated for ministerial purposes to further the ministry of Jesus Christ. They adopted the phrase "until Jesus comes" to communicate to all their supporters that the property would never be sold or even used for any other purposes except the ministry of Jesus Christ.

Beginning in 1933, this phrase "until Jesus comes" was used Sunday after Sunday (and eventually on the daily radio broadcasts) to generate financial support to pay for the property and subsequent buildings. Supporters gave generously of their time, talents, and treasures to further this unique and exciting ministry.

In order to keep this ministry free of church politics, the Hogg family has always held title to the church property. Supporters saw no problem since the Hogg family has always been held in the highest esteem. Imagine the shock and disappointment a few months ago when it was suddenly announced the church property had been sold and was to become a restaurant and theater.

The supporters of the Country Church are doing everything possible to regain the use of the property and buildings for the purposes stated continually since 1933. We need your help in order to do this. Please do not allow this property to be converted to a theater/performance venue and banquet-meeting facility.

Respectfully submitted,

Richard E Brown, Jr.

Richard E. Brown, Jr.
139 Don Ricardo Way
Ojai, Ca. 93023
Phone 805-640-8233
FAX 805-640-9401

The Good Shepherd Bookshop

In the Garden at
The First Presbyterian Church of Hollywood, 1760 North Gower Street, Hollywood, California 90028-5422

Manager:
Andrew Ettinger

(213) 463-7161
(818) 787-4651
Extension/Voice Mail #249

5 July 1999 FILE #ZA-5734

Mayor Richard J. Riordan
City of Los Angeles
City Hall, Room 305
200 North Spring St.
Los Angeles, CA 90012

Dear Mayor Riordan:

I have just learned of plans to literally destroy the landmark Little Country Church of Hollywood...and turn it into some sort of night club/ restaurant. With, of course, a liquor license or two.

Hollywood does not need any more liquor venues.

Especially at the expense of a fine old building with a rich history that is only known for its long and faithful association with our Lord.

How can this possibly be happening?

We, the citizens of Hollywood and you, our Mayor of greater Los Angeles, must prevent this outrage, this potential obscenity!

At a time when we are being told all the good news about the "new" Hollywood a-building, the multi-million dollar developments, gala celebrations for the millennium, and such...a quietly profane deal is being made to desecrate a church!

This, Mr. Mayor, is nothing less than blasphemy.

I pray that you will not be a part of this terrible plan, but instead join with those who see that this church be returned to its congregation, the men and women who created, built and supported this church for most of this century.

I have joined with members of this congregation to ensure that justice is done in this matter. The more I learn about how all this came about the more I am outraged at the petty machinations that are part of it. Honest, God-fearing and trusting people have been mislead and manipulated. This is not just a piece of real estate changing hands.

You will be hearing more. There are more letters to come.

I suggest that you appoint one of your staff to investigate this matter; for this congregation is now growing and joining with other community groups, and Christian leaders across the country, to do whatever it takes to save this church. Your help would be appreciated, and blessed.

Sincerely,

Andrew Ettinger

HEATHER HEWITT

6324 Tahoe Drive. Los Angeles. CA 90068 USA

(213) 464-3838

July 1, 1999

Shari Mehr
P.O. Box 66261
Los Angeles, CA 90066

Dear Shari:

Thank you for sharing your information about The Little Country Church of Hollywood with me...it is a shocking story.

And a story that must be made public. With all parties made accountable.

To think that some insensitive promoters would even dare to consider desecrating a church is outrageous enough...but to learn that plans are actually afoot to do so is monstrous!

Typically we hear that lovely old buildings are being leveled for yet another parking lot. Signs of progress being the usual excuse.

But to destroy a church for a nightclub/booze emporium!

That is just evil! And must be stopped.

I had the good fortune to visit this warm and wonderfully welcome old church some time ago, and remember it well. It is an historically significant part of old Hollywood, and a little-known treasure. But more important, it is a sacred house of God. It is not just another piece of real estate up for grabs for anyone with a profit motive.

Please let me know what I can do to help you in this cause. I think we will find an army of Christians who will join in the battle to save this church. And I will lend my support in any way possible.

All who are involved in the scheme to desecrate this church must be revealed, their motives known, and must be made to answer for what is no less than a crime-in-progress.

My prayers are with you and your congregation to recapture this church for God.

I plan to circulate my letter and your information sheet to everyone I know. This is a cause that deserves the support of every citizen, and every Christian.

Please keep me informed, and let's create a network to join the battle!

Blessings,

Heather

Good News
Family Ministries

DEAN BROWN
President

3701 Country Club Drive, #1
Long Beach, CA 90807

Phone: (562) 427-6182
Email: gnfm@earthlink.net

July 6, 1999

ATTENTION: BOARD OF ZONING APPEALS, CITY OF LOS ANGELES

RE: APPEAL FILE #ZA5734 AGAINST C.U.P. #AZ98-0928
LOCATED AT 1750 NORTH ARGYLE AVENUE

To Whom It May Concern:

This is to oppose the applicant's Conditional Use Permit from being approved. I am appalled that the city would even consider destroying this historical church monument #567, known as the Country Church Of Hollywood, and turning it into a bar and nightclub with more than one liqueur license.

Over the years I ministered with this church as the music minister, once in 1952 through 1953, and again in 1995 through 1997. I feel the membership was defrauded by its leadership when the church was sold without the knowledge or consent of the congregation. Even as part of the staff I was never told by the leadership that the church had been sold. The congregation was only informed, by mail, 5 days before the last service that the church had been sold. The last Sunday (I was there), many in the congregation did not even know it was their last Sunday. There was never a vote nor consent given by the congregation for this transaction to take place. At present there are legal actions being taken by the former congregation to get their church back.

The founders of this church would never have consented to the desecration of this sacred site and turning it into an adult entertainment center. Besides the moral implications, does Hollywood really need another nightclub and another liqueur license? This property is very small with a beautiful garden and many rare and ancient trees and much of this would be destroyed. Also, there is not even room for the necessary parking places that every place of business must provide.

With the work now going on by the community for the restoration of Hollywood as a safe and beautiful place for families, I wonder why the city would even consider destroying an historical church monument and turning it into a business that would have such a negative impact upon the community. We have already lost too many of our historical building sites in the past.

Please help us save our church and reconsider the applicant's C.U.P by not approving this C.U.P. and help the former congregation regain the reuse of our church building. Please do what is right, and not just what might be the commercial thing to do.

Thank you for your consideration in this matter.

Sincerely,

Dean Brown

Pray Hollywood 2000
1605 Elizabeth Street
Pasadena, CA. 91104
(626)-398-4141

Mayor Richard Riordan
City of Los Angeles
City Hall
200 North Spring Street
Los Angeles, CA.

July 10, 1999

Dear Mayor Riordan:

I am outraged that the City of Los Angeles has issued a Conditional Use Permit for Ms. Moore to open a bar on the site of one of Hollywood's few remaining original Christian places of worship: the Little Country Church of Hollywood. Is this beautiful city, founded as a "dry" city, a refuge from licentiousness, now to witness yet another church falling victim to crass commercial interests, which seek to exploit its hallowed ground for yet another unnecessary liquor parlor?

Are there not enough bars already in Hollywood? What could possibly justify opening another one in this city whose moral compass has gone haywire? Would it not be more prudent, not to say decent, to reopen a House of Prayer which was unfortunately and untimely closed, so that our God might be invoked to bring some social order and peace to the city which so desperately needs them?

Please revoke this outrageous Conditional Use Permit. Please return the Country Church of Hollywood to its godly trustees so that prayers might once again ascend to Jesus Christ, Who is the True King and Ruler of Hollywood, Who loves the city, and its inhabitants, and Who desires the best for them and for their future.

Yours sincerely,

Stephen Wistar
Co-Founder

July 1, 999

ATTENTION: BOARD OF ZONING APPEALS, CITY OF LOS ANGELES

RE: APPEAL FILE #ZA5734 AGAINST C.U.P. #ZA98-0928
LOCATED AT 1750 NORTH ARGYLE AVENUE

To Whom It May Concern:

This to ***oppose*** the applicant's Conditional Use Permit from being approved. This historical church monument #567, known as the Country Church of Hollywood, has been part of my "roots" and special heritage. I was there in 1934 as a teenager of 17 years old and saw the "cornerstone" laid by the founder and builder, William B. Hogg (Josiah Hopkins-his radio name) with approximately 3,000 other people. I remember the founder and his family through the years declaring that "this church would remain open 'until Jesus comes'" for gospel and media purposes.

I understand, that this church if given the chance by the former congregation, would be able to use (or "reuse") the church building, it would help fulfill the wishes of "Parson" Hogg, the founder (Josiah Hopkins) in a bigger way now through media than in the '30s and would help ***redevelop*** Hollywood into a more beautiful place to live and visit. I understand the former congregation has been involved in litigation since the church closed (which closed on 4/27/97 without the permission or approval of the former congregation). I understand they have been trying to regain the use of their church building back since then and are now pursuing an error made by the Appeals Court in February 1999 which would cause a recent decision made in applicant's favor to be reheard. The original congregation donated their money, time and effort in constructing the church in 1933, which gives them "easement and license" rights to be able to use "their" church building, as Dr. Albert Landini, Associate Zoning Administrator has commented in his C.U.P. statements (please see Mr. Landini's statements under heading "Zoning Administrator's Overall Discussion" on Page 36 of the C.U.P. dated 4/28/99 at top of page.)

For these legal and preservation reasons and desires by the founder and builder of this historic church monument, thank you for reconsidering applicant's C.U.P. (file stated above) by ***not*** approving this C.U.P., so that you can be a part of our cultural heritage and great help for the preservation of the Country Church, which will also help the former congregation in regaining the "reuse" of their church back.

Sincerely,

Naomi Kelly

Naomi Kelly
2218 Mira Vista Ave. #4
Montrose, Ca 91020

The Little Country Church Of Hollywood

"...set upon a hilltop 'til Jesus comes again..."

Los Angeles Historical Monument #567

P.O. Box 66850 • Los Angeles, CA 90066

February 3, 1999

[Via facsimile (213) 580-5542 and U.S. Mail]

City of Los Angeles Planning Department
Attn: Charlie Rausch
221 North Figueroa Street, Room 1500
Los Angeles, CA 90012

RE: Land Use Permit Application Case #ZA980928(CUB)(ZV)CUZ
Negative Declaration #MND-98-0411-CUB(ZV)(CCR)

Dear Mr. Rausch:

On behalf of the Country Church of Hollywood once located at 1750 North Argyle in Hollywood, I would like to register our strong protest against the pending Conditional Use Permit filed by Susan Fine Moore and Mollywood Properties on this property for many reasons.

On April 27, 1997, the trustees of the church closed the church with no notice, and announced that the property would be sold. Since that time we have been working hard to regain the use of our church building, culminating last April in our filing a lawsuit against the trustees, Mollywood Properties and Susan Fine Moore. Since then, we have prevailed against all legal obstacles directed against us. We have every confidence we will prevail and win back use of the property.

We are certain that our claims upon the property are valid and that the courts will determine that the title of Susan Fine More and Mollywood Properties must include our easement or license rights. As such, we assert that certain rights to the property being left as it is will also flow to us through these provisions. We believe that once our case is heard, our property rights will be upheld by the courts, rendering this Conditional Use Permit Application by the petitioners inappropriate.

It is also unthinkable that anyone would irreparably alter the property and destroy it as a valuable cultural landmark, especially when the rights of the petitioners are in question.

Therefore, I respectfully request that the City of Los Angeles Planning Department deny granting this Permit to significantly and permanently alter the property until such time as the true property rights are determined, and we have had an opportunity to complete our case in the courts.

Sincerely,

Robert Gardiner

Robert Gardiner
Administrative Pastor

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Richard E. Brown, Jr.	139 Don Ricardo Way, Ojai, Ca. 93023
Margaret A Brown	139 Don Ricardo Way, Ojai 93023
Lee Ruda	159 La Playa, Ojai Ca. 93023
Vinnie Herring	163 Don Ricardo Way Ojai Calif 93023
Nida Herring	163 Don Ricardo Wy Ojai Ca. 93023
Karen Adams	163 Don Ricardo Way Ojai Ca 93023
Norma Foster	145 Don Ricardo Way Ojai CA 93023
Mrs. John Grant	146 Don Ricardo Way Ojai CA 93023
Dale King	2142 Sumac Dr. Ojai Ca. 93023
Geraldine King	2142 Sumac Dr. Ojai Ca. 93023
Richard Petros	1015 Sunnyglenn Ave OJAI CA 93023
Pamela A Petropulos	1015 Sunnyglenn Ave Ojai CA 93023
Tom [illegible]	1015 Sunnyglenn Ojai CA 93023
Kirsten Petropulos	1015 SUNNYGLENN AVE. OJAI, CA 93023
Carole M Baker	803 Cuyama Rd Ojai CA 93023
Marion Van Dyke	3416 MARICOPA OJAI CA 93023
Roger Phelps	518 Pleasant Ave OJAI CA 93023
Ernie Liedenbaum	85 ash Lane ojai Ca. 93023

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Jim Davis	411 Foothill Lane, Ojai 93023
Juanita Perry	901 N. Signal, Ojai CA 93023
Bob Burgess	511 Park Rd Ojai, CA 93023
Scott Kolar	125 El Camino Dr. Ojai 93023
Lois Swanson	1051 S. La Luna Ojai 93023
Diane Miller	204 Riverside Oak View 93022
Doris Christensen	1057 S. La Luna, Ojai CA 93023
Elaine Van Wagner	3410 Maricopa Rd. Ojai Ca. 93023
Sheila Topping	306 W. Oak View Ave. Oak View, CA 93022
Gloria D. Goodrich	1273 Rice Rd, Sp. 35 Ojai Ca., 93023
Margaret Pufpaff	720 w alvarado ojai ca 93023
Diana E. Kelley	1014 S. Rice Rd, Ojai, Ca. 93023
Ken Hartenstein	421 Saddle Lane, Ojai CA 93023
Charlene Hartenstein	421 Saddle Lane, Ojai CA 93023

As explained in more detail on the first page, the names below are against the Little Country Church of Hollywood becoming re-structured at 1750 N. Argyle Avenue in Hollywood and converted into a theater, while the property is now a historical landmark since 1992. This is according to "new" plans being proposed with the City of Los Angeles in the near future, and some plans were submitted February 10, 1998, to "remove" the valuable oak wood in the basement of the historical monument. This is from a recent purchase of the property by Susan Moore. These proposed "new" plans would completely "remove" and "alter" the unique oak wood inside the whole church building. The names below are also against the property being altered. The proposed plan shows trees scheduled to be "moved", so that a restaurant can be built which would also have a "full liquor license" and completely change its historical structure and value of the above property.

2 people

Name	Address
CONTACT:	
BUDD & AGNES COLEMAN	1845 MONROVIA #91 COSTA MESA, CA 92627

MEMBERS OF THE ENTERTAINMENT COMMUNITY, BUSINESSES, NEIGHBORS AND FRIENDS OF THE "LITTLE COUNTRY CHURCH OF HOLLYWOOD"

The names of the people below, are asking for your careful and critical attention, to be paid to the "new" plans being proposed with the City of Los Angeles in the near future for the property at 1750 N. Argyle Avenue in Hollywood. Some plans were already submitted on February 10, 1998 which propose to "remove" the valuable oak wood in the basement of the historical monument. This property has been a "media" church for over 64 years, which has been known as the "Little Country Church of Hollywood". Its unique oak wood and architecture has made it become a historical landmark since 1992. This property includes beautiful trees, bushes and donated plants, that were once part of the Bartlett Estate, combined with its unique church structure of oak wood, finishes an unusual setting of a country atmosphere, that the founder and builder desired, who was a little country preacher. The "new" potential plans, since a recent purchase of the property by Susan Moore, propose to "remove" and "alter" the beautiful oak wood inside the church building and change it from a 300-seat church building into a 99-seat "live" theater. The plan appears to "alter" and "remove" its historical structure mostly inside and partly outside, and completely change its historical value and meaning. The property itself, according to these new plans, would include a new restaurant with a full liquor bar which would have a "full liquor license". Also, trees would have to be moved to build the [illegible] ...ultimately, the historical value and meaning of the property itself. Therefore, the names below must protest the new plans by Susan Moore, a recent purchaser of the above property. These names below, have either had a personal involvement with the Country Church of Hollywood, or have a 'deep love' for its unique structure, preservation and what the "whole" property has given to thousands of people over the years. The former members of the Country Church request to have an alternate proposal heard, which would also bring money and revenue into Hollywood. These members would help the Country Church property remain the historical landmark, and carry on the vision of its founder and builder, Dr. William B. Hogg (known as "Josiah").

Name	Address
[signature]	21009 Grand Willow, CA 92595

(1) X

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL ~~MONUMENT~~ WITH THE COUNTRY CHURCH BUILDING: LANDMARK

Name	Address
Cindy Van Dam	427 E. Grinnell-Burbank 91501
~~Jim Humphrey~~	9971 Lamark St. ~~Sunvalley~~ Burbank, Ca 91352
~~Shirley Kenar~~	1235 N. Niagara Burbank
~~Florence Sandefer~~	650 N. Florence St Burbank 91505
~~Jim Baughth~~	710 N. Brighton St. Burbank 91506
~~Linda Baughthew~~	710 N Brighton St Burbank 91506
~~Steven R Jones~~	2625 N Lincoln St #M Burbank 91504
~~Joann Jones~~	2625 No. Lincoln St. #M Burbank 91504
~~[illegible]~~	721 N. Hollywood Wy. Burbank CA 91505
~~Janice Brown~~	721 N. Hollywood Way Burbank CA 91505
~~Jim Canning~~	731 Tufts - Burbank, CA 91504
Kay Canning	731 Tufts - Burbank, CA 91504
Nancy Beamer	241 Court, Ventura, Ca 93003
Bob Beamer	241 Court, Ventura Ca
~~Alice Canning~~	~~731 Tufts - Burbank, CA 91504~~
Dawn Van Dam	418 Harrard, Burbank, Ca
Ray G Johnson	241 No. Louise, Glendale, Ca 91207
Art Van Dam	427 E Grinnell Burbank CA 91501
Steve Erickson	6309 W. Ave J-5 Lancaster, Ca. 93536

Mike and Terry Aaron

(2)

Daughter-in-law

TOTAL P.02

As explained in more detail on the first page, the names below are against the Little Country Church of Hollywood becoming re-structured at 1750 N. Argyle Avenue in Hollywood and converted into a theater, while the property is now a historical landmark. This is according to new plans submitted on February 17, 1998 from a recent purchase of the property. This would also "remove" and "alter" the unique oak wood inside the church building. The names below are also against the property being altered, six trees scheduled to be "moved", so that a restaurant can be built which would also have a "full liquor license" and completely change its historical structure and value.

Name	Address
Jean Fritts	10433 W Tegata Sunland 91040
Harriett Wyant	2901 Sycamore Ave La Crescenta 91014
Val and Betty Hellickson	5433 Ilmore La Crescenta
Walter & Patricia Ribeiro	5317 Pinewood La Crescenta 91214
Dorothy Gouldenmire	7214 Brookhill La Crescenta
Clair & Doris Weaver	9528 Greenmore La Crescenta 91214
Bob & Nancy Betteridge	3046 El Caminito La Crescenta 91014
Dr. Vera Schlamm	3481 Stancrest Dr #318 Hacienda Heights, Ca 91745
Naomi N. Kelley	2218 Mesa Vista Ave #4 Montrose 91020
Edelaen Fiske	P.O. Box 1026 Woodbridge, Ca 95258
Jean Cobe	P.O. Box 756 Sanger, Ca 93657-0756

PETITION FOR T[illegible] "LITTLE COUNTRY CHURCH OF HOLLYWOOD"

TO: COMMUNITY REDEVELOPMENT AGENCY, HOLLYWOOD HERITAGE, MEMBERS OF THE ENTERTAINMENT COMMUNITY, BUSINESSES, NEIGHBORS AND FRIENDS OF THE "LITTLE COUNTRY CHURCH OF HOLLYWOOD"

The names of the people below, are asking for your careful and critical attention, to be paid to the "new" plans being proposed with the City of Los Angeles in the near future for the property at 1750 N. Argyle Avenue in Hollywood. Some plans were already submitted on February 10, 1998 which propose to "remove" the valuable oak wood in the basement of the historical monument. This property has been a "media" church for over 64 years, which has been known as the "Little Country Church of Hollywood". Its unique oak wood and architecture has made it become a historical landmark since 1992. This property includes beautiful trees, bushes and donated plants, that were once part of the Bartlett Estate, combined with its unique church structure of oak wood, finishes an unusual setting of a country atmosphere, that the founder and builder desired, who was a little country preacher. The "new" potential plans, since a recent purchase of the property by Susan Moore, propose to "remove" and "alter" the beautiful oak wood inside the church building and change it from a 300-seat church building into a 99-seat "live" theater. The plan appears to "alter" and "remove" its historical structure mostly inside and partly outside, and completely change its historical value and meaning. The property itself, according to these new plans, would include a new restaurant with a full liquor bar which would have a "full liquor license". Also, trees would have to be moved to build the restaurant. Again, this would "alter" dramatically, the historical value and meaning of the property itself. Therefore, the names below must protest the new plans by Susan Moore, a recent purchaser of the above property. These names below, have either had a personal involvement with the Country Church of Hollywood, or have a 'deep love' for its unique structure, preservation and what the "whole" property has given to thousands of people over the years. The former members of the Country Church request to have an alternate proposal heard, which would also bring money and revenue into Hollywood. These members would help the Country Church property remain the historical landmark, and carry on the vision of its founder and builder, Dr. William B. Hogg (known as "Josiah").

Name	Address
Rev. [illegible]	11194 Angeleno Ave W. Burbank 91506-3917
Brian Macdonough	1956 IVAR AVE HOLLYWOOD, CA.
[illegible]	6062 Jamaica Ct. Lancaster CA 93536
Bruce Best	7095 Hollywood Bl #523 CA CA 90028
[illegible]	7044 Northern #101 Hollywood CA 90028
[illegible] Miller	1363 S. Virgil Ave #341, LA, CA 90004
[illegible]	1057 41 Woodman St. Apt 30, N. Hollywood, CA 91602
[illegible]	2130 N Vista del Mar LA CA 90068
Victoria Jacobs	1425 N. Harper Ave #11, LA 90046
Colleen Rogers	303 S. Commonwealth ave. #106 LA CA 90020

As explained in more detail on the first page, the names below are against the Little Country Church of Hollywood becoming re-structured at 1750 N. Argyle Avenue in Hollywood and converted into a theater, while the property is now a historical landmark since 1992. This is according to "new" plans being proposed with the City of Los Angeles in the near future, and some plans were submitted February 10, 1998, to "remove" the valuable oak wood in the basement of the historical monument. This is from a recent purchase of the property by Susan Moore. These proposed "new" plans would completely "remove" and "alter" the unique oak wood inside the whole church building. The names below are also against the property being altered. The proposed plan shows trees scheduled to be "moved", so that a restaurant can be built which would also have a "full liquor license" and completely change its historical structure and value of the above property.

Name	Address
ALAN CHANMUGAM	3031 GRAND VIEW BLVD LA. CA. 90066.
Claudette Janssen	6062 Jamaica Ct. Lancaster 93536
[illegible] Guerra	10061 Sepulveda # C Mission Hills 91345
[illegible] L. Glauser	7044 Hawthorn Ave #301 L.A. 90028
Barry Danielson	5205 Hollywood Blvd #215 LA, CA 90027
[illegible]	15720 CHATSWORTH ST [illegible] 91344
Annamarie Olson	1119A Angelena Ave. W. Burbank, CA 91506

Hi, Shari - I'm so glad you & pray the signatures will help keep Little Country Church Stable
Love, Esther

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Maggie Hayes	22506 Ventura St Woodland Hills CA 91367
Esther Aboud #103	5050 Maplewood Ave L.A. CA 90004
MARGRET CORBETT	306 N 3rd St #j L.A. CA 90013
Bernita Beck	P.O. Box 1356, Agoura, CA 91376
ALLEN E PECK	5502 1/2 BARTON AVE 90038 Hollywood CA
KENNETH E BRINKMEYER	560 N. KINGSLEY DR #210 LA CA 90004
JOHN H. ENFIELD	P.O. Box 3675; Hollywood, CA 90078
PAUL NORQUIST	1305 N. Buena Vista St. #A, Burbank CA 91505
IRENA D. FULMER	1450 CONRAD St. L.A. CA. 90041-1702
Yolanda Reynolds	1807 Oakwood St Pasadena, Calif. 91104
Charlene Kidd	1290 E. Altadena Drive Altadena, Ca. 91001
ELIZABETH J. GAUDINO	1290 E. ALTADENA DRIVE ALTADENA, CA. 91001
Dorothy Turner	apt. 520 1850 N. Highland Ave L.A. 90028
Isabelle Paulson	1746 N. Stanley Ave L.A. 90046
Inge Fabler	14889 Jadestone Dr. Sherman Oaks, Ca. 91403
Hubert Davis	118 North Manhattan Pl Los Angeles 90004
Wanda Davis	118 No. Manhattan Pl Los Angeles, CA 90004
Brent Williams	1952 Carmen Avenue, Hollywood, CA 90068-4013
Sheila de Williams	2032 Virginia Rd, L.A., Cal. 90016
Crystal Chase	2032 Virginia Rd, L.A., Cal. 90016
FRED + JEAN SILVER	14852 VENTURA BL SHERMAN OAKS 9140

Virginia Tilley
5418 So Hauser Ave
Los Angeles CA 90037

6136 SALE AVE.
WOODLAND HILLS, CA. 91367

RONIE

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
J. Richard + Shelley Lee	1200 Harbor Dr. So, Oceanside 92054

2 people

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Troy W. Smith	4349 Albury Ave, Lakewood, CA
Hazel L. Smith	" " " 90713

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
2 ↓ John W. Lundberg	5320 Parejo Dr. Santa Barbara, CA 93111
↓ Barbara L Lundberg	(same)

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Carolyn A Doyle	606 N. Sixth St #C Burbank CA 91581

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Dr J Russell Killman	Dr. J. Russell Killman 3922 Community Ave. La Crescenta, CA 91214
3922 COMMUNITY AVE	
LA CRESCENTA, CA 91214	

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Kenneth C. Brown	16191 Ganges Ln. #1, Huntington Bch. CA 92647
Ruth Brown	16191 Ganges Ln. #1 Huntington Bch. Ca. 92647
Donn G. Brown	16191 GANGES LN #1 Huntington Bch, CA 92647

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Eleanore Hoffman	1500 Sherman Way, Van Nuys 91405

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name Linda P. Eby **Address** 2928 4th St. #32
Santa Monica, CA 90405

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
PAUL SANDBERG	PO BOX 2461 HUNTINGTON BEACH, CA 92647

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

DEVRA SHIERIN

Name _____ **Address** 2217A OCEAN AVE

SANTA MONICA CA 90405

R = Regular sure giving
~~A B~~ C

Brian BEIRNE
3001 DURAND DR.
H.W. 90068

DONALD L. CALLAHAN
5870 FRANKLIN
L.A. 90028

LEROY CORRIE
9709 BLAZING STAR CT.
LAS VEGAS, NV. 89117

ELRISA K. BELCHER (R)
1415 CAHUENGA BLVD,
L.A. 90028

ROBERT D. BAKER (R)
1335 N. LA BREA #2166
L.A. 90028-7565

ETHEL ARMSTRONG (R)
5832 CAMERFORD
L.A. 90038

DON BENNETT
1827 CANYON DR. #3
HOLLYWOOD 90028

JESS BOLERO (NEW)
~~3800 WYNN RD~~
1760 No. DECATUR #8,
LAS VEGAS NV. 89108
2247
★ CHEW - NEXT PG

D-E-F-G

BETTY DAVIDS (R)
P.O. Box 55
BURBANK 91503

JAMES DE BOARD
1403 ~~So~~. DELTA
So. SAN GABRIEL, CA.
91776
3619

ROBERT EVANS
1831 VINE ST
HOLLYWOOD, CA 90028
5203

T.W. GORDON
312 No. BELMONT
GLENDALE, CA. 9120[illegible]

H-I-J-K-L

GWENDOLYN L ??
1965 RODNEY DR
90027.

MRS F. HARDING
P.O. Box 48612
L.A., CA. 90048

Reg = Reg. giver

H-I-J-K-L

ROBERT E. LUTZ (Reg)
5832 CAMERFORD
L.A., CA. 90038

MR+MRS HENRY CHEW
2610 CRESTON DR. (Reg)
L.A., CA. 90068

BYRON + BONNIE HEMPHILL
22108 - 50TH AVE. (Reg)
SPANAWAY, WA. 98387

NORIKO ISONE
1925 PALMERSTON PL. #4
L.A., CA. 90027

MARTHA JACKSON (Reg)
620 W. AVE. J-9
LANCASTER, CA. 93534

MARCIA JALLOW
784 DAVENPORT CIRCLE
CLAREMONT, CA. 91711

NICK LA TOUR (Reg)
2857 VINEYARD AVE
L.A., CA. 90016

M-N-O-P

LEEROY NORIKO
1925 PALMERSTON
PLACE #4
L.A., CA 90027-1839

DR ROY McKEOWN (Reg)
11660 AMESTOY
GRANADA HILLS
CA. 91344

NANETTE O'NEIL
(Reg) 6951 LONGRIDGE
AVE
No. HOLLYWOOD
CA. 91605

→ AL PERKINS
7722 So. HARVARD
RD.
L.A. 90047

KEN PASTEL (Reg)
10474 TENNESSEE
AVE.
L.A. 90064

760-240-2271
DEAN & LAURA MAE
RASMUSSEN
APPLE VALLEY, CA. 92308

JULIA RAMIREZ
1168 NO. EASTMAN AVE. #4270
BELL GARDENS, CA. 90201

AUSTIN E. SHORE JR.
3512 SUNSET BLVD.
BEL AIR, CA. 90077

REG - 52 WKS PER YR

MR TOM YATES
1745 NORTH ORANGE DR. #117
HOLLYWOOD, CA. 90028

ADDITIONS:

MR & MRS AARON JANTZEN
E

CLIF & MARGARET SUMMERS
530 S. Reese Pl
BURBANK, CA. 91506-2915
818-846-5119

CONT

NANCY BEAMER
241 COURT AVE
VENTURA, CA. 93003

PAUL JAISSLE
315 NO. LOUISE
GLENDALE, CA. 91206

ROY JOHNSON
241 NO. LOUISE
GLENDALE, CA. 91206

Los Angeles City Planning Department

221 North Figueroa
16th Floor

June 10, 1996

TO: *Public Counters*
Zoning Administrators

FROM: *Robert Janovici* RJ

SUBJECT: ***REJECTION OF IMPROPER APPEALS***

The Municipal Code provides that an appeal from a Zoning Administrator's action must "..set forth specifically the points at issue, the reasons for the appeal, and wherein the appellant believes there was an error or abuse of discretion by the Zoning Administrator".

It has historically been the City's policy to be liberal when viewing appeals and determining whether they met the requisite minimum threshold. However, a review of the requirements seems appropriate at this time. Recently, I dismissed an appeal which by its terms clearly was based upon a personal dispute between two adjoining property owners and having nothing to do with the historic, current or prospective use of the property which was the subject of the original application.

I am requesting that all appeals be reviewed upon submittal <u>in detail</u> to ensure that the prospective appellants indicate clearly how they are personally aggrieved (impacted) by the underlying action and wherein the Zoning Administrator erred or abused discretion. Staff should never write out language for an individual nor give advice as to the possible outcome of an appeal or underlying action. If there is an issue in a particular case as to whether an appeal is properly filled out, contact me directly. If I am unavailable, contact the Administrator who is liaison to the counter.

Persons asking questions about appeals should be advised not to wait until the last minute to do so - in the event they are unexpectedly late due to traffic or other reasons, no exceptions will be made. Likewise, no leeway will be given due to the mail, private delivery service or other source not delivering the appeal on time. As such, prospective appellants should be <u>strongly</u> urged to file the appeals personally.

RJ:lmc

DEPARTMENT OF BUILDING & SAFETY
L.A. MAIN OFFICE
09/10/99 02:40:30PM LA04 T-3328 C 25
PLAN & LAND US 64.00
ONE STOP CITY 1.00
DEVELOPMT SURC 2.00
OPERATING SURC 4.00
TOTAL 71.00
CHECK 71.00

231142

ENT OF CITY PLANNING
LES, CALIFORNIA 90012

r request and accord the same full and impartial consideration to your the services of anyone to represent you.

uired by Chapter 1, Article 9, L.A.M.C.

APPLICANT: Shari Mehr

RECEIVED FROM: same

PROJECT ADDRESS: 1750 N. Argyle Ave. PROJECT ZIP CODE: 90028

TELEPHONE NUMBER: ( ) 310-398-1130

CASE NUMBER AND DESCRIPTION	Task	Sub Task	ORDINANCE FEE
ZA98-0928 / BZA 5734 Appeal other than Applicant to City Council.			$ 64 —
			$
			$
			$
			$
			$
	SUB TOTAL FEES PAID		$ 64 —
BAD CHECK FEE			$
MISCELLANEOUS/PHOTOCOPY			$
OSS SURCHARGE - 2%			$ 1 —
DEVELOPMENT SURCHARGE - 3%			$ 2 —
OPERATING SURCHARGE - 7%			$ 4 —
	TOTAL FEES PAID		$ 71 —

Check (X) Check # 330
Cash ( ) Bank # _____
Money Order ( )

COUNCIL DISTRICT: 13
PLAN AREA: Hollywood

RECEIVED BY: Victor A. Vallejo E.

09/10/99 02:40:30PM LA04 T-3328 C 25
PLAN & LAND US 64.00
ONE STOP CITY 1.00
DEVELOPMT SURC 2.00
OPERATING SURC 4.00
TOTAL 71.00
CHECK 71.00

White - Applicant Golden Rod - Return to Planning Pink - Building & Safety Canary - Master Copy

CP 7107

receipt.wq1

BZA 5734

CITY OF LOS ANGELES
APPEAL OR TRANSFER OF JURISDICTION REQUEST
TO THE BOARD OF ZONING APPEALS
REQUIREMENTS AND INSTRUCTIONS FOR FILING

TRANSFER OF JURISDICTION (CONDITIONAL USE APPLICATIONS ONLY).
Pursuant to Municipal Code Section 12.24-C.3(f), an applicant may request a transfer of jurisdiction from the Zoning Administrator to the Board if the Zoning Administrator fails to make a determination on a conditional use application within the time limits specified in Section 12.24.

APPEAL. Pursuant to various sections of the Municipal Code, an applicant or any person aggrieved by a determination of a Zoning Administrator or other City official concerning a matter which is appealable to the Board of Zoning Appeals may file an appeal from the determination. The appeal must specify how the appellant believes the official erred or abused discretion in making the determination. **Once the appeal has been filed, the appellant may not unilaterally withdraw the appeal and any such request must be considered by the Board pursuant to appropriate notice and hearing..**

CHECK ONE (fill in the blanks provided):

___ Request for a Transfer of Jurisdiction from the Zoning Administrator concerning CASE NO. _____ (filed by applicant named _____ _____which was filed (accepted as a complete application by the Planning Department)on (date) _____ (copy of the original case filing application is attached). The 75-day time limit for the Zoning Administrator to process the application expired on: _____.

✓ Appeal from the determination relative to CASE NO. ZA 98-0928(CUB)(CUZ)(ZV) (filed by applicant named SUSAN FINE MOORE); a copy of the determination report or report cover sheet is attached. (This is not required but will assist in processing this appeal form).

___ Appeal from any requirement, decision or other determination made by a Zoning Administrator and for which no case number applies. The document was signed by the Zoning Administrator named _____ and is dated _____ (a copy is attached).

APPEAL APPLICATION ONLY (check one):

___ The appeal is from the entire determination.

✓ The appeal is from conditions, elements or parts of the determination or matter being appealed.

APPEAL JUSTIFICATION: Your appeal justification must contain at least the following factual information: (1) Identification, by condition number or other citation, of each item which you are appealing and (2) a statement of how you believe the public official "erred or abused discretion" in making the determination from which you are appealing. (3) In addition, if you are appealing the entire determination, you should identify the findings required by the Municipal Code and why each finding can or cannot be made. (4) If you are appealing a requirement of the determination, you should state the requirement, any suggested modification of the language of the requirement and the reasons why the requirement, as written, is in error or creates an undue hardship. (5) If you are requesting that requirements be added to the determination, you should state your proposed new requirement and the reason why the requirement should be added. Clearly (legibly) print or type your justification in the space on the reverse of this page.

APPEAL JUSTIFICATION (see instructions on prior page). PRINT LEGIBLY OR TYPE your justification below. Attach additional sheets if needed.

"two"
See attached sheet #'s 1 for appeal.

Also see petitions of ~~over~~ 110 signatures
See letter dated 2/22/99 from Hollywood Police Station
See letter to Charlie Rausch dated 2/3/99 by Dr. Portia Lee, Archivist-Historian, Ph.D.

The statements and information provided herein are in all respects true and correct to the best of my knowledge and belief.

Signed (person filing this appeal/request): _____

REQUIRED INFORMATION: (PRINT OR TYPE CLEARLY)

1. Signatory's Name: Shari Mehr
Mailing Address: PO Box 66261
LA, CA
ZIP CODE 90066

Work Phone: ( ) Same Home Phone: 319 398-1130

a. Are you or do you represent the original applicant? YES (NO)

b. Are you filing for yourself or on behalf of other parties, an organization or a company? (circle one) (SELF) (OTHER)

c. If "Other," please state the name of the person(s), organization or company (print or type clearly): Neighbors and petition of over 1110 signatures.

2. Representative(s). Provide the name, address and phone number of the person(s) to be contacted for details regarding this appeal/request, if other than the signatory. (PRINT OR TYPE CLEARLY)

a. Name:
Mailing Address:
ZIP CODE

Work Phone: ( ) Home Phone: ( )

b. Name:
Mailing Address:
ZIP CODE

Work Phone: ( ) Home Phone: ( )

NUMBER OF COPIES OF APPEAL AND ATTACHMENTS REQUIRED:

1. Applicant who filed the original application: Original and seven (7) copies of this completed appeal form, eight (8) copies of plans and eight (8) copies of any exhibits.

2. Appellant who is not the original applicant: Original and seven (7) copies of this completed form and eight (8) copies of any exhibits.

SIZE OF EXHIBITS AND MAPS: Exhibits, maps and other attachments should be 8½ x 11 inches in size or folded to an 8½ x 11 inch size. Photographs should be mounted on light (manila folder-type) cardboard and each sheet should be 8½ x 11 inches in size. Where feasible, maps and plans should be reduced to 8½ x 11 inches in size. One set of the exhibits will become a part of the permanent City file; other copies will be distributed to the Board.

FEE WHICH MUST ACCOMPANY THIS APPEAL/REQUEST:

1. Original applicant: The fee is 85 percent of the current filing fee, plus twelve percent surcharge.

   NOTE: Anyone other than the original applicant requesting enlargement of rights granted by the Zoning Administrator, deletion of conditions imposed by the Zoning Administrator or reversal of denial of a request by a Zoning Administrator shall pay the appeal fee required of an applicant.

2. Protestant who is not the original applicant: See Sec. 19.01 for fee.

   ALL ORIGINAL APPLICANTS MUST PAY MAILING FEES TO BTC AND SUBMIT COPY OF RECEIPT.

NOTICE: Your appeal or request will receive full, fair and impartial consideration, regardless of whether or not you engage any person to represent you.

This statement is furnished for your protection against any person who might indicate to you that, but for his or her services, you would not receive the same full, fair and impartial consideration.

(Below to be completed by authorized Planning Department Staff)

TO: THE CITY OF LOS ANGELES - BOARD OF ZONING APPEALS

This is to certify that the foregoing application has been inspected by me and has been found to be thorough and complete in every particular.

Receipt No. 222009

Applic. Fee 64

O.S.S. Fee 7

Total Fee 71

Date Received 5/12/99

By CHRIS RHODES
(For the Board of Zoning Appeals)

☐ Posting instructions were given to appellant or sent to original applicant if appeal is by an aggrieved party_____

Date/Initials_____

CP-7190

P:\DEPT\WORDPROC\CPFORMS\CP7000\7190
03/05/98

REASONS FOR APPEALING ATTACHMENT: 2 PAGES

Are you appealing the entire decision or parts of it?

/ / Entire /XX/ Part

Indicate: 1) How you are aggrieved by the decision; and 2) Why do you believe the decision-maker erred or abused their discretion? If you are not appealing the whole determination, please explain and specifically identify which part of the determination you are appealing.

Attach additional sheets if necessary.

1) The historical church monument #567, would be altered and/or damaged (See letter dated 2/3/99 by Archivist/Historian, Portia Lee Ph.D. to Charlie Rausch which was "not" submitted to Zoning Administration)

2) Seventeen letters opposing C.U.P. to Charlie Rausch were "not" submitted (including Dr. Portia Lee's letter) to Zoning Administration prior to the 3/1/99 public hearing, and should be submitted and considered.

---CONTINUED ON ADDITIONAL SHEET ---

ADDITIONAL INFORMATION

- original applicants must pay mailing fees to BTC and submit copy of receipt. (BTC not required for Building and Safety Appeals)
- any additional information or materials required for filing an appeal must be provided in accordance with the LAMC regulations as specified in the original determination letter. **Copy of determination/decision letter required.**
- acceptance of a complete and timely appeal is based upon successful completion and examination of all the required information.
- if appeal is to the Board of Zoning Appeals six copies are required.

I certify that the statements contained in this application are complete and true:

Appellant _____

OFFICIAL USE ONLY

Receipt No. _____ Amount _____ Date _____

Application Received By _____

Application Deemed Complete _____

Copies provided: / / Determination / / Receipt (original applicant only)

Determination Authority Notified (if necessary) / /

ADDITIONAL SHEET FOR ZONING ADMINISTRATION
"MASTER APPEAL FORM"

3) **Petitions containing over 110 SIGNATURES from the local Argyle area and from former neighbors of the Country Church, "oppose" the removal of the historic landmark trees and rare plants being removed from their original, natural habitat. (The relocation of these trees, stated on Page 34, would most likely destroy them from their original historic natural habitat.) The proposed construction on this site would destroy historic retaining walls on Carlos Avenue. These 110 signatures also "oppose" historic church monument #567 to be altered, which would destroy its original interior structure and eventually cause the loss of its historical monument status. Please see letter dated 2/3/99 by Archivist/Historian, Portia Lee Ph.D. to clarify some of these issues. (Applicant states alteration of historic church monument "will be rehabilitated to accommodate dual uses" on Page 38 of C.U.P. On Page 40, "the proposed seating in the historic church would change from 300 to 250 persons" proves alteration and damage to the original historic monument.)**

4) **To permit 500 people to occupy this property with "no parking" is patently ludicrous. This is absurd and I oppose this. Furthermore, the parking construction plans scheduled across the street from the Country Church will "not" even begin construction for 3 to 5 years, when I confirmed this with Mr. Rudd from the CRA. I also contacted Capitol Records and found out their parking construction will not "begin until at least 2001 or 2002", according to Tim Klassen's secretary, Michelle. She declined to send me a fax stating this, telling me this is "confidential information". (Page 40 of C.U.P. states "The property owner intends to enter into a lease and/or covenant arrangement with the CRA for use of up to 71 spaces within this public parking garage". This contradicts Mr. Rudd's or CRA's "good intentions" in this C.U.P. and shows "no guarantee" of any mandated or valet parking across the street from the Argyle church property or with Capitol Records any time in the future but only on a "first come, first serve basis" a few years from now.**

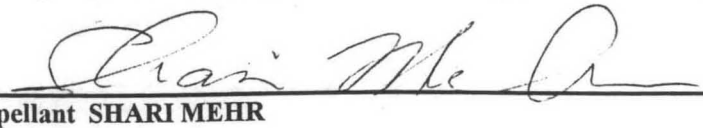
I questioned Mr. Rudd's figuring of applicant only needing "7" additional parking spaces for the Argyle site instead of "71" additional parking spaces. Mr. Rudd's response was "that he disagreed with Mr. Landini because of the Metro Rail opening soon (which will not stop the numbers of cars in the area), buses running and street parking available (which has already proved to create traffic hazards and does not include the future Argyle site parking), results in Mr. Rudd basing his figuring at "two parking spaces per 1,000 sq. ft.", which equals a need for only 7 additional spaces while Mr. Landini is basing this on the City Code of "two parking spaces per 100 sq. ft.", which equals 71 spaces needed". This appears to be a good excuse to come against the City Code and decrease the additional 71 parking spaces needed for safety to only 7, resulting in the present approval of this C.U.P. of "waiving all parking" which is ludicrous. Applicant declared at the public hearing on 3/1/99 "she made a mistake in her figuring of 71 parking spaces which 7 are only needed". It appears this is a "move" to try and go against or override the law of the City Code for neighborhood safety.

For said project without "guarantee" of parking or mandated parking, a considerable amount of traffic and parking problems will be created in this neighborhood, along with increased crime according to the letter by the Hollywood Police Dept. dated 2/22/99. Furthermore, this does not address the serious problems of cumulative projects without parking. (On Page 37 of C.U.P., Zoning Adm., Mr. Landini, states that applicant's project "could compound the parking problems" in that area.)

Finally, there are no parking lot owners in this C.U.P. who guarantee applicant any parking spaces. (For example, Page 19 at bottom and top of Page 20 states that Grant Parking, Inc. would welcome the use of the patrons of this Argyle property but they also state the "same parking spaces" are available to the public, office buildings and theaters". Each parking lot owner makes similar statements in their letters, i.e., J. Ned, Inc., Page 20. In fact, bottom of Page 20 J. Ned Inc. states "Please keep in mind however that our FIRST priority is to the patrons of the Pantages Theater".) This shows "no" parking lot owners willing to guarantee patrons from the Argyle property as priority and only on a "first come, first serve" basis whenever available. J. Ned, Inc. also states on Page 20 "these spaces are not well utilized except during nighttimes...". However, the Argyle site will attract more patrons at night after working hours creating worse parking problems and also on weekends when patrons are parked for the theaters.

5) **Mr. Landini of the Zoning Administration approved "one liquor license" on this project site. The C.U.P. states that an off-site catering service will be created. This leaves unanswered, one liquor license or two liquor licenses?**

I certify that the statements contained in this application are complete and true:



Appellant SHARI MEHR

Final Date to Appeal: 5/13/99
Authorizing Legislation: Approved C.U.P. – Page 11

As explained in m[illegible]detail on the first page, the names [illegible]w are against the Little Country Church of Hollywood becoming re-structured at 1750 N. Argyle Avenue in Hollywood and converted into a theater, while the property is now a historical landmark. This is according to new plans submitted on February 17, 1998 from a recent purchase of the property. This would also "remove" and "alter" the unique oak wood inside the church building. The names below are also against the property being altered, six trees scheduled to be "moved", so that a restaurant can be built which would also have a "full liquor license" and completely change its historical structure and value.

Name	Address
Jean Fritts	10433 Wilsegal Sunland 91040
Harriett Wyant	2901 Sycamore Ave La Crescenta 9/014
Vic and Betty Hellickson	5433 Starpage Dr La Crescenta 9/014
[illegible] & Patricia Ribera	5317 Pinehill Dr La Crescenta 9/014
Dorothy Houdenmire	2214 Brookhill La La Crescenta 9/014
Claire Doris Weaver	9568 Greenmore Pl 9/014
Bob & Nancy Betteridge	3046 El Caminito La Crescenta 9/014
Dr. Vera Schlamm	3481 Stancrest Dr #318 Glendale 9/208
Naomi Ii Kelley	2218 Mesa Vista Dr La Monte Rose Ca 91702
Eddeen Fisher	P Box 1026 Woodbridge, Ca 95258
Jean Cole	P Box 756 Sanger, Ca 93657-0756

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL ~~MONUMENT~~ WITH THE COUNTRY CHURCH BUILDING: LANDMARK

Name	Address
Cyndy Van Dam	427 E. Grinnell-Burbank 91501
Jim Humphrey	9971 Lanark St-~~Burbank~~ Sun Valley, Ca 91352
~~Shirley Kemal~~	1235 N. Niagara Burbank
~~Florence Sandefur~~	650 N. Florence St Burbank 91505
~~Jim Daughtie~~	710 N. Brighton St. Burbank 91506
~~Linda Humphrey~~	710 N. Brighton St Burbank 91506
~~Steven R. Jones~~	2625 N Lincoln St #M Burbank 91504
~~Joan Jones~~	2625 No. Lincoln St. #M Burbank 91504
~~[illegible]~~	721 N. Hollywood Wy. BURBANK CA 91505
~~Janie Brown~~	721 N. Hollywood Way Burbank CA 91505
~~Jim Canning~~	731 Jefts-Burbank, CA 91504
Kay Canning	731 Jefts-Burbank, CA. 91504
Nancy Beamer	241 Court, Ventura, Ca 93003
Bob Beamer	241 Court, Ventura Ca
~~Alice Canning~~	~~731 Jefts-Burbank, CA 91504~~
Dawn Van Dam	418 Harrard, Burbank, CA
Roy G Johnson	241 No. Louise, Glendale, Ca 91207
Art Van Dam	427 E Grinnell Burbank CA 91501
Steve Eichenson	6309 W. Ave J-5 Lancaster, Ca. 93536

Mike and Terry Aaron

Daughter in law

TOTAL P.02

2 people

As explained in more detail on the first page, the names below are against the Little Country Church of Hollywood becoming re-structured at 1750 N. Argyle Avenue in Hollywood and converted into a theater, while the property is now a historical landmark since 1992. This is according to "new" plans being proposed with the City of Los Angeles in the near future, and some plans were submitted February 10, 1998, to "remove" the valuable oak wood in the basement of the historical monument. This is from a recent purchase of the property by Susan Moore. These proposed "new" plans would completely "remove" and "alter" the unique oak wood inside the whole church building. The names below are also against the property being altered. The proposed plan shows trees scheduled to be "moved", so that a restaurant can be built which would also have a "full liquor license" and completely change its historical structure and value of the above property.

Name	Address
CONTACT: BUDD & AGNES COLEMAN	1845 MONROVIA #71 COSTA MESA, CA 92627

MEMBERS OF THE ENTERTAINMENT COMMUNITY, BUSINESSES, NEIGHBORS AND FRIENDS OF THE "LITTLE COUNTRY CHURCH OF HOLLYWOOD"

The names of the people below, are asking for your careful and critical attention, to be paid to the "new" plans being proposed with the City of Los Angeles in the near future for the property at 1750 N. Argyle Avenue in Hollywood. Some plans were already submitted on February 10, 1998 which propose to "remove" the valuable oak wood in the basement of the historical monument. This property has been a "media" church for over 64 years, which has been known as the "Little Country Church of Hollywood". Its unique oak wood and architecture has made it become a historical landmark since 1992. This property includes beautiful trees, bushes and donated plants, that were once part of the Bartlett Estate, combined with its unique church structure of oak wood, finishes an unusual setting of a country atmosphere, that the founder and builder desired, who was a little country preacher. The "new" potential plans, since a recent purchase of the property by Susan Moore, propose to "remove" and "alter" the beautiful oak wood inside the church building and change it from a 300-seat church building into a 99-seat "live" theater. The plan appears to "alter" and "remove" its historical structure mostly inside and partly outside, and completely change its historical value and meaning. The property itself, according to these new plans, would include a new restaurant with a full liquor bar which would have a "full liquor license". Also, trees would have to be moved to build the restaurant. Unfortunately, the historical value and meaning of the property itself. Therefore, the names below must protest the new plans by Susan Moore, a recent purchaser of the above property. These names below, have either had a personal involvement with the Country Church of Hollywood, or have a 'deep love' for its unique structure, preservation and what the "whole" property has given to thousands of people over the years. The former members of the Country Church request to have an alternate proposal heard, which would also bring money and revenue into Hollywood. These members would help the Country Church property remain the historical landmark, and carry on the vision of its founder and builder, Dr. William B. Hogg (known as "Josiah").

Name	Address
[signature]	21009 Grand Willamina, CA 93595

(1) →

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Richard E. Brown, Jr.	139 Don Ricardo Way, Ojai, Ca. 93023
Margaret A Brown	139 Don Ricardo Way, Ojai 93023
Lee Ruda	159 La Plaza, Ojai, Ca. 93023
Vince Herring	163 Don Ricardo Way Ojai Calif 93023
Vicki Herring	163 Don Ricardo Wy Ojai Ca. 93023
Karen Adams	163 Don Ricardo Way Ojai Ca 93023
Donna Foster	145 Don Ricardo Way Ojai CA 93023
Mrs. John Guest	146 Don Ricardo Way Ojai CA 93023
Dee King	2142 Sumac Dr. Ojai Ca. 93023
Geraldine King	2142 Sumac Dr. Ojai Ca. 93023
Richard Petros	1015 Sunnyglenn Ave OJAI CA 93023
Pamela A Petropulos	1015 Sunnyglenn Ave Ojai CA 93023
Tom [illegible]	1015 Sunnyglenn Ojai CA 93023
Kirsten Petropulos	1015 SUNNYGLENN AVE. OJAI, CA 93023
Carole M Lakes	803 Cuyama Rd Ojai CA 93023
Marion Neis Keyser	3410 MARICOPA OJAI CA 93023
Roger Phelps	518 Pleasant Ave OJAI CA 93023
Anne Heidenheimer	85 ash Lane ojai ca 93023

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Ojai Davis	411 Shady Lane, Ojai 93023
Juanita Perry	901 N. Signal, Ojai CA 93023
Bob Burgess	511 Park Rd Ojai, CA 93023
Scott Kolar	135 El Camino Dr. Ojai 93023
Lin Swanson	1051 S. La Luna Ojai 93023
Diana Miller	204 Riverside Oak View 93022
Dora Christensen	1057 S. La Luna Ojai CA 93023
Elaine Van Wagner	3410 Maricopa Rd. Ojai Ca. 93023
Sheila Jennings	304 W. Oak View Ave. Oak View, CA 93022
Gloria D'Amico	1273 Rice Rd, Sp. 35 Ojai, Ca, 93023
Margaret Puckett	720 W Aliso Ojai Ca 93023
Diana E. Kelley	1014 S. Rice Rd, Ojai, Ca. 93023
Ron Hartenstein	421 Saddle Lane, Ojai CA 93023
Charlene Hartenstein	421 Saddle Lane, Ojai CA 93023

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

DEVRA SHIFRIN

Name _____ **Address** 2217A OCEAN AVE

SANTA MONICA CA 90405

PETITION FOR THE "LITTLE COUNTRY CHURCH OF HOLLYWOOD"

TO: COMMUNITY REDEVELOPMENT AGENCY, HOLLYWOOD HERITAGE, MEMBERS OF THE ENTERTAINMENT COMMUNITY, BUSINESSES, NEIGHBORS AND FRIENDS OF THE "LITTLE COUNTRY CHURCH OF HOLLYWOOD"

The names of the people below, are asking for your careful and critical attention, to be paid to the "new" plans being proposed with the City of Los Angeles in the near future for the property at 1750 N. Argyle Avenue in Hollywood. Some plans were already submitted on February 10, 1998 which propose to "remove" the valuable oak wood in the basement of the historical monument. This property has been a "media" church for over 64 years, which has been known as the "Little Country Church of Hollywood". Its unique oak wood and architecture has made it become a historical landmark since 1992. This property includes beautiful trees, bushes and donated plants, that were once part of the Bartlett Estate, combined with its unique church structure of oak wood, finishes an unusual setting of a country atmosphere, that the founder and builder desired, who was a little country preacher. The "new" potential plans, since a recent purchase of the property by Susan Moore, propose to "remove" and "alter" the beautiful oak wood inside the church building and change it from a 300-seat church building into a 99-seat "live" theater. The plan appears to "alter" and "remove" its historical structure mostly inside and partly outside, and completely change its historical value and meaning. The property itself, according to these new plans, would include a new restaurant with a full liquor bar which would have a "full liquor license". Also, trees would have to be moved to build the restaurant. Again, this would "alter" dramatically, the historical value and meaning of the property itself. Therefore, the names below must protest the new plans by Susan Moore, a recent purchaser of the above property. These names below, have either had a personal involvement with the Country Church of Hollywood, or have a 'deep love' for its unique structure, preservation and what the "whole" property has given to thousands of people over the years. The former members of the Country Church request to have an alternate proposal heard, which would also bring money and revenue into Hollywood. These members would help the Country Church property remain the historical landmark, and carry on the vision of its founder and builder, Dr. William B. Hogg (known as "Josiah").

Name	Address
Rev. [illegible]	11194 Angeleno Ave W. Burbank
Brian Macdonough	1956 IVAR AVE HOLLYWOOD, CA.
[illegible]	6062 Jamaica Ct. Lancaster CA 93536
[illegible]	7095 Hollywood Bl #523 CA CA 90028
[illegible]	7044 Babcock #101 Hollywood CA 90028
[illegible]	136 S. Virgil Ave #341, LA, CA 90004
[illegible]	1051 Woodman St. Apt 30, N.H. CA 91602
[illegible]	2130 N Vista del Mar Ln LA CA 90068
[illegible]	1425 N. Harper Ave., #11 LA 90046
[illegible]	303 S. Commonwealth ave. #106 LA CA 90020

As explained in more detail on the first page, the names below are against the Little Country Church of Hollywood becoming re-structured at 1750 N. Argyle Avenue in Hollywood and converted into a theater, while the property is now a historical landmark since 1992. This is according to "new" plans being proposed with the City of Los Angeles in the near future, and some plans were submitted February 10, 1998, to "remove" the valuable oak wood in the basement of the historical monument. This is from a recent purchase of the property by Susan Moore. These proposed "new" plans would completely "remove" and "alter" the unique oak wood inside the whole church building. The names below are also against the property being altered. The proposed plan shows trees scheduled to be "moved", so that a restaurant can be built which would also have a "full liquor license" and completely change its historical structure and value of the above property.

Name	Address	
ALAN CHANMUGAM	3031 GRAND VIEW BLVD	LA. CA. 90066.
Claudette Janssen	6662 Jamaica Ct.	
Angela Guerra	10061 Sepulveda # C	Mission Hills 91345
Kelly R. Thomas	7044 Hawthorn Ave #301	L.A. 90028
Barry Donaldson	5205 Hollywood Blvd #215	LA, CA. 90027
A [illegible]	15720 Chatsworth St	Mission Hills, CA. 91345
Annamarie Olson	1119-A Angelena Ave. W.,	Burbank, CA 91506

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
PAUL SANDBERG	PO BOX 2461 HUNTINGTON BEACH, CA 92647

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name Linda P. Eby **Address** 2928 4th St. #32
Santa Monica, CA 90405

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Eleanore Hoffman	1505 Sherman Way, Van Nuys 91405

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Kenneth C. Brown	16191 Ganges Ln. #1, Huntington Bch. CA 92647
Ruth Brown	16191 Ganges Ln. #1 Huntington Bch. Ca. 92647
Donn G. Brown	16191 GANGES LN #1 Huntington Bch, CA 92647

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Dr J Russell Killman	Dr. J. Russell Killman 3922 Community Ave. La Crescenta, CA 91214
3922 COMMUNITY AVE	
LA CRESCENTA, CA 91214	

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Carolyn A Doyle	606 N. Sixth St #C Burbank CA 9150

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
2 ↓ John W. Lundberg	5320 Parejo Dr. Santa Barbara, CA 93111
↓ Barbara L Lundberg	(same)

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Lary W. Smith	4349 Albury Ave, Lakewood CA
Hazel L. Smith	" " " 90713

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
J. Mustard + Shirley Lee	1200 Harbor Dr. So, Oceanside 92054

2 people

Hi, Shari - Hope & pray these signatures will help keep Little Country Church Stable
Love, Esther

Continued

NAMES BELOW AGREE THAT THE "TREES" AND LAND AT 1750 N. ARGYLE AVENUE IN HOLLYWOOD, CALIFORNIA MUST REMAIN PRESERVED AND SHOULD BE INCORPORATED AS PART OF THE ORIGINAL HISTORICAL MONUMENT WITH THE COUNTRY CHURCH BUILDING:

Name	Address
Marilyn Hayes	22526 Ventura St. Woodland Hills CA 91367
Esther Aboud	5050 Maplewood Ave #103 L.A. CA 90004
MARGRET CORBETT	306 N. 3rd St., L.A. CA 90013
Bernita Beck	P.O. Box 1356, Agoura, CA 91376
ALLEN E. PECK	5502 1/2 BARTON AVE. Hollywood CA. 90038
KENNETH E BRINKMEYER	560 N. KINGSLEY DR #310 LA Ca 90004
JOHN H. ENFIELD	Po Box 3675; Hollywood, CA 90078.
Paul Norquist PAUL NORQUIST	1305 N. Buena Vista St., #A, Burbank CA 91505
Irena D. Fulmer IRENA D. FULMER	1450 CONRAD St. L.A. CA. 90041-4202
Yolanda Reynolds	1807 Oakwood St Pasadena, Calif. 91104
Charlene Kidd	1290 E. Altadena Drive Altadena, Ca. 91001
ELIZABETH J. GAUDINO	1290 E. ALTADENA DRIVE ALTADENA, CA. 91001
Judith Turner	apt. 520 1850 N. Highland Ave L.A. 90028
Isabelle Paulson	1746 N. Stanley Ave L.A. 90046
Inge Gabler	14889 Jadestone Dr. Sherman Oaks, Ca. 91403
Hubert Dastig	18 North Manhattan Pl. Los Angeles 90004
Wanda Dastig	118 No. Manhattan Pl. Los Angeles, CA 90004
Brent Wilson	1952 Carmen Avenue, Hollywood, CA 90068-4013
Sheila de Williams	2032 Virginia Rd., L.A., Cal. 90016
Crystal Chase	2032 Virginia Rd, L.A., Cal. 90016
FRED + JEAN SILVER	14852 VENTURA BL SHERMAN OAKS CA

Virginia Tulley 848 So. Hudson Ave Los Angeles CA 90005

6136 SALE AVE. WOODLAND HILLS, CA. 91367

RONIE

CITY OF LOS ANGELES
CALIFORNIA

ROBERT JANOVICI
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
EMILY J. GABEL-LUDDY
DANIEL GREEN
LOURDES GREEN
ALBERT LANDINI
LEONARD S. LEVINE
JON PERICA
SARAH A. RODGERS
HORACE E. TRAMEL, JR.

RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF
CITY PLANNING
CON HOWE
DIRECTOR

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR

OFFICE OF
ZONING ADMINISTRATION
221 NORTH FIGUEROA STREET
ROOM 1500
LOS ANGELES, CA 90012-2601
(213) 580-5495
FAX: (213) 580-5569

April 28, 1999

Susan Fine Moore (A)(O)
Hollywood Properties, LLC
6145 Franklin Avenue
Hollywood, CA 90028

Department of Building and Safety

CASE NO. ZA 98-0928(CUB)(CUZ)(ZV)
CONDITIONAL USE AND
ZONE VARIANCE
1750 North Argyle Avenue
Hollywood Planning Area
Zone : C4-2D and R4-2D
D. M. : 148.5A189
C. D. : 13
CEQA : MND 98-011-CUB(ZV)(CCR)
Fish and Game: Exempt
Legal Description: Portions of Lots 2 and 4, Tract 10149

Pursuant to Los Angeles Municipal Code Sections 12.24-C,42 and 56, I hereby APPROVE:

the conversion of an existing church building (in the R4-2 zoned easterly portion of the site) into a theater/performance venue and banquet/meeting facility with a maximum 250 seat capacity and the construction of a new 175-seat restaurant with a 25-seat bar area, on the vacant C4-2D zoned westerly portion fronting along Argyle Avenue serving a full line of alcoholic beverages for on-site consumption,

Pursuant to Los Angeles Municipal Code Section 12.27-B and City Charter 98, I hereby APPROVE:

variances from:

- Section 12.21-A,4(c) to provide no additional on-site parking spaces other than the four existing on-site parking spaces (Code will require 71 on-site parking spaces); and
- Section 12.11 -A to permit assembly use in an R4 Zone; and
- Section 12.21-C,5(h) to permit crossing from a less restrictive to a more restrictive zone,

Recyclable and made from recycled waste.

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 in the same color as the surface to which it is applied within 24 hours of its occurrence.

5. Prior to the issuance of any building permits and/or certificate of occupancy, the owner of the property shall fully improve all streets and alleys adjoining the subject property, including sidewalk fill-in, street trees, street lights and fire hydrants, to the satisfaction of, respectively, the Bureau of Engineering, Bureau of Street Lighting, Bureau of Street Trees, Department of Transportation, and the Fire Department, or post bonds suitably guaranteeing improvements, all at no expense to the City of Los Angeles. Building plans and landscape installation and preservation plans shall be submitted to the Department of Cultural Affairs, and the Community Redevelopment Agency for review and approval prior to the issuance of any building and or demolition permits.

6. A copy of this grant and its conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be included in the "notes" portion of the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

7. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in this Letter of Determination shall be recorded by the property owner in the County Recorder's Office on forms provided by the Office of Zoning Administration; the agreement will run with the land and be binding on any subsequent owners, heirs or assigns. Furthermore, the agreement must be submitted to the Office of Zoning Administration for approval before being recorded; after recordation, a copy bearing the Recorder's number and date must be furnished the Office of Zoning Administration for attachment to the file.

8. The applicant shall secure a City permit decal denoting approval of alcoholic beverage sales from a Planning Department public counter subsequent to the Zoning Administrator's signature on the Planning Department sign-off form and mount it on either the inside of the window of the subject site facing the front street or on the ought side of the building (if inside mounting is not possible). The decal shall be visible at all times and mounted before the privileges granted herein are utilized.

9. The conditional use to allow the sale of alcoholic beverages on-site shall have a life of five years after which the applicant shall file for and win approval of a new conditional use in order to continue such practices on the subject site.

10. Alcohol sale of a full line of alcoholic beverages is permitted.

11. The owners, operators, managers, and all employees serving alcohol to patrons shall enroll in and complete a certified training program for the responsible service of alcohol. This program is recognized by the State Department of Alcoholic Beverage Control. This training shall be completed by new employees within four weeks of employment and shall be completed by all employees serving alcoholic beverages every 24 months.

12. The premises shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurants.

13. Entertainment prior to 8 p.m. each day of the week is prohibited. This is to insure that the listed location remains a bonafide restaurant and not a nightclub or lounge.

14. Public dancing is not allowed.

15. No pool or billiard tables shall be maintained on the premises.

16. There shall be no coin-operated games or video machines maintained upon the premises at any time.

17. Trash pick up at the premises will be made no earlier than 8 a.m. nor later than 7 p.m.

18. The rear door(s) shall be kept closed at all times during the operation of the premises except in cases of emergency. Said door(s) are not to consist solely of a screen or ventilated security door.

19. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.

20. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.

21. Any music, sound or noise emitted shall not be audible beyond the structure in which it is being originated.

22. The conditions of this permit shall be retained on the premises at all times and be immediately produced upon the request of any peace officer.

23. No booth or group seating shall be installed that completely prohibits observation of the occupants.

24. There shall be no requirement for cover charge or pre-payment fee for food and/or beverage service.

25. The project shall fully conform to all requirements of LAMC Sec. 12.22-A,23 except as specifically exempted herein.

26. All conditions enumerated in Environmental Clearance Case No. MND-98-0411-CUB(ZV)(CCR) (listed below) shall be considered conditions of this grant.

1-a.b.c. MAJOR LANDFORMS (GRADING/STABILITY/DEMOLITION):

Environmental impacts could occur from disturbance of major landforms, demolition of existing development or grading of the site. However, the potential grading, demolition and subsidence impacts will be dealt with and mitigated by administrative procedures required by the Municipal Code.

During construction, exposed earth surfaces should be sprayed with water at least twice a day by the contractor to minimize dust generation.

The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.

All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

One flag person(s) shall be required at the job site to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with the 1996 Edition of "Work Area Traffic Control Handbook".

AIR POLLUTION (CONSTRUCTION):

All unpaved demolition and construction areas shall be wetted at least twice a day during excavation and construction, and temporary dust covers shall be

used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

NOISE (CONSTRUCTION):

Environmental impacts could occur due to noise generated by construction equipment and grading and demolition activities. These impacts can be mitigated to a level of insignificance by requiring the following measures:

The project shall comply with the City of Los Angeles Noise Ordinances No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

Construction shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.

Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

3-a.b.c.d. WATER (DRAINAGE/SURFACE WATER RUNOFF):

Environmental impacts could occur from project implementation due to changes in drainage patterns and surface water runoff. However, these impacts will be dealt with and mitigated by administrative procedures required by the Municipal Code.

4-a.b-1. TREES:

Environmental impacts could occur due to the potential loss of significant trees on the site. However, that prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert as General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

NOISE (CONSTRUCTION):

Environmental impacts could occur due to noise generated by construction equipment and grading and demolition activities. These impacts can be mitigated to a level of insignificance by requiring the following measures:

The project shall comply with the City of Los Angeles Noise Ordinances No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

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Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

The project contractor shall use power construction equipment with state-of-the-art noise shielding and muting devices.

The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

3-a.b.c.d. WATER (DRAINAGE/SURFACE WATER RUNOFF):

Environmental impacts could occur from project implementation due to changes in drainage patterns and surface water runoff. However, these impacts will be dealt with and mitigated by administrative procedures required by the Municipal Code.

4-a.b-1. TREES:

Environmental impacts could occur due to the potential loss of significant trees on the site. However, that prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert as defined by Ordinance 153,478, indicating the location, size, type and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Maintenance. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as

possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1: 1 basis, shall be required for the unavoidable loss of desirable trees on the site, to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance and the Advisory Agency.

7-a-1. ILLUMINATION (PARKING):

Environmental impacts could occur from illumination of the parking area. However, this impact will be reduced to a level of insignificance by requiring that all lights be shielded and directed onto the site.

13-a-1. TRAFFIC:

An adverse impact could occur from the project's traffic generation. An investigation and analysis conducted by the Department of Transportation has identified significant project related traffic impacts which can be mitigated to an acceptable level by implementing measure(s) detailed in said Department's communication to the applicant dated December 15, 1998 and attached. Such report and mitigation measure(s) are incorporated herein by reference.

13-f. ACCESS:

Adverse impacts could occur due to design of the parking area and access driveway. However, the possible impacts will be dealt with and mitigated to a level of insignificance by submitting a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval.

14-a. FIRE:

An adverse environmental impact is indicated due to location of the project in an area having marginal fire protection facilities. However, this possible impact will be mitigated to a level of insignificance by incorporating into the building plans the recommendations of the Fire Department relative to fire safety, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan approval shall consider but not be limited to access concerns and interior heat sensitive sprinkler systems.

14-b-1. POLICE (GENERAL):

An adverse environmental impact is indicated due to location of the project in an area having marginal police services. However, this possible impact will be mitigated to a level of insignificance by incorporating into the plans the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to: access control to building, secured parking facilities, walls/fences with key security, lobbies, corridors and elevators equipped with electronic surveillance systems, well illuminated public and semi-public space

designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrance in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed.

14-e-2. STREET IMPROVEMENT:

A possible environmental impact could occur due to deterioration of street quality from increased traffic generation. However, the impact could be reduced to a level of insignificance by requiring street dedications, and/or street lighting to the satisfaction of the Bureau of Engineering.

15/16-a. ENERGY:

The California Environmental Quality Act requires that the proposed project be considered relative to potential energy impacts. Investigation should address impacts resulting from potential consumption of non-renewable resources. Mitigation measures may include compliance with Title 24, California State Code (Energy Conservation Standards), the use of natural gas and/or solar energy; and consultation with the Department of Water and Power and Southern California Gas Co. regarding feasible energy conservation measures.

17-c. WATER:

There would be a potential adverse environmental impact since the project would contribute cumulatively toward the increasing demand on the City's water supplies. This impact will be dealt with and mitigated by requiring compliance with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.

17-d. SEWER:

There would be an adverse environmental impact due to additional demand on the sewer system capacity. However, if conditions dictate, the Bureau of Engineering may postpone new sewer connections for this project until system capacity is adequate, thus, mitigating this potential impact to a level of insignificance.

17-e. STORM WATER DRAINAGE:

There would be a potential adverse environmental impact from project implementation due to requiring additional storm- water drainage system capacity. However, if conditions dictate, the Bureau of Engineering may postpone this project until the storm water drainage capacity is adequate.

17-f. SOLID WASTE:

There would be a potential adverse environmental impact from project implementation due to the creation of additional solid waste. However, this impact can be mitigated by instituting a recycling program to the satisfaction of the Zoning Administrator to reduce the volume of solid waste going to landfills in compliance with the City's goal of a 50% reduction in the amount of waste going to landfills by the year 2000. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material.

19-a.b.c.d. LANDSCAPING:

Landscaping: A possible adverse environmental impact upon the character and aesthetics of the neighborhood can be mitigated if all open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

19-d-3. WALL (GRAFFITI):

An adverse aesthetic impact could occur from graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be reduced to a level of insignificance by requiring the owner to maintain the subject property clean and free of debris and rubbish, and to promptly remove any graffiti from the walls, pursuant to Municipal Code Sections 91.8101-F, 91.8904-1 and 91.1707-E. Further, exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vines screened by oleander trees or similar vegetation capable of covering or screening entire walls up to the height of at least 9 feet, excluding windows and signs.

19-d-4. SIGNAGE (RETAIL MARKETS, BARS. ENTERTAINMENT ETC...)

An adverse aesthetic impact could occur due to excessive on-site signage. However, this possible impact will be reduced to a level of insignificance by limiting signs on site to minimum necessary to identify the name of the subject business establishment.

21 -b.c.d. HISTORICAL:

A possible adverse environmental impact is indicated due to the fact that a City designated Historic-Cultural Monument (The Little Country Church of Hollywood, Historic Monument No. 567) is located on the project site. However, this potential impact will be dealt with and mitigated by administrative procedures required by the Municipal Code.

22-a. OVERALL (DIRECT IMPACT):

Environmental impacts could occur from the project implementation as described above. However, these potential impacts will be mitigated to a level of insignificance by imposing the above mitigation measures.

22-e. END:

The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document.

Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

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

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.24-J,3 of the Los Angeles Municipal Code provides:

"It shall be unlawful to violate or fail to comply with any requirement or condition imposed by final action of the Zoning Administrator, Board or Council pursuant to this subsection. Such violation or failure to comply shall constitute a violation of this Chapter and shall be subject to the same penalties as any other violation of this Chapter."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than $1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code. THE ZONING ADMINISTRATOR'S DETERMINATION IN THIS MATTER WILL BECOME EFFECTIVE AFTER MAY 13, 1999, UNLESS AN APPEAL THEREFROM IS FILED WITH THE BOARD OF ZONING APPEALS. 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 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. SUCH OFFICES ARE LOCATED AT:

Figueroa Plaza
201 North Figueroa Street, #300
Los Angeles, CA 90012
(213) 977-6083

6251 Van Nuys Boulevard
First Floor
Van Nuys, CA 91401
(818) 756-8596

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 report of the Zoning Analyst thereon, and the statements made at the public hearing before the Zoning Administrator on March 1, 1999, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-C of the Municipal Code have been established by the following facts:

BACKGROUND

The subject property is a sloping, rectangular-shaped, interior, parcel of land, consisting of approximately .78 acres, having a frontage of approximately 125 feet on the east side of Argyle Avenue and a uniform depth of 275 feet. The property features a slight downslope from the northerly property line to the southerly property line.

The rear (easterly) half portion of the subject site is developed with the Little Country Church of Hollywood and the front (westerly) half portion of the site consist of the landscape/garden area and entryway to the church.

Srrounding properties are within the C4-2D, [Q]C4-2D, [Q]R3-1XL and R4-2D Zones and are characterized by level and sloping topography and fully improved streets. The surrounding properties are developed with one- and two-story single-family dwellings and apartments and multi-storied commercial buildings with surface parking lots.

Adjoining properties to the north of the subject site are zoned C4-2D and R4-2D and are developed with two-story apartments. Further north across Yucca Street is a multi-story office building and the Hollywood (101) Freeway.

Adjoining properties to the south of the subject site are zoned C4-2D and [Q]C4-2D and are developed with one- and two-story commercial buildings and large parking lot area.

Adjoining properties to the east of the subject site are zoned [Q]R3-1XL and are developed with one- and two-story single-family dwellings and duplexes.

Adjoining properties to the west of Argyle Avenue are zoned C4-2D and are developed with multi-story commercial buildings occupied by the Pantages Theater, Capital Records and KFWB radio station in addition to a large surface parking lot area.

Argyle Avenue, adjoining the subject property to the west, is a Local Street dedicated a variable width of 70 to 75 feet and improved with curb, gutter and sidewalk.

Carlos Avenue, adjoining the subject property to the south, is a Local Street dedicated a width of 60 feet and improved with curb, gutter and sidewalk.

Previous zoning related actions on the site/in the area include:

Subject Property:

Case No. CPC 86-835(GPC) - On March 21, 1990, in conjunction with the General Plan/Zoning Consistency Program for the Hollywood Community Plan, the City Council adopted a change of zone from C4-2 and R4-2 to C4-2D and R4-2D. (Ordinance No. 165,662 became effective on May 7, 1990.

Order to Comply No. D7131N - Issued on February 4, 1998, requiring owner to discontinue interior remodel and obtain necessary permits given site is historical monument. Cased closed as of September 23, 1998.

Surrounding Properties:

Case No. ZA 95-0125(PAB) - On March 1, 1995, the Zoning Administrator approved conditional use status at 6124 Hollywood Boulevard and approved plans for rebuilding of a restaurant and the sale of alcoholic beverages incidental thereto necessitated by the January 17, 1994 Northridge Earthquake.

Case No. ZA 94-0785(CUB)(CUX)(ZV) - On February 10, 1995, the Zoning Administrator approved a conditional use and variance at 1707 Vine Street to permit a conditional use for a proposed 4,000 square-foot restaurant/nightclub to accommodate 250 persons located in a mini-mall shopping center with zero on-site parking spaces in the C4-2D Zone seeking:

- the sale and dispensing of alcoholic beverages (Type 47 license) for on-site consumption,
- a dance floor with live entertainment,

a variance to permit:

- three pool tables (billiard hall) not permitted in the C4 Zone pursuant to Section 12.16-A,2 of the LAMC,

- the proposed restaurant/nightclub to operate with the required 40 on-site parking spaces (providing 100 off-site parking spaces) by lease agreement in lieu of a covenant and agreement as required under Section 12.26-E,5 of the Municipal Code.

Case No. ZA 93-0393(ZV) - On May 7, 1993, the Zoning Administrator approved a zone variance at 6109 Carlos Avenue to permit offices related to the First Presbyterian Church of Hollywood, with parking located on an abutting lot, with both offices and parking located in the [Q]R3-1XL Zone.

Case No. ZA 91-0383(CUZ) - On September 11, 1991, the Zoning Administrator denied a conditional use at 6160 Hollywood Boulevard, to permit a new dance hall with live entertainment within an existing five-story hotel that will be added to an existing restaurant.

Case No. ZA 88-0137(CUZ) - On May 4, 1988, the Zoning Administrator approved a conditional use at 1800 Argyle Avenue, to permit radio and television transmitters in the "C" Zone.

Case No. ZA 87-0230(ZV) - On May 15, 1987, the Zoning Administrator approved a self storage facility consisting of two four-story buildings with 33 on-site parking spaces in the [Q]R5 Zone.

LETTERS FROM OTHER GOVERNMENTAL AGENCIES

Jackie Goldberg, Councilmember 13th District -- March 2, 1999

I am writing in order to offer my hearty support for the conditional use and zone variance application made by Susan Fine Moore for the property located at 1750 N. Argyle Ave., known as the Little Country Church.

Our office has been actively soliciting the interest of high quality restaurants to open in Hollywood, particularly the area of Hollywood and Vine. As you know, there are a number of live theaters in this area and virtually nowhere to eat nearby. After the theater, I can think of only one other restaurant in the vicinity.

Susan Fine Moore's proposal will help to provide a much-needed commercial service in this area. It is also very much in keeping with the redevelopment goals of both the City and the Community Redevelopment Agency.

I understand that you have raised the issue of parking. We share your concern that residential parking not be impacted by this or any other commercial development. As you have heard, the CRA is currently developing a parking district modeled on similar districts in Santa Monica and Pasadena. One parking lot is currently under construction at Hollywood & Highland, and two others have been funded: one on the Capitol Records lot which will start construction this year, and a second one at Hollywood & Highland. In addition to these, three other lots are about to go to Council this month for approval: two of these will be at Sunset & Vine, and the third will be an expansion of the Doolittle lot just south of Hollywood Blvd. on Vine. With each major development that has been approved, at least one public parking lot is being constructed.

At Hollywood & Vine, further development is planned. As many as three additional parking structures are currently in the planning stages.

In the meantime, I understand that Susan Moore will be working to secure parking in one of the surface parking lots adjacent to her project.

My office will also ensure that the applicant meets with Captain Diaz of the Hollywood LAPD in order to ensure that conditions he suggests can be voluntarily accepted and incorporated into the CUP.

I urge your support of this worthy project. If you have any questions regarding this matter, please do not hesitate to contact Roxana Tynan in my office at (323) 913-4693.

Community Redevelopment Agency, Christopher Rudd, Planner, Economic Development Unit

Thank you for the opportunity to express the Agency staff's support for the above referenced project. I would also like to provide information that describes how the project will assist the Agency in its continuing efforts to revitalize Hollywood.

As you know, the project located at 1750 North Argyle Avenue is located in our Hollywood Redevelopment Project area. We believe the project meets a number of the goals of our Hollywood Redevelopment Plan, specifically:

- Support and promote Hollywood as the center of the entertainment industry and a tourist destination through ... preservation of landmarks related to the entertainment industry.

- Recognize, promote and support the retention, restoration and appropriate reuse of existing buildings, groupings of buildings and other physical features especially those having significant historic and/or architectural value and ensure that new development is sensitive to these features ....

The project will do both. It is our understanding that services conducted in the church were broadcast to a wide radio audience beginning in the 1930's. While most would not consider this "entertainment", the early radio broadcast of church services from this building represents the beginnings of using broadcast media to "spread the word". In addition, the Redevelopment Plan identifies the church building as a potential local landmark that is worth preserving. This project will preserve the building and its entrance garden.

In addition, Section 518.2 of the Redevelopment Plan addresses the Agency's parking policies for Hollywood by stating:

It is recognized that many parts of the Project Area lack adequate parking and that solutions to parking problems are essential to the redevelopment of Hollywood. Therefore, it is the intent of this Plan to encourage creative solutions to parking such as: the shared use of parking areas, flexible parking programs, public parking structures and standards to ensure that parking is available for the project area.

In conjunction with this policy to promote "creative parking solutions", Section 12.21 A4 (x)(3) 2 of the City's Planning and Zoning Code provides for reduced parking requirements for restaurant, bar and related uses. In Hollywood, the Agency's parking strategy is to develop public parking facilities that serve surrounding businesses so that each individual parcel, particularly those containing historic structures, is not required to provide on-site parking. The Agency believes that parking resources can be more efficiently managed if they are provided in larger, conveniently located structures. This parking strategy also helps our efforts to revitalize the pedestrian environment in Hollywood. Motorists are able to park their car and stroll to their destination.

Consistent with this strategy, the Agency has purchased property on Argyle Avenue across from the Country Church project for development of a public parking structure.

This structure is intended to serve Capital Records and other development in the area such as the Country Church project.

I will be unable to attend the hearing, however, if I can answer any questions, please call me at 213/977-1761 or e-mail me at crudd@cra.ci. la.ca.us.

Los Angeles Police Department, Hollywood Community Police Station, Sergio G. Diaz, Captain -- February 22, 1999

The Los Angeles Police Department wishes to conditionally protest the issuance of a Conditional Use Permit (CUP) for Ms. Susan Fine Moore, doing business at 1750 North Argyle Avenue, Los Angeles.

The protest is based on an over-concentration of already licensed Alcoholic Beverage Control locations. For your consideration, enclosed is a list of conditions the Los Angeles Police Department would like to see imposed, should you decide to grant the CUP.

Thank you for your cooperation in this matter. If you have any questions, please contact Officer Steve Keith, Hollywood Vice Section, at (213) 485-2814.

Attachment

1. Sales, service and consumption of alcoholic beverages shall be permitted only between the hours of 10:00 a.m. and 2:00 a.m. daily.

2. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licensees shall at all times maintain records that reflect separately the gross sales of food and the gross sales of alcoholic beverages of the listed location. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Department of Alcoholic Beverage Control on demand.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district. The right is reserved by 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 any adjacent property.

4. The owners, operators, managers, and all employees serving alcohol to patrons shall enroll in and complete a certified training program for the responsible service of alcohol. This program is recognized by the State Department of Alcoholic Beverage Control. This training shall be completed by new employees within four weeks of employment and shall be completed by all employees serving alcoholic beverages every 24 months.

5. The premises shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurants.

6. Entertainment prior to 8:00 p.m. each day of the week is prohibited. This is to insure that the listed location remains a bona fide restaurant and not a night club or lounge.

7. There shall be no exterior advertising or sign of any kind or type, including advertising directed 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.

8. Dancing will only be allowed as permitted by the Los Angeles Police Commission.

9. No pool or billiard tables shall be maintained on the premises.

10. There shall be no coin-operated games or video machines maintained upon the premises at any time.

11. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within 24 hours of being applied.

12. Trash pickup at the premises will be made no earlier than 8:00 a.m. nor later than 7:00 p.m.

13. The rear door(s) shall be kept closed at all times during the operation of the premises except in cases of emergency. Said door(s) are not to consist solely of a screen or ventilated security door.

14. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.

15. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.

16. Any music, sound or noise emitted shall not be audible beyond 150 feet from that part of the structure which is under the control of the applicant(s).

17. The conditions of this permit shall be retained on the premises at all times and be immediately produced upon the request of any peace officer.

18. No booth or group seating shall be installed that completely prohibits observation of the occupants.

19. There shall be no requirement for cover charge or pre-payment fee for food and/or beverage service.

Fire Department, Michael S. Fulmis, Assistant Fire Marshal, Bureau of Fire Prevention and Public Safety -- February 18, 1999

Subject property has been investigated by members of the Fire Department.

Recommendations: Submit plot plans for Fire Department approval and review prior to recordation of Zoning Administration Action.

Bureau of Engineering, Glen Hirano Division Engineer -- February 5, 1999

The following recommendations are submitted for the approval of a Conditional Use Permit and a Zone Variance adjoining the area involved:

Dedications Required: Argyle Avenue (Local Street) - None. Carlos Avenue (Local Street) - None. Vista Del Mar Avenue (Local Street) - None.

Improvement Required: Argyle Avenue - Repair and/or reconstruct broken and offgrade existing concrete sidewalk, curb and gutter along the property.
Carlos Avenue - Repair and/or reconstruct broken and offgrade existing concrete sidewalk, curb and gutter along the property. Install tree wells and plant street trees in Argyle Avenue and Carlos Avenue satisfactory to the City Engineer and the Street Tree Division (213) 847-0833 of the Bureau of Street Services.

Sewers are now existing adjacent to the property with a house connection sewer in Argyle Avenue serving the property. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.

No major drainage problems are involved.

Submit a parking area and driveway plan to the Development Services Division (201 N. Figueroa St, Counter C) of the Bureau of Engineering for review and approval.

Prior to issuance of a clearance letter, all engineering fees pertaining to Ordinance 167,769 adopted by the Los Angeles City Council must be paid in full at this office. Any questions regarding this report may be directed to Jay Shih of my staff at (213)847-8276.

Community Redevelopment Agency, Christopher Rudd, Planner, Economic Development Unit

It is my understanding that you requested additional information about the Agency's plans to construct a public parking facility across the street from the Country Church project.

The public parking facility is planned to be constructed for a site directly across Argyle Avenue from the Country Church. The Agency has purchased the land and will commence design development shortly. The parking structure will contain approximately 315 spaces and is intended to serve Capitol Records and surrounding businesses such as the Country Church.

There are currently about 230 parking spaces located in surface parking lots on the "capitol" block. According to a survey of the parking resources in Hollywood prepared for the Agency by Kaku Associates, approximately 40% of the off-site parking spaces in the Argyle Avenue area are typically available at mid-day during the week and 80% are available during evening hours during the weekend.

As I stated in my letter to you dated February 26, 1999, we believe the Country Church project:

- Supports and promotes Hollywood as the center of the entertainment industry and a tourist destination through the preservation of the landmark Country Church.

- Promotes and supports the retention, restoration and appropriate reuse of a significant historic resource

- The proposed new restaurant is sensitive to the historic nature of the site.

The Agency also strongly supports the variance to provide no additional parking on site and believe that the existing parking lots and planned public parking structure across the street provide sufficient parking for the project and surrounding neighborhood.

Please call me at 213/977-1761 if I can answer any questions.

LETTERS IN SUPPORT OF THE PROJECT

NT Parking Inc., Steve Ullman, President and CEO

In response to your (Mrs. Moore) request, this letter discusses the availability and pricing of public parking spaces owned and operated by Grant Parking, Inc. within the vicinity of your Country Church property.

Grant Parking, Inc. currently owns and operates three surface parking lots representing a total pool of approximately 150 parking spaces within 300 feet of the intersection of Yucca Street and Argyle Street. All of these spaces are public parking and are available to the public on an hourly, daily and monthly basis. As of this writing, about 65% of the spaces are occupied.

Generally, our spaces are used by neighboring office buildings during weekdays and theatres in the evenings.

The rates in the area average $4.00 to $8.00 for daily parking and $60.00 for monthly parking. Rates are subject to change.

Obviously, we would welcome the use of our facility by your patrons.

I trust this information answers your questions regarding the parking spaces controlled by our company within the vicinity of your proposed restaurant. Please call me if you need more information.

J. Ned, Inc., David Green, Controller

In response to your (Mrs. Moore) request, this letter discusses the availability and pricing of public parking spaces (lots) owned by our Company, J. Ned, Inc. and operated by Sunshine Parking within the vicinity of your Country Church property.

J. Ned, Inc. currently owns and has Sunshine Parking operate several surface parking lots representing a total pool of more than 600 spaces on both sides of the intersection of Hollywood Boulevard and Argyle Street. All of these spaces are public parking, i.e., they are available for rent or lease on an hourly, daily, monthly, or long-term basis. As of this time only a small percentage of these spaces are committed by contract on a long-term basis to others.

Our company purchased these lots to provide a parking resource for the Pantages Theatre, which we own as well as the Henry Fonda Theatre which we lease. Generally, our spaces are not well used during the weekdays at the present time. Our usage is at its highest during nighttimes, when a show is running at the Pantages as well as weekend performance matinees. During these peak times, the parking lots can become quite full depending on the level of attendance at the Pantages Theatre.

Immediately to the south of your property is one of the lots (designated as the Argyle Parking Lot #1 lot) owned by us and operated by Sunshine. This lot contains almost 200 spaces, of which some are contractually committed to others on a long-term basis. The remaining spaces are available for rent or lease to you to support your proposed restaurant operations. Generally, these spaces are not well utilized at the present time except during nighttimes when there is a performance at the Pantages or weekend matinees.

We would be willing to enter into a lease arrangement with you once your restaurant is operating to provide contract parking during both off-peak and on-peak hours, at a rate to be negotiated presuming that all terms and conditions of a mutually beneficial lease agreement can be worked out. Please keep in mind however that our first priority is to the patrons of the Pantages Theatre. The parking prices would vary depending on the day and time and might range from $1.50 - $2.00 per hour to $6.00 - $9.00 per parking use.

I trust this information answers your questions regarding the parking spaces controlled by our company within the vicinity of your proposed restaurant. Please call me (323-4681750) if you need more information.

Paul B. Cohen -- Support -- March 8, 1999

I am writing in support of the conversion of the County Church on Carlos Street in Hollywood.

I understand that the current owner of the property, Susan Moore, is committed to creating a performance arena alongside her new restaurant, and I believe such a transformation would be of benefit to Hollywood. Not only would people flock for the food; the exciting work of a new theater company would be a compelling reason to respect Hollywood as a place to go in Los Angeles.

Having worked in the area for just over six years at the Los Angeles Free Clinic (on the corner of Hollywood Blvd and Gower), I appreciate the regeneration of the neighborhood. It's exciting that the two metro stops nearby will soon be operational. In addition, I am also aware that the theater activity found at the Hollywood Presbyterian Church on Gower, as well as the Tamarind Theater on Franklin, not only bring arts here; they bring patrons, and help fill eating places, bars, and other recreational establishments.

We all know that Hollywood enjoys a worldwide reputation. The unvarnished truth of the city's appearance hasn't been as enviable, however, but the ongoing efforts to rebuild here--the American Cinematheque, for example--as well as the institution of new projects--the auditorium being built on the corner of Highland and Hollywood--represent a new era. Conversion of the Country Church will be another positive step in Hollywood's regeneration, and I hope you will support it.

Petition in Support of the Application -- 46 Signatures

An open letter to the City of Los Angeles, Department of City Planning, Office of Zoning Administration. We the undersigned are residents of the neighborhood surrounding the site at 1750 N. Argyle Ave which is the proposed site of a 250 seat community theatre/banquet facility and a 200 seat full-service restaurant. We understand that there will be alcoholic beverages consumed on the premises . We support approval of this project and welcome its addition to the neighborhood.

LETTERS IN OPPOSITION TO THE PROJECT

Michael J. Tarutis -- Opposed -- February 24, 1999

Please include me on the list of persons who would like an opportunity to speak at the Conditional Use Permit Hearing on March 1, 1999.

I am an attorney in Long Beach well familiar with zoning and land use issues and I would appreciate the opportunity to address the inherent parking problems, the issue of damage to the cultural landmark, the location of the proposed assembly use directly abutting the residential zone, and the bad combination of poor parking, noise, and alcohol use in a neighborhood seriously impacted by lack of parking already.

I request fifteen minutes for my presentation

Hollywood PAC, Project Area Committee for the Hollywood Redevelopment area, Writer Unknown -- Opposed -- February 27, 1999

IN 1986, WHEN THE HOLLYWOOD REDEVELOPMENT PLAN WAS ADOPTED BY THE LEGISLATIVE BODY, THE LAW MANDATED THE DEVELOPMENT OF BOTH AN URBAN DESIGN PLAN AND A TRANSPORTATION PLAN WITHIN TWO YEARS.

TODAY, 12 YEARS LATER, THESE TWO MANDATED PLANS HAVE BEEN PREPARED BUT NEVER VOTED ON OR INCORPORATED INTO LAW. THE RESULT OF THIS LACK OF LEGISLATION IN THESE TWO STRATEGIC VENUES HAS LED TO THE, OBVIOUSLY, EXTREME MISMANAGEMENT OF BOTH DEVELOPMENT AND TRAFFIC WITHIN THE PROJECT AREA.

SPOT RE-ZONING AND CONDITIONAL USE PERMITS HAVE CREATED UN-CONTROLLED PROLIFERATION OF LIQUOR LICENSE APPLICATIONS INCLUDING EXTENSIVE BLIND LICENSES. THE QUESTIONABLE PRACTICE OF SHIFTING TRAFFIC, RESULTING FROM ONE OVER-DEVELOPMENT WITH UNMITIGATED PARKING, TO A DIFFERENT STREET (OR OFF-RAMP) WITH ITS OWN OVER-DEVELOPMENT AND PARKING PROBLEMS, IS NOT ONLY INEFFECTIVE BUT DECEPTIVE.

THE CUMULATIVE EFFECT OF A CONDITIONAL USE PERMITS MUST BE AN INTRICATE PART OF EACH PLANNING AND ZONING DECISION. UNTIL SUCH TIME AS BOTH THE TRANSPORTATION PLAN AND THE URBAN DESIGN PLAN ARE IN PLACE AND "ARE BEING IMPLEMENTED", WE, THE
ELECTED BODY REPRESENTING THE COMMUNITY OF THE HOLLYWOOD REDEVELOPMENT AREA, MUST STRONGLY REJECT THIS APPLICATION FOR CONDITIONAL USE PERMITS.

Carlos/Vista Del Mar Neighborhood Watch, Ruth S. Goulet -- Opposed -- February 26, 1999

WE ARE THE HISTORIC NEIGHBORHOOD TO THE EAST AND NORTH OF THE PROPERTY AT 1750 N. ARGYLE, FOR WHICH FIVE(5) CUP'S HAVE BEEN APPLIED FOR. A YEAR AGO THE APPLICANT FOR THE CUP'S REVIEWED THE THEN PROJECT WITH OUR NEIGHBORHOOD GROUP. THE DEPICTION OF A SMALL , CRAFTSMAN STYLE RESTAURANT, TUCKED INTO THE SIDE OF THE HILL, WITH THE CHURCH RE-USE AS A WEDDING CHAPEL, RECEIVED OUR TENTATIVE SUPPORT. OUR ALTERNATIVE CHOICE AT THE TIME APPEARED TO

BE DEMOLITION FOR A PARKING LOT. A YEAR AGO OUR CONCERNS WERE: PARKING, ALCOHOL USE AND EXCESSIVE SOUND. THROUGH THE PAST YEAR THOSE CONCERNS HAVE GROWN AND MULTIPLIED. SEVERAL TIMES, WHEN THE PROPERTY WAS USED OR LEASED, THE POLICE HAVE HAD TO BE CALLED BECAUSE OF OUT-OF-CONTROL GROUPS OR EXCESSIVE LOUD MUSIC UNTIL EARLY MORNING HOURS. NOW, HAVING STUDIED THE SUBMITTED DOCUMENTS, WE MUST REQUEST DENIAL OF ALL FIVE CONDITIONAL USE PERMITS. IF THIS COMMERCIAL PROJECT WERE DEVELOPED, IT WOULD PERMANENTLY AND NEGATIVELY ALTER OUR SMALL, HISTORIC, RESIDENTIAL NEIGHBORHOOD. THIS 1914 NEIGHBORHOOD WAS THE FIRST TRACT IN HOLLYWOOD DEVELOPED BY C.E. TOBERMAN. MOST OF THE PRESENT OWNERS SETTLED HERE BECAUSE THE THREE CHURCHES IN THE IMMEDIATE AREA WERE A GUARANTEE OF A SAFE, QUIET,FAMILY ORIENTED NEIGHBORHOOD. IN 1988, THE HOLLYWOOD COMMUNITY PLAN ALLOWED US TO REQUEST A DOWN-ZONING TO ASSURE US THE LOWER DENSITY AND RESIDENTIAL PRESERVATION. THAT SAME PLAN RETAINED THE R-4 ZONING ON THE EAST PART OF THE CHURCH PROPERTY TO FURTHER PROTECT THE RESIDENCES. WHEN THE NEW OWNERS PURCHASED THE CHURCH PROPERTY, THEY KNEW WHAT THE ZONING WAS. NOW, WE ARE TOLD THAT "TO ENJOY HER PROPERTY RIGHTS" CHANGES WILL BE INSTITUTED THAT WILL "REMOVE THE ENJOYMENT OF OUR PROPERTY RIGHTS" AND WILL, MOST ASSUREDLY, DESTROY OUR PROPERTY VALUES. WE CANNOT CROSS FROM MORE RESTRICTIVE TO LESS RESTRICTIVE ZONES. PLEASE FIND ATTACHED OUR SPECIFIC RESPONSES TO THE CUP'S.

Carlos-Vista Del Mar Homeowners, Ruth S. Goulet, Chair. -- Opposed

LAND USE APPLICATION #ZA 98-0928(CUB)(ZV)CUZ 1750 NORTH ARGYLE AVE. -- ACTIONS REQUESTED: 12.21,C5(h) AND 12.11.A

WE REQUEST DENIAL OF THESE TWO CUP'S

THE DESIGN SUBMITTED FOR THE NEW RESTAURANT INCLUDES A DRIVEWAY/RAMP FOR ACCESS TO THE BUILDING~S LOWER, EASTERN, AREA. THE SCALE OF DESIGN SUBMITTED IS DECEPTIVE AND UNRELIABLE. THIS DRIVEWAY/RAMP WILL HAVE TO HANDLE ALL DELIVERIES OF FOOD, FURNITURE, LINENS, BANQUET SUPPLIES, THEATRE SETS AND COSTUMES, BAND AND STAGE SOUND EQUIPMENT, ALL MEMBERS OF SAID PERFORMANCE AND MUSIC GROUPS, CATERING SUPPLIES, CATERING TRUCKS, CATERING STAFF STAFF FOR THE RESTAURANT, BAR, BANQUET HALL AND LAST BUT NOT LEAST THIS IS THE TRASH STORAGE, COLLECTION AND PICK-UP AREA. CONTRARY TO APPLICANTS STATEMENTS, IE. "ALL TRAFFIC IMPACTS WILL BE FOCUSED ONTO ARGYLE AVE. THEREBY AVOIDING TRAFFIC IMPACTS TO THE RESIDENTIAL STREETS TO THE EAST". THE REAL TRAFFIC IMPACTS, NOISE,AND CONGESTION WILL HAPPEN TO THE RESIDENTIAL NEIGHBORHOOD. ONLY WELL DRESSED CLIENTS WILL USE THE ARGYLE ENTRANCE. IN ADDITION, WHO WILL MONITOR THE SMALL PARKING

LOT TO PREVENT OVERFLOW DELIVERIES, LOADING AND UNLOADING THAT WILL HAPPEN WITHIN TEN () FEET OF HOMES.

CONDITIONS: 1) REVERSE DESIGN OF LOWER LEVEL RESTAURANT TO REALLY DIRECT TRAFFIC ONTO ARGYLE AVE. WITH THE DRIVEWAY/RAMP FACING WEST AND ALL INGRESS AND EGRESS WILL BE ON ARGYLE. 2) AUTOMATIC GATES WILL BE CONSTRUCTED AT ENTRANCE TO PARKING LOT TO PREVENT NOISE AND CONGESTION NEXT TO RESIDENCES. 3) IF DESIGN CHANGES ARE REJECTED THEN DELIVERIES OF ALL TYPES MUST BE RESTRICTED TO HOURS OF 9:00 AM TO 5:00 PM. THE TRANSPORTATION DEPT. MUST DEVELOP AND APPROVE A TRAFFIC FLOW PLAN.

TO GRANT AN A ASSEMBLY IN THIS R/4 ZONE, WOULD BE TO PERMANENTLY AND IRREVOCABLY DESTROY THE SURROUNDING RESIDENTIAL AREA WITH NOISE AND CONGESTION FOR 24 HOURS A DAY, 7 DAYS EVERY WEEK. THIS ZONE VARIANCE WOULD CONSTITUTE AN INVERSE CONDEMNATION AND SURELY TRIGGER AN APPEAL, AT LEAST.

LAND USE APPLICATION: #ZA 98-0928 (CUB)(ZV)CUZ 1750 NORTH ARGYLE AVE.

ACTION REQUESTED: ZONE VARIANCE: 12-21 A4(c) NO ON-SITE PARK.

WE REQUEST DENIAL OF THIS ACTION.

THE APPLICANT SUGGESTS THAT PARKING, IN THE AREA IS PLENTIFUL. THE REVERSE IS THE FACT. ONLY OUR SMALL RESIDENTIAL STREETS ARE FAIR GAME. WITH THE POSSIBILITY OF ,IN EXCESS, OF 500 PERSONS ON THIS PROPERTY AT ONE TIME, WE MUST DEMAND DOCUMENTATION OF PARKING AGREEMENTS. THE PARKING STRUCTURE MENTIONED BY THE APPLICANT IS NOW STALLED IN COMMITTEE AND THE FINANCING FOR THE STRUCTURE IS QUESTIONABLE.

CONDITIONS: 1.) PREFERENTIAL PARKING FOR THE NEIGHBORHOOD STREETS, COVERING A SIX (6) BLOCK RADIUS OF THE CHURCH PROPERTY, TO BE PAID FOR BY APPLICANT. 2) CONTRACTUAL AGREEMENTS WITH EXISTING PARKING LOTS OR STRUCTURES FOR THE TOTAL MANDATED 71 SPACES, FOR ALL HOURS OF OCCUPANCY, NOT JUST HOURS OF OPERATION. WHERE DO CATERING STAFF, CHEFS, COOKS, WAITERS, BARTENDERS, BUS BOYS AND ETC. PARK????? 3) AS STATED EARLIER, AUTOMATIC GATES FOR SMALL PARKING AREA.

LAND USE APPLICATION: #ZA 98-0928(CUP)(ZV)CUZ 1750 NORTH ARGYLE AVE.

ACTIONS REQUESTED: CUP COMMERCIAL CORNER 12.24.C,56

WE REQUEST DENIAL OF THIS ACTION.

THE APPLICANT'S REFERENCE TO "REHABILITATION" OF THE CHURCH BUILDING, WILL IN ESSENCE "GUT" THE BUILDING. MAJOR INTERNAL CHANGES HAVE ALREADY BEEN INSTITUTED INCLUDING REMOVING/ RE ARRANGING THE FIXED PEWS AND MAJOR DEMOLITION TO THE LOWER OFFICE SPACES. TO EXCAVATE FOR THE PROPOSED RESTAURANT WILL INVOLVE REMOVAL OR DESTRUCTION OF ABOUT TWENTY (20) MATURE TREES. NO PLANS HAVE BEEN SUBMITTED FOR LIGHTING PLANS WHICH ARE NECESSARY FOR SAFETY ON THE PROPERTY WITHOUT SPOT LIGHTING THE WHOLE NEIGHBORHOOD. NO PLANS HAVE BEEN SUBMITTED FOR DRIVEWAY/RAMP SUPPORT WALLS OR TERRACES, OR PLANS FOR PATHS/WALKWAYS FROM CATERING KITCHEN TO BANQUET HALL. THIS PROJECT WILL BE COMPETING WITH AT LEAST THREE (3) OTHER LARGE PROJECT FOR PARKING AND CLIENTS. WITHIN A FEW BLOCKS THE CINERAMA DOME PROJECT, THE REGENT MARKETPLACE AND THE NEWLY PROPOSED WINTER GREEK PROJECT HAVE ALREADY BEEN APPROVED OR ARE NEARING APPROVAL. THE APPLICANT STATES THAT THE MAJORITY OF THE SURROUNDING ZONING IS COMMERCIAL. ACTUALLY, MOST OF THE CONTIGUOUS PROPERTY IS ZONED R/4. THE INVASIVE USE OF COMMERCIAL HOURS, 10:00 AM TO 2:00 AM INTO THE R/4 ZONE WOULD BE DETRIMENTAL THE COMMERCIAL CORNER ORDINANCE REQUIRES THE ZONING ADMINISTRATOR TO MAKE THESE FURTHER FINDINGS: 1) IF USE IS CONSISTENT WITH PUBLIC WELFARE AND SAFETY. 2)IF ACCESS TO PROJECT WILL CAUSE DISRUPTION OR CONGESTION TO CIRCULATION IF TRAFFIC ON ADJACENT STREETS. 3) IF THERE IS A DETRIMENTAL CONCENTRATION OF EXISTING CORNER COMMERCIAL/MINI-MALL DEVELOPMENTS.

LAND USE APPLICATION: ZA 98-0920(CUB)(ZV)CUZ 1750 NORTH ARGYLE AVE.

ACTIONS REQUESTED: CUP ON-SITE ALCOHOL 12.24.C,42

WE REQUEST DENIAL OF THIS ACTION.

THE USE OF ALCOHOL IN THE PROPOSED NEW RESTAURANT AND BAR WILL CAUSE GREAT HARDSHIP TO THE SURROUNDING RESIDENTIAL NEIGHBORHOOD. BUT THE GREATEST IMPACTS WILL BE WITH THE ALCOHOL USE IN THE PROPOSED BANQUET HALL/ THEATRE/ MUSIC VENUE. THIS WOULD BRING WRAP PARTIES AND HEAVY-METAL BANDS INTO OUR BEDROOMS.

CONDITIONS: 1) NO MUSIC,ENTERTAINMENT, OR AMPLIFIED SOUND IN THE CHURCH BUILDING BEFORE 9:00 AM OR AFTER 10:00 PM. 2) SOUND LEVELS FROM INSIDE THE CHURCH MUST NOT BE AUDIBLE BEYOND TWENTY (20) FEET OF THE CHURCH WALLS. (TO PROPERTY LINE). 3) SECURITY GUARDS MUST BE ON PATROL ON THE PROPERTY DURING OPERATING HOURS AND UNTIL ONE HOUR AFTER CLOSING. 4)ALCOHOL USE MUST BE RESTRICTED TO THE INSIDE OF BUILDINGS. NO WANDERING THE PROPERTY WITH DRINK IN HAND. 5) CRIME STATISTICS FOR THIS REPORTING AREA ARE ALREADY

BEYOND ACCEPTABLE LEVELS AND THE CUMULATIVE EFFECT OF THE MANY LIQUOR LICENSES BEING APPROVED MUST BE A STRONG CONSIDERATION FOR ANY NEW APPLICATION.

J. H. McQuiston -- Opposed -- February 24, 1999

I am a resident since 1960 of Apartment 6212 D on Yucca St, which apartment directly faces the subject property. From time to time when the property was operated as a "radio ministry", I have been subjected to extraordinary sound emanating from the property, either as an excessive and early ringing of the steeple bell or as excessively loud music emanating from an outside loudspeaker.

Recently, the new owner apparently rented the property to a group which at or about 11:00 PM decided to ring the steeple bell over and over, until at last the Police Dept ordered the group to leave. Associated with the bell-ringing was loud and rowdy noises which threatened the peaceful sleep of all the people in this 40-unit apartment complex.

I was elected to represent this area in the Hollywood PAC, which monitored land use in this Redevelopment area. The subject parcel has been designated as essential for the area's residential complement, being assigned "High/Medium Density Residential (60 dwelling units per acre) with the former church building eligible for relocation.

The plan submitted with the Application would severely cripple the goal of the Redevelopment Plan because it does not permit the property to be developed with residences necessary to permit successful redevelopment of the Hollywood District.

Moreover, the plan cannot be justified because it violates basic public-safety requirements of the Uniform Building Code as codified by the City. I speak advisedly as a professional, state-certified, engineer. People could be trapped in the lower level with no reasonable exit opportunity in case of fire.

Moreover, in the Red Lion case heard by this Agency lately, residents of the Silver Lake community were protected from undue noise projected from a small patio to be added facing residential buildings.

In this case, Applicant directs ALL of the restaurant and bar noise and sound straight at the 40-unit apartment house, not just from a patio, because the building is designed to be COMPLETELY OPEN on the north side. This design would make the 40-unit apartment UNINHABITABLE.

Moreover, the Applicant projects BANQUET use, where the people all are coming at once, plus a separate restaurant, where people may or may not come in bunches (say, for a performance at the large Pantages Theater). In the extreme, there could be 250 in the banquet hall, 200 in the restaurant, and 54 employees, for a total (per Applicant) of 504 persons on site.

The plan shows almost no toilet facilities, relative to this occupant load.

The plan shows almost no parking facilities, relative to this occupant load.

Bear in mind that the Theater District already overloads the lots and streets with respect to parking. Applicant relies on a nebulous plan to construct a parking structure by someone else, at some remote location. However, the absence of on-site Parking, insufficient even for the employees, suggests that the site is not developable and viable as Applicant configures it, even if this Agency by allowing conversion from Residential and thereby torpedoing the Hollywood Redevelopment would approve of the intended use.

While I support redevelopment of this property, Applicant's plan has too many negative and degrading effects on residents and prospective customers and employees to be given approval by this Agency.

Rev. Dick Brown -- Opposed -- February 22, 1999

Please be advised of my very strong objection to the approval of the Conditional Use Permit by Susan F. Moore regarding the property at 1750 N. Argyle, Hollywood, California.

I've been asked by the exiled congregation of the Little Country Church of Hollywood to serve as their Interim Pastor. From 1946 to 1950 I served on the staff of the Little Country Church of Hollywood. In 1950 I left the Country Church to enter the pastoral ministry at a new assignment. I now have 49 years of pastoral experience.

The exiled congregation feels betrayed in that they were not consulted or allowed to vote on the termination of the ministry and the sale of the property in 1997. Promises made over a period of 64 years from 1933 to 1997 were broken by the Trustees. These promises included assurances made by the Trustees that the property and buildings at 1750 N. Argyle would remain dedicated to Jesus Christ and His ministry until His return (the Second Coming of Christ yet to happen).

A lawsuit now pending will hopefully allow the congregation to return to the property and buildings and continue the ministry that began in 1933.

We have at least 3 persons in the congregation today (we believe there are others) who were present in 1933 when the ground-breaking ceremony was held and the above promises were made. Many people gave of their time, talents and treasures to enable the Trustees to buy the property and build the buildings.

I plan to be present at the Public Hearing on March 1st and will appreciate the opportunity to speak.

Shari Mehr -- Opposed -- January 19, 1999

As per my phone conversation today with Marguerita in the Planning Dept., I am requesting that I be notified of any or all meetings, concerning a Conditional Use Permit

or any other matters, which are to be held in the future for 1750 N. Argyle Avenue in Hollywood. I also request a STAFF REPORT when it is completed. Enclosed is a self-addressed stamped envelope for your convenience to notify me a.s.a.p. of the above issues.

The following are urgent reasons why I must be notified of all future meetings regarding and including a Conditional Use Permit for the above Argyle address and/or case number. First, the above property has a historical monument building on the premises, approved as a historical monument in 1992. Therefore, the church building (monument) at the above Argyle address must not be altered or changed in any manner. According to the recent L. A. Times article dated 1114/99 and other newspaper articles in months past, states that Susan Moore has desired to change or alter the historical monument from a 300-seat church building and into a 99-seat live theater or jazz club for entertainment purposes.

Second, there is a legal matter pending on this property against the former owners. And it has not yet been proven whether or not the existing Title for Susan Fine Moore is a possible defective Title. Based on these facts alone, Susan Moore should not be given full rights at this time to alter or change the property at the above address, by having a Conditional Use Permit approved.

Please be certain that I am notified of all future City meetings, especially any meetings =regarding a Conditional Use Permit to be approved for the above reasons concerning the above Argyle address. Thank you again for sending me also a Staff Report.

Any questions or comments please don't hesitate to contact me any time.

Shari Mehr -- Opposed -- February 23, 1999

This is an urgent objection to the Conditional use (C.U.P.) request being held at the public hearing meeting on 3/1/99 concerning 1750 N. Argyle Avenue in Hollywood regarding the above case number issued by the applicant, Susan Fine Moore.

I am involved with the neighbors of that property and am associated with someone you were successful in working with (Ruth Goulet) regarding the Network Auto Body. I trust, in this respect, we are friends indirectly.

Please take notice of the following objections against the applicant's C.U.P. as it will cause a devastation to the environment, cultural heritage, will destroy a historical landmark and will cause a lower property value to happen for the surrounding homes in the area and much more. There is also a lawsuit pending against the applicant and the former Trustees of the Country Church, explained further. There is also in this letter an explanation of how the exiled or former congregation of this church building will bring in revenue for Hollywood.

The specific variances requested are as follows:

Code 12.21.C5(h)-Zone variance to permit crossing from a more restrictive zone to a less restrictive zone.

Objection: This does not specify the less restricted as being Commercial zoned property for commercial purposes. Mr. Janovici, this property has a "split zoning" variance. The church building is sitting on residential zoned property in the back half, which is zoned as "R4" and the front half of this property is zoned Commercial. In order to preserve the = historical church monument and neighborhood, no Commercial use by applicant should be allowed on the back half which is what the applicant's current plans are requiring. A converted restaurant/banquet hall/theater in place of the church, would also lower the property value of the residential homes, which were bought because of the church and because the back part of the property is zoned "R-4".

Code 12.11.A-Zone variance to permit an A-Assembly use in an R-4 zone.

Objection: Needs specifics on what "A-Assembly" covers.

Code 12.21.A4(c)-Zone variance to permit no on-site parking.

Objection: The applicant's plans state this property would require 71 on-site parking spaces when it currently only has 4 parking spaces. How can 95% of the parking be excused? How did the applicant figure 71 parking spaces when the plans show there will be room for 500 people on this property? This number of 71 parking spaces cannot be enough for the amount of people the applicant's plans will allow. How will people get their cars from valets one or more blocks away? I understand that the parking structure the applicant states in her plans, may never be developed. There should be required written confirmations and copies of contracts between the applicant and the various parking lots stated in the plans. These contracts should be submitted to the neighbors to verify they are not just high hopes. The applicant should be able to provide the neighbors a "detailed" explanation of exactly how she intends to handle the exodus of 250 people from the restaurant/theater who all stand on the sidewalk waiting for their cars. If the applicant has 5 valets and they take 5 minutes to get to the car and give it to the people, that's 25 trips per valet which comes to "two hours and five minutes" before everyone gets their cars. So how many valets will the applicant hire? How will each valet get to the parking lots that are as far as one block away? Walk? If so, how can the applicant explain they are not tired after running 25 trips (which may be equivalent to 25 blocks) in two hours? What happens when they do this in the rain? What happens when 5 valets pull up in front with 5 cars? Won't this seriously increase the traffic flow on Argyle Avenue? Where will all the patrons gather in a severe rainstorm while waiting for their cars? There is no shelter shown on the plans. Will 250 people stand on the front steps? What effect will 250 cars parking all around the neighborhood (parking on streets or driving to and from parking lots) have on the traffic congestion? The nearby neighborhood side streets cannot handle that kind of traffic.

The applicant's plans state that the "71 on-site parking spaces would destroy the historical monument church building". This is contradictory when the applicant's plans will literally alter and destroy the historical landmark status (Monument #567) and the

church building by converting the church into a banquet hall/restaurant and theater. These plans are not stating true facts. The applicant is requesting to have "no" on-site parking, not to preserve the church building as her plans state. Rather, it is giving her rights to tear apart an historical monument and end its historical status and replace it with her converted banquet hall/theater. This will develop many more problems for the environment according to the Negative Declaration, also for the neighborhood and the surrounding areas. The applicant's plans will also increase crime, because her plans include alcohol and the hours of operation, which state are from 10:00 a.m. until 2:00 am., SEVEN days per week. This will increase crime for the surrounding neighborhoods, because of the constant indulgence of alcohol every day of the week for many hours and has been proven abusive in many other similar cases.

Code 12.24.C,56-CUP Commercial Corner
Code 12.24.C,42-CUP On-site Alcohol

Objection: The last thing this neighborhood needs is another full bar liquor license in Hollywood especially when it is too close to the surrounding residential communities. Hollywood already has at least 47 liquor licenses ready to be approved. We don't need another liquor license on a historical landmark property with an existing Historic monument church building. This would result in more decline of our cultural heritage. The applicant's plans would be the next step towards a complete redevelopment. Already, within a 1,000 feet of the above property, are eleven markets and restaurants that provide food and alcohol. How can her plans bring more cultural beauty to Hollywood? This Argyle property does not need another additional display of these types of liquor entertainment entities. This property needs to remain "as is", without demolition, construction or alteration, in order to maintain its cultural heritage, so it can keep its historical landmark status and character.

Aerial photos submitted with the proposal are misleading. They were taken many years ago when foliage was thick, giving the reader the impression that removal of a few trees and shrubs would not be noticed, when in fact just the opposite is true. I have more recent photos to prove this statement. According to the plot plan submitted with the proposal, most of the remaining lush plantings are very rare and donated over the years toward the front of the property <u>will need to be removed</u> for the site of the restaurant. These rare and donated plants, bushes and trees are also part of the historical landmark property.

Unfortunately, within a year or so ago, I understand that the applicant went ahead and demolished approximately 75% of the lower office space in the Historical monument without a Building & Safety permit. I also understand that Building & Safety sent an investigator to this property to notify the applicant to obtain a permit. Cultural Heritage, I am sure, must have been obligated to approve a permit "after" most of the devastation had been done to the lower office space of the historical monument. Mr. Janovici, with this type of performance by the applicant, wouldn't this prove that it may be harder to trust the applicant with anything she states in her present plans if she receives an approval of a C.U.P.? I wonder what other rules she would break if she receives a C.U.P. by the above action.

Also important, there is a lawsuit pending by the exiled congregation against the former owners and/or Trustees and the applicant. On 4127197, the Trustees of the church closed the church with no notice, and announced that the property would be sold. Since that time, the congregation has been working hard to regain the use of their church building, culminating last April in their filing a lawsuit against the Trustees, Hollywood Properties and Susan Fine Moore.

So far, the congregation has prevailed against all legal obstacles directed against them. They are certain that all claims they have against this property are valid and that the courts will determine that the title of Susan Fine Moore and Hollywood Properties must include easement rights and license rights. This would entitle the former congregation to be able to use their church building without alterations being made to the property in any way, since the whole property is designated as a historical landmark. The congregation has relied on the fact that it would not be altered.

In conclusion, if the City Planning Commission approves the applicant's C.U.P. at the 3/1/99 public hearing, this would cause irreparable damage to the property and irreparable harm against the congregation. It is unthinkable that anyone would irreparably alter the property and destroy it as a valuable cultural landmark, especially when the rights of the petitioner are in dispute and are currently in litigation.

Incidentally but importantly, the plans by the former congregation to use the church building, would also bring in revenue for Hollywood. They would continue it on a larger scale as a media church that it always was and broadcast from the church building and from other radio stations. They already have radio stations and announcers standing by once we have resolved the current issues against the applicant. They have been able to convert old gospel records of the 1900's to the 60's into CD's and cassettes and will be sold some time in the future nationwide. They plan to use a room in the church as a museum for historical purposes. This would display antique record players, playing old gospel hymns from the 1800's up to the 50's and 60's of our day. This would also bring revenue into Hollywood to preserve its Cultural Heritage. They foresee holding conventions with well-known speakers of our century, working with other nearby churches to increase attendance. They also have hopes of repeating the old vesper services at the Hollywood Bowl.

Finally, thank you for giving this careful thought as to the valuable future of the Historic Country Church of Hollywood. I request that you and the City of Los Angeles Planning Department deny the applicant's C.U.P., or at the very least, delay any decision until the property rights of the exiled and former congregation are determined in the courts.

PUBLIC HEARING

At the public hearing the applicant several nearby neighbors and others interested in development in Hollywood appeared. The project and the instant file were reviewed. In reviewing the instant file the Zoning Administrator read the materials contained within said file and reviewed the exhibits and radius maps indicating the various land uses

within the affected radius. After this review the hearing was opened to public testimony and the following points were considered:

- History of the site and its ownership
- Need for alcohol sales at this location
- Types of alcohol sales
- Security precautions
- Relationship with local LAPD officers and patrols
- Impacts of installation on nearby properties
- Historical nature of the site
- Sensitivity of neighborhood to noise impacts
- Parking
- Council Office asking for approval
- Police concerns
- Building plans
- Cultural monument status
- Landscaping
- Impacts on apartments to the north and residences to the east
- Bathrooms
- Outside seating
- Parking lots in the area
- Metro rail station stop
- Signage

Following this testimony there was discussion with the applicant and the Zoning Administrator determined to hold the record open to allow both the applicant, supporters of the project and project opponents to send in additional written material. Following that open period, and after review of all materials the Zoning Administrator determined that the subject location is proper in relation to adjacent land uses and the development of the community and conditionally granted the request with a portion of that grant being for a limited time period.

APPLICANT'S OVERALL STATEMENT -- Susan Fine Moore, Mgr., Hollywood Properties, LLC -- March 15, 1999

Thank you for allowing me the extra time to address the issues raised at the Public Hearing on March 1, 1999 regarding the property and case referenced above. Based on my understanding of your concerns I have tried in this letter to address in detail each of the issues. I have also attached various Exhibits and Photos as you requested.

Hours of Operation

Based on the testimony and your input I have revised the hours of operation for both the theatre/banquet space and the restaurant. As you will see in (Exhibit 1) the proposed hours differentiate between weekday nights (Sunday to Wednesday) and weekend nights (Thursday to Saturday). In addition, the outdoor deck area will be closed earlier than the interior dining room.

Noise Mitigation

As you can see from (Exhibit 2) (East Elevation) the north end of the property is the south wall of the carport area of the apartment building. This wall is approximately 45 ft south of the apartment building. The edge of the restaurant deck is approximately 72.3 ft south of the wall. Therefore, the apartment units themselves are 117 ft from the edge of the restaurant deck.

The height of the wall measured from the edge of the restaurant deck is over 19.5 ft. due to the extreme slope of the property. Notwithstanding this grade change and distance, however, in response to the concerns of the neighbors I propose to build a new wall in front of the existing chain link fence. (Exhibit 3) (West Elevation) This new wall will be 8 ft above grade and covered with extensive plantings of new foliage. In addition new foliage will be planted in front of the existing wall.

(Exhibit 3) (South Elevation) also shows the eastern portion of the property which is adjacent to the Single Family Residences. To the east of the property directly behind the church/theatre I am also proposing the addition of a new wall to be built around the existing trees to the height of 8 ft. and covered with plantings of dense foliage

(Exhibit 3) (South Elevation) The accompanying photos may help to clarify these boundaries.

I believe that the addition of these new wall and foliage in addition to the revised hours will mitigate the noise concerns of the neighbors.

Off-Site Parking

In our original application I asked for a variance from code required parking on-site. The rationale for this request was to preserve the unique landscaping and topography of the property. In addition, immediately adjacent to the property are hundreds of public surface parking spaces. These spaces are generally not well used and are available on an hourly, daily or monthly basis. We were originally advised that the code required parking for the restaurant was a ratio of one space per 100 square feet. Based on this information we requested a variance from 71 on-site spaces. However, since our hearing on March 1, we have been advised that we were using the wrong code section, and that under Code Section 12.21 A4X the correct parking ratio within the Hollywood Redevelopment Area is one space per 1000 square feet of restaurant. Under the corrected code section the parking requirement is only 7 spaces.

Regardless of whether the code requires 7 spaces or 71 spaces the unused parking supply within 750 feet of my site is abundant. I am attaching letters (Exhibit 4) from the two principal public parking operators, J. Ned, Inc. (Sunshine Parking) and Grant Parking showing that within 300 feet of the property there are at least 350 spaces and during my peak operating hours the majority of these spaces are available.

In the letter from J.Ned, Inc. their principal concern is having available parking for theater goers. These lots (#2)and(#4) shown on the map (Exhibit 5) and in the accompanying photos are largely unused during our lunch and brunch hours. However, the Grant lot (#3) is generally committed during daytime hours and is not well used during nights and weekends. In addition, a public parking facility is planned to be constructed directly across the street from the property. I have attached a letter from Christopher Rudd of the Community Redevelopment Agency which addresses the issue of the parking structure. (Exhibit 6)

In order to address the concerns of the neighbors regarding a shortage of parking during productions at the Pantages Theatre the restaurant will provide a valet parking service in the Grant lot during the evenings and on weekends.

In conclusion, as the photo and parking letters demonstrate there is a huge supply of unused spaces to support the restaurant during daytime and nighttime peak hours. In addition, both parking lot operators have offered to lease me the necessary spaces when the restaurant is complete.

Preservation of existing trees

One of the primary attractions of this site is the existing landscaping. For this reason I instructed the architects to go to great pains to preserve and relocate the existing trees whenever possible. I asked them to design the restaurant into the unused sloping portion of the property. In the attached "Tree Relocation Site Plan" (Exhibit 7) the existing trees have been indicated and a key addressing relocation and removal has been drawn. As you can see we propose to remove only six trees (two large and four small).

In conclusion:

I am not a "big" developer with paid lobbyists and consultants on my team. I'm a simple restaurant operator and for the past five years I have owned and operated an 80 seat coffee shop on Franklin Ave in Hollywood, a few blocks north of the proposed project. I am also a resident of the area and live nearby. I have seen tremendous changes since 1994 and I have also seen first hand how a well-run restaurant can be an asset to the community not a liability. In our coffee shop neighbors get to know other neighbors, strangers become friends, families spend time with other families and senior citizens have a place to walk to and feel comfortable. The conversation and camaraderie that takes place in a neighborhood restaurant makes people feel good. This project is not an exclusive restaurant for only the rich and famous. It is designed to recreate the Hollywood "bungalows" of the 1930's (the period when the church building was first constructed.) Like the Farmer's Market on Third and Fairfax which was built in the same year (1934) it will be a place where both Hollywood residents and Hollywood tourists can feel at home.

Although there was vocal objection from a minority of residents in the community, I am certain that the majority of the residents in the area look forward to the addition of more

retail and restaurants. (Exhibit 8) In addition, patrons of the existing theatres will have one more reason to stay in Hollywood after the theatre.

In the Hollywood Blvd District Urban Design Plan the following suggestions were recommended to bring back the sparkle to a this famous, but tarnished area of Los Angeles: the encouragement of pedestrian intensive uses on the Blvd; the promotion, encouragement, and support of historic preservation, the restoration and appropriate re-use of historically and architecturally significant structures; the creation of density bonuses for live entertainment uses especially in the boulevard East area; bonus densities for live entertainment uses in the area adjacent to Hollywood and Vine, specifically; and adjacent residential mixed use zones to create housing integrated with at-grade commercial. I think the Hollywood Bungalow Restaurant and Country Chapel Theatre project will do all of these things.

Proposed hours of operation for the theatre/banquet facility:

Sunday to Wednesday 11 a.m. to 11 p.m.
Thursday to Saturday 11 a.m. to Midnight

Proposed hours of operation for the restaurant:

Sunday	10:00 a.m. - Midnight (Deck area to be closed at 10 p.m.)
Monday	11:30 a.m. - Midnight (Deck area to be closed at 10 p.m.)
Tuesday	11:30 a.m. - Midnight (Deck area to be closed at 10 p.m.)
Wednesday	11:30 a.m. - Midnight (Deck area to be closed at 10 p.m.)
Thursday	11:30 a.m. - 2 a.m. (Deck area to be closed at Midnight)
Friday	11:30 a.m. - 2 a.m. (Deck area to be closed at Midnight)
Saturday	10:00 a.m. - 2 a.m. (Deck area to be closed at Midnight)

ZONING ADMINISTRATOR'S OVERALL DISCUSSION

It is the applicant's intent to convert the historic Little Country Church of Hollywood into a banquet/meeting facility that will be available for a wide range of catered events and a theater/performance venue that can accommodate small theatrical productions and music performances. No public dancing was requested by the applicant, and none has been allowed. The Church will contain seating for approximately 250 persons. In addition, the applicant proposes to construct a 7,120 square-foot restaurant on the westerly half of the subject site. The restaurant will contain seating for 175 persons in addition to bar seating for 25 persons. The Church reuse and new restaurant will operate between the hours of 10 a.m. to 2 a.m., seven days a week with the sale of a full line of alcoholic beverages served on-site. Furthermore, the applicant is proposing to provide no additional parking on-site other than the existing four on-site parking spaces.

Research by staff indicates that the action of the Cultural Heritage Commission declaring the subject site a Historic Cultural Monument (No. 567) was adopted by the City Council on October 2, 1992. According to information contain on file with the

Cultural Affairs Department, the Church was originally built in 1934 by members of the congregation from plans drawn by Architect Paul Kingsbury. The Little Country Church of Hollywood site also contains extensive gardens with specimen shrub and trees and brick enclosed flagstone walks which are also protected under the historic/cultural designation.

As a result of the historic cultural monument designation, no permits (including signs, demolition, use of land, remodeling) may be issued unless clearance is obtained from the Cultural Heritage Commission and from CEQA review by the Department of Building and Safety. Therefore, any interior or exterior alteration to the church or its grounds must be reviewed and approved by the Cultural Heritage Commission. It does not appear that the applicant has filed for review by the Cultural Heritage Commission as of the writing of this report.

Field investigation revealed that there are three establishments in the immediate area which serve alcoholic beverages on-site. In addition, according to the State's Department of Alcoholic Beverage Control licensing criteria, 4 on-site and 3 off-site licenses are allocated to subject Census Tract No. 1910. There are currently 15 on-site and 3 off-site licenses in this census tract. Within 600 feet of the subject property, there are 5 on-site and 1 off-site existing licenses. Statistics from the Police Department reveal that in the subject Crime Reporting District No. 637, which has jurisdiction over the subject property, a total of 328 crimes were reported in 1997, compared to the citywide average of 362 crimes and the high crime reporting district average of 434 crimes for the same period.

Sensitive uses in the immediate area includes two churches; St. Stephens Episcopal Church and the First Presbyterian Church. A child care center exists at the southeast corner of Yucca Street and Gower Avenue while a teen shelter exists on the easterly side of Gower Avenue between Carlos Avenue and Hollywood Boulevard.

A review of the site plan indicates the easterly portion of the site, where the church currently is situated, is zoned R4-2D while the westerly portion, where the gardens exist, is zoned C4-2D. According to the Hollywood Community Plan, the entire subject ownership has a land use designation of Regional Center. Although the majority of the land uses surrounding the project site are commercially zoned, multiple residential dwellings exist directly north, adjoining the subject site while single-family dwellings and duplexes exist directly east, adjoining the subject site.

The applicant contends that the proposed church reuse and the new restaurant will not detrimentally affect the adjoining residential uses. The applicant indicates all traffic impacts will be focused onto Argyle Avenue and away from the residential streets east of the site. Noise impacts are also to be mitigated, however, the applicant has not indicated how this will be accomplished.

There is a potential that activities occurring at the Church or restaurant may create problems associated with traffic and noise and that these negative impacts would be compounded by the extended hours of operation from both the Church reuse and

restaurant. The single-family dwellings directly east of the Church will be greatly impacted by noise given their proximity to the church (dwellings have 15-foot rear yard setbacks). However, the strong community support for the project has argued successfully that the applicant be given a reasonable trial period in which to establish a track record and then move forward to a more lengthy time period in which to operate. To this end, the Zoning Administrator has limited the alcohol sales permit to five years, after which the applicant shall file for and win approval of a new conditional use in order to continue such sales.

In addition, a review of the radius map indicates that there are three major entertainment/meeting venues within 600 feet of the subject site; the Pantages Theater, the Henry Ford Theater and the rental hall just south of the subject site. Events occurring simultaneously at each of these venues could create a parking shortage which could be compounded should the proposed 200 seat restaurant (bar) and 250 seat Church reuse become operational. Spill over parking may occur onto the interior streets thereby impacting the residential neighborhood with additional traffic and noise and possibly loitering. The applicant will need to address and solve such problems as they arise in order to move beyond the five year time limit imposed on the on-site sale of alcoholic beverages.

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-C of the Los Angeles Municipal Code. In order for a particular request to be authorized, certain designated findings have to be made. In certain cases, there are specific conditional use categories which have additional or unique findings only applicable to that specific use in lieu of the four standard findings for other conditional use categories.

FINDINGS

In order for the requested conditional use permits to be approved the mandated findings delineated in Municipal Code Section 12.24-C must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **The proposed location will be desirable to the public convenience or welfare.**

   Applicant's Supplemental Statement -- Alcohol Sales (CUB)

   a. Describe briefly how the proposed project will be proper in relation to adjacent uses or the development of the community.

The project comprises a banquet facility/theater/performance venue and a restaurant, all located in a beautifully landscaped, woodsy site in the heart of Hollywood.

The 34,000 square foot site includes the historic Little Country Church of Hollywood—a 'picture postcard" New England-style church building with white clapboard siding and a steeple above the center entrance. The church building is designated City of Los Angeles Historic-Cultural Monument No. 567, and it has been formally determined eligible for listing in the National Register of Historic Places. From the inception of this project, it has been the intention that the historic church building be retained as a focal point.

As part of the project, the historic Little Country Church of Hollywood will be rehabilitated to accommodate dual uses: a banquet facility that will be available for a wide range of catered events, and a theater/performance venue that can accommodate small theatrical productions and music performances.

At the western portion of the property, a new 175-seat restaurant will be designed to blend into the woodsy setting; the outdoor patios will step into the terraced site, preserving the existing trees and topography. No other Hollywood project has such a diverse venue -- an historical environment, theater, music, and food & drink all in a spectacular setting A landscape plan will be prepared to enhance the historic site with new plantings, as well as to preserve the terraced property, the numerous mature trees and shrubs, and the low, stone retaining walls.

The majority of the land uses surrounding the project site are commercially zoned, and the project remains consistent with this zoning The Hollywood Community Plan designates the subject property and its surrounding properties with a Regional Center land use designation, and the proposed project is consistent with commercial uses that this designation entails.

The project site is located within the Hollywood Redevelopment Project Area and is consistent with the goals and objectives of the Hollywood Redevelopment Plan, positively affecting and improving the community.

b. Why does applicant believe the location of the project will be desirable to the public convenience and welfare?

Located only one block from Hollywood Boulevard and a short walk from the Hollywood Theater District, the tree-studded project site will provide a wonderful and convenient respite from the local hustle and bustle of the Hollywood Boulevard corridor. The beautifully landscaped grounds and picturesque Church create a garden environment and setting perfectly suited for the proposed activities. This project will bring additional growth and investment to the community and draw people and business back to Hollywood. The easily

accessible location will provide dining and entertainment services all in one location.

c. Describe how the proposed project will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan.

The project will enhance the character in the area. The existing Country Church of Hollywood is a picturesque City of Los Angeles Historic/Cultural Monument, and its renovation will improve the structure. The new restaurant will be designed to conform with and preserve the natural surroundings, creating an aesthetically pleasing site that will contribute to the character of the neighborhood.

The proposed project will be in harmony with the various elements and objectives of the General Plan including promoting the arts, increasing employment, and increasing business and commercial investment in the community.

d. Will the approval of the Conditional Use at this location adversely affect the economic welfare of the community? Why?

The approval of the Conditional Use at this location will not adversely affect the economic welfare of the community. The project will increase employment as well as business and commercial investment in the community.

e. Will the approval of the Conditional Use result in or contribute to an undue concentration of such establishments? Why?

The approval of the Conditional use will not result in or contribute to an undue concentration of such establishments. Currently, there are very few full-service restaurants in the area. Most of the existing liquor licenses in the vicinity are for off-site sales or for bars only. The potential exists to cater to the upscale market in the Hollywood area, but this potential has yet to be realized. Small sandwich shops and pizza stands are the norm along Hollywood Boulevard, and this project would bring a new type of service and product to the area.

f. Will the approval of the Conditional Use detrimentally affect nearby residentially zoned properties? Why?

The approval of the Conditional Use will not detrimentally affect nearby residentially-zoned properties. All traffic impacts will be focused onto Argyle Avenue, thereby avoiding any increased traffic impacts to the residential streets east of the subject property. Noise impacts will also be mitigated. Heavily landscaped grounds will also be provided to shield any negative visual impacts.

g. What are the proposed hours of operation and which days of the week will the establishment be open? What are the proposed hours of alcohol sales?

The restaurant is proposed to operate seven days a week, from 10 a.m. to 2 a.m. daily.

h. What is the occupancy load as determined by the Fire Department (number of patrons)? What is the proposed seating in all areas?

The existing occupancy load at the Church, based on posted notices, is 300 persons. The proposed seating in the renovated Church will be restricted to 250 persons. Up to 200 persons will be able to be seated in the restaurant.

i. Is parking available on the site? (If so, how many spaces?) If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? Where? How many off-site spaces?

There are 4 existing parking spaces on-site, serving the existing Church building. No additional on-site parking is proposed in connection with the rehabilitation of the Church, inasmuch as the Church is an existing use with an existing occupancy load of 300. For the restaurant, no on-site parking is proposed. Restaurant visitors are expected to arrive on foot, via Metro Rail (from the adjacent Hollywood & Argyle station), or by auto. Valet parking will be provided for visitors arriving by car. In addition, there are a number of commercial parking lots directly adjacent to the subject site. Also, per the Community Redevelopment Agency, a new 300-space public parking structure is proposed to be constructed directly across Argyle Street from the property. The property owner intends to enter into a lease and/or covenant arrangement with the CRA for use of up to 71 spaces within this public parking garage.

j. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) (On-site only)

Yes; a piano bar or space for a small combo is planned for the restaurant. Live performances and music are planned for the Church building.

k. Is a full line of alcoholic beverages to be served of just beer and wine?

A full line of alcoholic beverages is to be served.

l. Will cups, glasses, or other similar containers be sold which might be used for the consumption of liquor on the premises? (Off-site only)

Not applicable.

m. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining and lounge facilities. (On-site only)

Floor plans are provided.

n. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons?

No.

o. Will video game machines be available for use on the subject property and if so, how many such machines will be in use?

Video game machines will not be available for use on the subject property.

p. Will you have signs visible on the outside which advertise the availability of alcohol?

No.

q. Will alcohol be sold without a food order? Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?

Alcohol will be sold without a food order in the bar area only. There will be a kitchen on the site as defined in the Los Angeles Municipal Code.

r. Will beer or wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)?

No.

s. Will "fortified" wine (greater than 16% alcohol) be sold?

No.

t. Will off-site sales of alcohol as a secondary use to on-site sales occur (i.e., take out)?

Off-site sales of alcohol as a secondary use to on-site sales will occur through the off-premise catering services provided by the restaurant.

u. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?

Yes.

v. Will security guards be provided and if so, when and how many?

No.

w. Will alcohol be allowed to be consumed on any adjacent property under the control of the applicant?

Alcohol will be allowed to be consumed on the adjacent banquet and theatre/performance venue property.

x. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?

No. The gross sale of alcohol will not exceed the gross sale of food items on a quarterly basis.

y. Provide a copy of the proposed menu if food is to be served.

Provided.

z. How many employees will you have on the site at any given time?

A maximum of fifty-four employees will be on-site at any given time.

aa. What security measures will be taken including:

1) Posting of Rules and Regulations on the premises.
2) To prevent such problems as gambling, loitering, theft, vandalism, and truancy.
3) Will security guards be provided and if so, when and how many?
4) Other measures.

Restaurant personnel will be on-site during operating hours, providing security for restaurant and theater/banquets operations. An alarm will be installed and activated to provide security after hours. Perimeter security gates will also be installed.

bb. Will there be minimum age requirements for patrons? If so, how will this be enforced.

A minimum age requirement for patrons will not be enforced.

cc. Are there any schools (public or private and including nursery schools), churches, or parks within 1,000 ft. of your proposed business? Where?

There are two churches and one school within 1,000 ft. of the proposed business.

dd. For massage parlor or sexual encounter establishment applicants: are there any other adult entertainment businesses within 1,000 feet of your proposed establishment (i.e., adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater)?

Not applicable.

Applicant's Supplemental Statement -- Commercial Corner Development and Mini Shopping Center

a. Describe briefly the type of use and improvement proposed. State whether new buildings are to be constructed, existing buildings are to be used or additions made to existing buildings.

The project comprises a banquet facility/theater/performance venue and a restaurant, all located in a beautifully landscaped, woodsy site in the heart of Hollywood.

The 34,000 square foot site includes the historic Little Country Church of Hollywood—a 'picture postcard" New England-style church building with white clapboard siding and a steeple above the center entrance. The church building is designated City of Los Angeles Historic-Cultural

Monument No. 567, and it has been formally determined eligible for listing in the National Register of Historic Places. From the inception of this project, it has been the intention that the historic church building be retained as a focal point.

As part of the project, the historic Little Country Church of Hollywood will be rehabilitated to accommodate dual uses: a banquet facility that will be available for a wide range of catered events, and a theater/performance venue that can accommodate small theatrical productions and music performances.

At the western portion of the property, a new 175-seat restaurant will be designed to blend into the woodsy setting; the outdoor patios will step into the terraced site, preserving the existing trees and topography. No other Hollywood project has such a diverse venue -- an historical environment, theater, music, and food & drink all in a spectacular setting A landscape plan will be prepared to enhance the historic site with new plantings, as well as to preserve the terraced property, the numerous mature trees and shrubs, and the low, stone retaining walls. The construction of the restaurant necessitates the commercial corner CUP.

b. Why does applicant believe the location of the use in question on the particular property will be desirable to the public convenience and welfare, proper in relation to adjacent uses or the development of the community-in harmony with the various elements and objectives of the Master Plan

and will not be detrimental to the character of development in the immediate neighborhood?

Located only one block away from Hollywood Boulevard and a short walk from the Hollywood Theater District, the project location will provide a wonderful and convenient respite from the local hustle and bustle of the Hollywood Boulevard corridor. The restaurant will draw patronage from the 59,000 employees working in the vicinity, Hollywood theater-goers seeking pre- and post theater dining, and the millions of tourists who visit Hollywood each year. The beautifully landscaped grounds and picturesque church create a garden environment and setting perfectly suited for the proposed activities. The garden atmosphere will be enhanced by the retention and rehabilitation of the historically-significant Country Church of Hollywood building, which will be converted to a theater & banquet space.

This project, as well as several other renovation and development projects in the Hollywood Redevelopment Project Area, will bring additional growth and investment to the community, and draw people and business back from competing areas. The easily accessible location will provide dining and entertainment services all in one location, supporting such Redevelopment Plan and General Plan goals as promoting the arts and increasing employment and business and commercial investment. The location of the restaurant use is consistent with the General Plan designation for this and adjacent commercially-designated properties along Argyle Avenue.

c. Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property and the neighborhood.

Construction of the restaurant will occur on the southwest corner of the property. The placement of the restaurant at the southwest corner, adjacent to Argyle Street, will keep noise and traffic impacts directed away from the residential areas to the east. The natural landscaping, garden setting, and wooden structure will create a pleasant atmosphere that will create an aesthetically pleasing addition to the neighborhood. The restaurant will be constructed on two levels, with the kitchen and food preparation spaces on the first (below-grade) level, and the indoor dining, bar, and adjacent outdoor patio on the second (at grade) level. The deck and roof will be designed to incorporate existing trees, and the deck will follow the terraced topography of the site. The preservation of the existing trees and topography will maintain the natural setting of the neighborhood.

d. Are you going to develop any or all of the following?

1. A drive-thru fast food establishment?
2. A business open any time between 11 p.m. and 7 a.m.?
3. A multi-residential use?

4. An amusement enterprise as enumerated in Sec. 12.14 A 3 of the Los Angeles Municipal Code?
5. An automobile laundry or wash rack?
6. A commercial swimming pool?
7. The depositing of recyclable materials as set forth in Sec. 12.14 A 11 of the Los Angeles Municipal Code?

	Yes	No
1.		No
2.	Yes	
3.		No
4.		No
5.		No
6.		No
7.		No

If yes to any of the above, please explain:

The hours of operation for the bar and restaurant will likely extend past 11:00 p.m.

e. How many parking spaces are being provided? 4 spaces
Standard spaces? 4 spaces Compact spaces? 0 spaces

f. What is the height? height is 28 ft. and number of stories 2 stories of the Restaurant? What is the height? height is 24 ft. and number of stories 1 story of the Church ?

g. Why is the Project properly located in relation to adjacent uses and the development of the Community?

The majority of the land uses surrounding the project site are commercially-zoned, and the project remains consistent with this zoning The project site is conveniently located close to Highway 101 and is only one block from Hollywood Boulevard. The project is also located in the Hollywood Redevelopment Project Area, contributing to the overall redevelopment of the community.

h. Why is the Project proper in relation to the various elements of the General Plan including any applicable specific plans? Does the Project conform to any applicable specific plans?

The project conforms with the objectives and policies set forth in the General Plan. The project also falls under within the Hollywood Redevelopment Project Area and conforms to the goals and objectives of the Redevelopment Plan.

i. Why will the Project not be materially detrimental to the character of the development in the immediate neighborhood?

The project will enhance the character of development in the immediate neighborhood. The existing Country Church of Hollywood is a City of Los Angeles Historic/Cultural Monument, and its renovation will only improve the structure and the surrounding neighborhood. The new restaurant will be designed to conform with and preserve the heavily landscaped surroundings, creating an aesthetically pleasing site that will contribute to the character of the neighborhood. Access to both the Church and the restaurant will be from Argyle Avenue, with only limited access from Carlos Street. Designating Argyle Avenue as the site's primary access point is intended to shield the immediate neighborhood from the traffic which the project will generate.

j. List all the uses to be included in the development and their square footage and the percentage of the total development to be occupied by each:

Use	Hours of Operation	Square Feet	Percentage
Banquet			
Theater Venue	10 a.m. to 2 a.m.	3,426 sq. ft.	32%
Restaurant	10 a.m. to 2 a.m.	7,120 sq. ft.	68%

k. Describe any security measures that will be taken to prevent loitering, theft, vandalism, etc.

Restaurant personnel will be on-site during operating hours, providing security for restaurant and theater/banquets operations. An alarm will be installed and activated to provide security after hours. Perimeter security gates will also be installed.

l. For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways, and queuing lanes.

Not applicable.

m. For all applications the following items shall be delineated on plans in accordance with the applicable Zoning Code Section:

1) Exterior walls
2) Lighting plans
3) Landscaped and irrigated areas in the parking area
4) Location of trash storage area(s)
5) Location of other storage area(s)
6) Parking layout indicating striping, landscaping, and driveways

Zoning Administrator's Discussion

In light of all that has been said above and below the Zoning Administrator has determined that denial of the request would unfairly prevent the applicant from enjoying reasonable use of the subject site. The zoning regulations allow certain uses in respective zones in order to allow for buffering distance and compatibility between respective uses. Such regulations are written on a Citywide basis and allow the Zoning Administrator to take into account individual unique characteristics which a specific parcel may have. In this instance, the Code's desire to achieve compatibility between respective sites and protect neighboring properties and the applicant's desire to provide a more viable use can be accommodated in a manner consistent with the intent and purpose of the zoning regulations. Therefore, the Zoning Administrator has conditionally approved the instant requests and in part has limited that grant to a fixed period of time in order to insure an orderly working enterprise that will not be detrimental to the community.

2. **The location is proper in relation to adjacent uses or the development of the community**.

The surrounding area in which the restaurant will be located is zoned for both residential and commercial uses and is well developed for these purposes. The subject restaurant and the selling or serving of alcoholic beverages will not be detrimental to the character of the immediate area and will have a positive impact on the economic welfare of the community. The proposed restaurant will serve the needs of local business people, shoppers and residents. The surrounding offices, shops and theaters are attracting more persons to the area and consequently generating an expanded local work force, thereby increasing the day and night time population. This population seeks a diversity of services, such as the proposed facility will provide. The proposed restaurant will serve this population and the availability of alcoholic beverages will provide a desire amenity.

3. **The use will not be materially detrimental to the character of the development in the immediate neighborhood**.

The use will not be materially detrimental to the community. The project as proposed provides for adaptive reuse of an historical landmark. Numerous conditions are in place to assure that development on the site will not diminish its historical status. Further, the grant has been limited in duration in part to encourage the applicant to conduct operations on site in such a manner, regarding noise and parking, as to not be detrimental to adjacent residents to the north and east. The project enjoys strong support of government offices and agencies who have gone on the written record to state the project's desirability to the area. For all of these reasons, the Zoning Administrator has determined that the use will not be materially detrimental to the character of the immediate neighborhood.

4. **The proposed location will be in harmony with the various elements and objectives of the General Plan.**

The Hollywood Community Plan designates the subject property for Regional Center Commercial with corresponding zones of C4, C2, P and PB and Height District No. 2D and High Residential with corresponding zones of R4 and [Q]R5 and Height District No. 2D.

The subject property is within the area of the Hollywood Redevelopment Plan Area (Ordinance No. 161,202). The subject request is not affected.

Further, the General Plan supports the maintenance the commercial base of the City and occupancy of vacant leaseholds and the request is consistent with such goals.

5. **Additionally the Zoning Administrator has determined that in the matter of the sale of alcoholic beverages for on-site consumption that:**

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

b. The proposed use 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 the number and proximity of such 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 the revocation or nuisance use proceedings have been initiated for any use in the area.

c. The proposed use will not detrimentally affect the nearby residentially zoned communities in the area of the City involved giving consideration to the distance of proposed use from residences, churches, school and other public uses, and other establishments selling and dispensing, for sale or other consideration alcoholic beverage, including beer and wine.

6. **Additionally the Zoning Administrator has determined that in the matter of mini-shopping centers that:**

a. The mini-shopping center is consistent with the public welfare and safety.

b. Access, ingress and egress to the mini-shopping center will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets, based on data provided by the City Department of Transportation or by a licensed traffic engineer.

c. There is not a detrimental concentration of mini-shopping centers in the vicinity of the proposed shopping center.

d. The mini-shopping center site is not located in an identified pedestrian oriented area or zone, or, if the site is located in an identified pedestrian oriented area or zone, that the mini-shopping center would not have an adverse impact on the pedestrian oriented area or zone.

ZONE VARIANCE FINDINGS

In order for a variance to be granted, all five of the mandated findings delineated in City Charter Section 98 must be made in the affirmative. Following (highlighted is a delineation of the findings and the application of the relevant facts of the case to same:

7. **The strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.**

The project comprises a banquet facility/theater/performance venue and a restaurant, all located in a beautifully landscaped, woodsy site in the heart of Hollywood.

The 34,000 square foot site includes the historic Little Country Church of Hollywood—a picture postcard" New England-style church building with white clapboard siding and a steeple above the center entrance. The church building is designated City of Los Angeles Historic-Cultural Monument No. 567, and it has been formally determined eligible for listing in the National Register of Historic Places. From the inception of this project, it has been the intention that the historic church building be retained as a focal point.

As part of the project, the historic Little Country Church of Hollywood will be rehabilitated to accommodate dual uses: a banquet facility that will be available for a wide range of catered events, and a theater/performance venue that can accommodate small theatrical productions and music performances.

At the western portion of the property, the 175 seat restaurant will be designed to blend into the woodsy setting; the outdoor patios will step into the terraced site, preserving the existing trees and topography. No other Hollywood project has such a diverse venue -- an historical environment, theater, music, and food & drink all in a spectacular setting A landscape plan will be prepared to enhance the historic site with new plantings, as well as to preserve the terraced property, the numerous mature trees and shrubs, and the low, stone retaining walls.

The purpose of this variance application is two-fold. The applicant seeks a use variance to permit using the existing church building as a theater-performance venue and as a banquet & meeting facility. The Hollywood Community Plan designates the portion of the property on which the church is located with a land

use of Regional Center, which corresponds with commercial land use zones. Clearly, the intent of the Community Plan is for the property to be used for commercial purposes. Strict application of the R-4 zoning results in difficulties and unnecessary hardships inconsistent with the commercial purpose and intent of the Community Plan for the subject property.

Second, the applicant seeks a variance from Code-required parking on-site. Under Code, the restaurant would require parking provided at a ratio of one space for every 100 sq. ft. of restaurant space (including kitchen and prep space). At this ratio, approximately 71 on-site spaces would be required. However, if those spaces were required to be provided on-site, their provision would destroy the garden atmosphere which the project is seeking to preserve, and would also impact the preservation of the Country Church building. In addition, the site is one-half block from Hollywood Boulevard, which is served by a Metro Rail station. The project site is also served by a number of parking lots directly adjacent. Also, the CRA has announced its intention to build a public parking structure across the street from the subject property. For all these reasons, it is preferable to provide parking off-site. On-site parking will provide practical difficulties and unnecessary hardships making construction of the restaurant and preservation of the Church and garden infeasible.

8. **There are exceptional circumstances applicable to the subject property which do not generally apply to other properties in the same zone and vicinity in which the site is located.**

Although the subject property is designated with a Regional Center land use in the Hollywood Community Plan, it is the only commercially-designated property zoned R-4 in the immediate area. The surrounding parcels to the north, west, and south are zoned C-4 while the parcels to the east are zoned R-3. The subject property represents an isolated, R-4 zoned parcel in the middle of parcels zoned C-4 and R-3. The property also contains the Little Country Church of Hollywood, a designated City of Los Angeles Historic Cultural Monument that has been formally determined eligible for listing in the National Register of Historic Places.

Regarding parking, provision of parking on-site will have a detrimental impact on preservation of the historic church building and the existing garden setting. Providing parking off-site will take advantage of the existing parking supply currently in Hollywood adjacent to the site, and the completion of the Metro Rail station at Hollywood and Argyle.

That such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.

9. **Such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.**

A zoning variance to allow a commercial use of an historic structure in the R-4 zone is necessary for the preservation and enjoyment of the commercial property right possessed by most of the properties in the vicinity with the same commercial Community Plan designation. The current R-4 zoning of the subject property denies it from the benefits of its intended commercial designation.

Regarding parking, eliminating on-site parking for the restaurant will permit preservation of the church building. Providing parking off-site will take advantage of the existing supply of parking in the area, and of the CRA's stated plan to build a public parking structure across the street from the subject property to provided a park-once district serving the theaters, offices, and restaurant uses (including the proposed project) in this portion of Hollywood.

10. **The granting of such variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

The granting of this variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located. The project will enhance the character in the area. The existing Country Church of Hollywood is a picturesque City of Los Angeles Historic/Cultural Monument, and its renovation will improve the structure and the neighborhood. The new restaurant will be sited away from residential uses, will be designed to conform with and preserve the natural surroundings, and will create an aesthetically pleasing site that will contribute to the character of the neighborhood. All traffic impacts will be focused onto Argyle Avenue, thereby avoiding any increased traffic impacts to the residential streets east of the subject property. Noise impacts will also be mitigated. Heavily landscaped grounds will also be provided to shield any negative visual impacts.

Regarding parking, requiring off-site parking with access from Argyle Avenue, Hollywood Boulevard, or Metro Rail will be beneficial to the adjacent residential neighborhood, versus providing parking on-site in full view of the adjacent homes.

11. **The granting of variance will not adversely affect any element of the General Plan.**

Applicant's Statement

The granting of this use and parking variance will not adversely affect any element of the General Plan and is consistent with the entire General Plan. The proposed uses are consistent with the Hollywood Community Plan and the Hollywood Redevelopment Plan.

Zoning Administrator's Discussion

The Hollywood Community Plan designates the subject property for Regional Center Commercial with corresponding zones of C4, C2, P and PB and Height District No. 2D and High Residential with corresponding zones of R4 and [Q]R5 and Height District No. 2D.

The subject property is within the area of the Hollywood Redevelopment Plan Area (Ordinance No. 161,202). The subject request is not affected.

Further, the General Plan supports the maintenance the commercial base of the City and occupancy of vacant leaseholds and the request is consistent with such goals.

ADDITIONAL MANDATORY FINDINGS

12. 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. 154,405, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding. (No shading)

13. On January 6, 1999, the City Planning Department Environmental Staff Advisory Committee (ESAC) issued proposed Mitigated Negative Declaration No. MND 98-0411 CUB(ZV)(CCR) (Article V - City CEQA Guidelines) and determined that by imposing conditions the impacts could be reduced to a level of insignificance. However, during the publication period 13 comment letters were received by the environmental unit. Those comments and their responses are quoted below. In light of all of this I hereby certify the subject environmental clearance action. The records upon which this decision is based are with the Environmental Review Section in Room 1500, 221 North Figueroa Street.

Los Angeles City Planning Department Response to Challenge to Environmental Clearance, Maya E. Zaitzevsky, Environmental Review Intake Unit -- February 25, 1999

PROJECT DESCRIPTION: Conditional Use, Zone Variance and Commercial Corner Review to permit the conversion of an existing Historic Church and the construction of a new building (10,546 square-feet) into a restaurant/banquet hall/theater with a 175-seat restaurant, 25-seat bar, 250-seat theater with no on-site parking spaces (parking available in adjacent lot and across the street and

nearby Metro Station at Hollywood and Vine). Hours of operation from 10 a.m. to 2 p.m., seven days a week.

PROJECT LOCATION: 1750 N. Argyle Avenue between Hollywood Boulevard and Yucca Street in the Hollywood Community Plan area.

Between February 2 and February 4, 1999, the Environmental Review Intake Unit received 18 letters of comment from concerned citizens regarding this project. All comments are hereby acknowledged and either quoted or summarized. The Environmental Review Section has prepared responses in accordance with the City of Los Angeles CEQA Guidelines as follows:

GENERALIZED COMMENTS REGARDING THE PROJECT IMPACTS:

SHARI MEHR

This is to oppose the above Negative Declaration being addressed for 1750 North Argyle Avenue in Hollywood before the deadline of 2/3/99, for the following reasons. I am a concerned citizen who is in agreement with the local neighbors within 500 feet or more radius of this property and a member of Hollywood Heritage, an organization of Hollywood preservationists. I am also a former Hollywood landowner with my deceased husband and potential future Hollywood landowner, was also born in Hollywood and have lived in the surrounding cities all of my life.

I am Opposing the above Negative Declaration (Neg. Dec.) for the following reasons. Starting with Code 12.21.C5(b), which is to permit crossing from a less restrictive to a more restrictive zone. To use less restricted not specified as home dwellings, it names residentially zoned property for commercial purposes and is not clear on this issue because it does not specify home dwellings and other issues regarding the future destruction of the home properties if this property is changed to Commercial.

REPLY: The Planning Staff acknowledges this comment, but zoning is not an environmental issue, this comment will be forwarded to the decision maker. In this particular case, the request to allow commercial uses in the R4 Zone has been requested because the existing church is located in an R4 Zone, and the conversion of the church into the proposed use requires a variance to allow that particular use in a residential zone.

Regarding Code 12.1 I.A - The zone variance to permit an A-Assembly use in a R-4 zone. There's a need to specify on what the A-Assembly covers. Again, it is not clear on this issue.

REPLY: The Planning Staff acknowledges this comment. Again this is an issue of the case entitlement and not an environmental issue. The variance is needed because places of assembly are not permitted in the R4 Zone.

Regarding Code 12.21.A4(c) - Zone variance to permit an on-site parking. This could only be done for three or four parking spaces at the most on the property itself without altering or gutting the property. Yet the plans state in Case ZA-98-0928(CUB) that one of the proposed outside parking lots would be at the Metro Rail parking lot which does not exist. There is also not a clear explanation of the negative aspects of what this on-site parking would deteriorate on this Argyle property.

REPLY: The Planning Staff acknowledges this comment, The Department of Transportation has determined that no parking impacts would result from implementation of this project. The project description did, however, improperly state that parking would occur at the nearby Metro-Rail Station. What the applicant meant in the application was the off-site parking was available in adjacent public parking lots and that additional people who used the facility could arrive on the subway and walk to the site without the use of an automobile. The commentor has misstated what is requested in the variance on parking. The applicant has asked for a parking variance to provide no parking on the site partly to avoid the destruction of the existing landscaping and because they believe that the adjacent public parking lots provide enough parking for the use.

Code 12.12.C-56-CUP (Community Plan) Commercial Corner. Again, in order for the new owner (Susan Moore) to exercise her rights of changing the property, she must change the zoning variance to Commercial, which would destroy the surrounding neighborhood properties of lower density. Per my discussion with the local neighbors of the Argyle property, they bought their properties because the Zoning was R4 and had a church nearby.

REPLY: The applicant is filing for the variance in order to maintain the existing church structure on the R4 Zoned lot and use it as a playhouse for legitimate theater productions. The outward appearance of the structure will not change. The applicant has a right to build the restaurant building in the commercially zoned portion of the property because that is a use permitted by commercial zoning.

Code 12.24.C-42-CUP - On site alcohol. This is a complete negative issue, which has been known to bring decline of properties, an unsafe place to live and disturbances of the peace in neighboring communities. Also, supposedly, there are approximately 47 liquor licenses in Hollywood ready to be approved. We don't need another liquor license approved on a historical landmark property with an existing Historic "monument" church building. This would result in more decline of our cultural heritage. Susan Moore's plans (case above) would be the next step towards a complete redevelopment. Already, within a 1,000 feet of the property, are eleven markets and restaurants that provide food and alcohol. This property at 1750 N. Argyle does not need another additional display of these types of liquor entertainment entities. This property needs to remain "as is", without demolition or alteration, in order to maintain its cultural heritage, so it can

keep its historical landmark character and its upgrading of zone variances for the surrounding neighborhood and its city.

REPLY: The Planning Staff acknowledges this comment, the MND requires that a security guard be provided at the site if it is deemed to be necessary by the decision maker. The decision maker on the case will consider the number of liquor licenses granted in the area as part of his/her determination on the case. This comment will be forwarded to the decision maker for further review.

Aerial photos submitted with the proposal are misleading. They were taken many years ago when foliage was thick, giving the reader the impression that removal of a few trees and shrubs would not be noticed, when in fact just the opposite is true. I, myself, and others have pictures which were taken within the past two years of this property and we have pictures taken many years ago. Also, according to the plot plan that was submitted with the proposal, much of the remaining lush plantings, some very rare and donated over the years toward the front of the property will need to be removed for the site of the restaurant!

REPLY: The Planning Staff acknowledges this comment, and it was stated in the MND that the applicant must replace the trees that are removed for construction of the proposed project with 24-inch box trees on a 1:1 basis. The city does not require replacement of shrubs. However, if it is an issue the decision maker could require replacement or replanting of said plantings on the site.

<u>THE LITTLE CHURCH OF HOLLYWOOD</u>

On behalf of the Country Church of Hollywood once located at 1750 North Argyle in Hollywood, I would like to register our strong protest against the pending Conditional Use Permit filed by Susan Fine Moore and Hollywood Properties on this property for many reasons.

On April 27, 1997, the trustees of the church closed the church with no notice, and announced that the property would be sold. Since that time we have been working hard to regain the use of our church building, culminating last April in our filing a lawsuit against the trustees, Hollywood Properties and Susan Fine Moore. Since then, we have prevailed against all legal obstacles directed against us. We have every confidence we will prevail and win back use of the property. We are certain that our claims upon the property are valid and that the courts will determine that the title of Susan Fine More and Hollywood Properties must include our easement or license rights. As such, we assert that certain rights to the property being left as it is will also flow to us through these provisions. We believe that once our case is heard, our property rights will be upheld by the courts, rendering this Conditional Use Permit Application by the petitioners inappropriate.

REPLY: The Planning Staff acknowledges this comment, The above comment is a legal issue, and not an environmental one. It will, however, be forwarded to the decision maker for his/her consideration.

It is also unthinkable that anyone would irreparably alter the property and destroy it as a valuable cultural landmark, especially when the rights of the petitioners are in question.

REPLY: The Planning Staff acknowledges this comment, however the applicant and current property owner is within her rights to convert the use of the landmark from a church to a theater as long as they abide by the appropriate laws governing historic landmarks and as long as they retain title to the property.

Therefore, I respectfully request that the City of Los Angeles Planning Department deny granting this Permit to significantly and permanently alter the property until such time as the true property rights are determined, and we have had an opportunity to complete our case in the courts.

REPLY: The Planning Staff acknowledges this comment, but this is a legal issue not an environmental one, however, this comment will be passed along to the decision maker.

PORTIA LEE

I am writing to comment on the above captioned, proposed mitigated Negative Declaration for the former Little County Church of Hollywood, HCM. #567. It is proposed that a conditional use permit be issued to permit the conversion of the church and the construction of a new building for a bar-restaurant-theater complex.

I would like to draw your attention to several findings that I believe merit new consideration. Impacts.

1) Environmental Impacts - 4. Plant Life, b,c,d. It does not seem appropriate to check 4 b,c, and d "no." The plant life on the grounds of the Little Country Church is rare specimens because the property was originally part of the Bartlett Estate. When the Church purchased the grounds for the church, care was taken to maintain the specimen trees and shrubs existing.

REPLY: The Planning Staff acknowledges this comment, and has the following responses to these comments.

Question 4 b on the CEQA Initial Study Checklist states will the proposal result in reduction of the numbers of any unique, rare, or endangered species of plants? This question was checked "no" because the City does not consider ornamental plants to be unique, rare, or endangered. The site is not in a native state and the landscaping is not considered a landmark by the City, only the building is.

Question 4 c, Introduction of new species of plants into an area, or is a barrier to the normal replenishment of existing species? This question was checked "no" because as stated above the landscaping is of non-native ornamental which is not protected by the City and no impact would result from the introduction of other non-native ornamental to the landscaping as part of the project.

Question 4 d, Reduction in the acreage of any agricultural crop? This question was checked "no" because there are no agricultural crops on the property and the land is not zoned as agricultural.

2) Environmental Impacts - 8 It seems that the proposed use will indeed "result in an alteration of the present or planned land use of the area." The church will no longer exist as a religious use. This item should have been checked "no."

REPLY: The Planning Staff acknowledges this comment, the property is designated in the Hollywood Community Plan as a Regional Center which allows for C2 and C4 commercial uses. Restaurants and theaters are allowed in these zones. It is true that the church will no longer be used for religious purposes, the restaurant and theater uses that are proposed are consistent with the planned uses for that area.

3).Environmental Impacts 13 a-d Since the proposal calls for a restaurant and 175 seat theater, it is difficult to understand why a-d would not a be checked "yes." There will be additional vehicular movement, demand for new parking, impact on existing transportation systems, and alterations to present patterns of circulation.

REPLY: The Planning Staff acknowledges this comment, Questions 13 a through d were not checked "yes" on the CEQA Initial Study Checklist because the Department of Transportation had determined through an in-house traffic study that the trips generated by the proposed project would not be significant and a traffic study would not be required, and no mitigation was required (DOT letter dated 12/15/98).

4) Environmental Impacts 19, a The proposed project places the new building in such close proximity to the existing church that the existing "scenic view' - the sight of the church on the hill in a landscaped setting - will be obstructed. a should be checked "yes,"

REPLY: The Planning Staff acknowledges this comment, however, the existence of a scenic view is difficult to quantify as one person's scenic view may be an overgrown lot to another. The mitigation measures for the project require the replacement of any trees that are removed from the site and the proposed building is a low rise structure which could be landscaped by the applicant to minimize disruption of the view of the church from the street.

Mitigation Page 2, "1-a.b.c. Major Landforms. This mitigation does not take into account the importance of the specimen plant life. No mitigation is suggested to protect this landscape.

REPLY: The Planning Staff acknowledges this comment, please refer to the above comment regarding the landscaping.

Page 3, Water (Drainage No mention is made that this is a steep hillside site. The boiler-plate sentence, "these impacts will be dealt with and mitigated by administration procedures required by the Municipal Code," will not suffice. A plan must be developed for this problem

REPLY: The Planning Staff acknowledges this comment. The site is currently developed, but it does have an extensive landscaped area where the new building is to be constructed. Provisions of the Municipal Code must be complied with, and the Storm Water Division of the Bureau of Public Works is implementing a new system to control water drainage on development sites throughout the City which will implement Best Management Practices to control storm water runoff. Restaurants are specifically mentioned for special treatment.

Page 3, contd. 4-a.b.-l. Trees (page 3) and 19-a.b.c.d. Landscaping (page 6) Replacement on the site on a 1:1 basis is problematic. Since considerable new construction is proposed, replacement seems doubtful. Can these rare trees be replaced? If not, the proposed loss of trees is a serious adverse impact, not a possible adverse environmental impact.

REPLY: The Planning Staff acknowledges this comment, please refer to the above comment regarding the landscaping.

19-d-4 Historical. Once again, the boiler-plate sentence citing administrative procedures under the Municipal Code is not sufficient. Serious alteration to the monument church is proposed, This is an adverse environmental impact for which mitigation must be spelled out.

REPLY: The Planning Staff acknowledges this comment. Because the church is a historic monument, any alterations to the structure must comply with the guidelines of the Secretary of the Interior for modification of designated historic structures. These guidelines are enforced by the Department of Building and Safety whenever a building permit is filed on a historic building.

RICHARD BROWN

Please be advised of my adamant opposition to Susan Fine Moore's plan to convert the church property at 1750 N. Argyle in Hollywood into a restaurant and live theater facility. This property and building was dedicated to God in 1933. The promise was made then and made weekly until 1997 that this promise was irrevocable. Many sincere and dedicated people, including myself, have

supported the Country Church of Hollywood with time, talents and treasures over a period of 64 years. We feel the Trustees have betrayed us by selling the property without our consent. We have filed a lawsuit to attempt to reclaim our property and building. We do not want this historic landmark and monument changed in any way.

REPLY: Planning Department staff acknowledges the comments, but these are legal issues, not environmental ones. Please see the response to the comments of Robert Gardiner.

FORM COMMENT LETTER:

I am a resident of the neighborhood near Historical Landmark #567 known as the Little Country Church of Hollywood, at 1750 N. Argyle Avenue in Hollywood. It has come to my attention that the current owner, Susan Moore of Hollywood Properties, has submitted the above referenced application for scheduled approval in the near future. I understand that there is a deadline of February 3, 1999 for registering our objection. I object to the proposed use of the property by the new owner, the granting of the requested conditional use and zone variances, and the acceptance of the Negative Declaration.

My specific objections to the proposals are:

This property is a designated historical landmark, eligible for listing in the National Register of Historic Places. It is part of the beauty and quality of our life for our neighborhood as well as an important tribute to our cultural past. We implore you to carefully consider this proposal, and our objections to it. There is nothing less at stake here than the preservation of our cultural heritage.

REPLY: The Planning Staff acknowledges this comment, the Department of Cultural Affairs was notified of the proposed project and sent a copy of the MND. They did not comment on the project, so no mitigation was proposed other than the standard mitigation measure which will result in the Department of Building and Safety enforcing the Secretary of the Interiors guidelines for construction on listed historic buildings.

SPECIFIC OBJECTIONS BY CONCERNED CITIZENS:

Nosotros no estamos de acuerdo. Seria algo muy mal para todos. (Translated: We do not agree. This will be very bad for all of us.)

REPLY: The Planning Staff acknowledges this comment, however it is not environmental in nature. It will be forwarded to the Decision Maker.

The traffic will be unbearable. The noise to the adjacent neighbors and the disfigurement of that beautiful oasis in the heart of Hollywood.

REPLY: The Planning Staff acknowledges this comment, however DOT determined that there will not be a significant traffic impact resulting from this proposed project. The project as proposed will be designed to enhance the property, not disfigure it. This comment will be forwarded to the decision maker for further consideration.

Lack of parking and increased congestion. The overflow of traffic from the Pantages Theater as well as the Palace often make it hard to find parking for the residents of Carlos Avenue and Vista Del Mar. This proposal will only make it worse for the residents here because there is no permit parking.

REPLY: The Planning Staff acknowledges this comment, please refer to the above comments regarding parking and traffic. This comment will be forwarded to the decision maker for further consideration.

Susan Moore' s proposals are in complete violation of the repeated promises made all through the years from 1933 to 1997 that the property and building at 1750 N. Argyle Ave in Hollywood would always be used "to preach and teach the Gospel of Jesus Christ until he returns to earth". These promises were made by the Church. Based on these promises, many of us have supported the church with time, talent and treasures. Also, I object to parking problems and noise factor in the neighborhood.

REPLY: The Planning Staff acknowledges this comment, this comment will be forwarded to the decision maker for further consideration.

Historical is only considered when it is maintained in its natural state. The Egyptian Theater in Holly wood was completely ruined with their design and costing millions. I have lived in Hollywood since1960. There is no place to park when the Pantages has a show. It will be even worse. The people already have a restaurant. There are enough empty theaters in Hollywood. As an environmentalist I say no and the Environmental Impact in the area will be greatly affected. P.S. When the Hollywood subway opens, I hope they do not have street vendors around the subway station taking business away from established businesses.

REPLY: The Planning Staff acknowledges this comment, the Hollywood Community Plan states that the City "Recognize, promote, and support the retention, restoration and appropriate reuse of existing buildings, groupings of buildings and other physical features especially those have significant historic and/or architectural value and ensure that new development is sensitive to these features through land use and development criteria." It may be ideal to maintain a historic building in it' s original state and use, this is not always an option, so the City supports sensitive reuse of these sites. This comment will be forwarded to the decision maker for further review.

No, we just already have enough traffic and community problems here. Please but please take your business somewhere. Also, we don't need more disturbances. And yes the place is historical. We must keep it. The it is this type of business just going to bring noise and violence and I don't think this is fair. No, no please just don't. We don't want this here. This is a place to stay and live.

REPLY: See above response.

- The destruction of a community landmark, polluting our neighborhood with more noise and disturbances of the peace, and all the environmental impacts implied.

REPLY: The Planning Staff acknowledges this comment. Please see the above responses to comment.

The increase in noise to an already loud neighborhood, and the getting rid of a Hollywood landmark. The church site is great as it is. We have already spent years trying to keep this little part of Hollywood beautiful for us who live here and for tourists who come to see the real & old Hollywood..

REPLY: The Planning Staff acknowledges this comment. Please see the above responses to comment.

I am strongly opposed to the proposed use of this property which was built and used for the sole purpose of worshiping God. It would be a terrible injustice to the founders of this very special place of worship to modify it's promises for any use other than for the use intended; a place for spiritual growth.

REPLY: The Planning Staff acknowledges this comment, however, this is not an environmental issue. It will be forwarded to the Decision Maker on the case.

- We do not need more clubs, we need more God.

REPLY: The Planning Staff acknowledges this comment, however, this is not an environmental issue. The comment will be forwarded to the Decision Maker.

I'm the manager at 1807 N. Vista Del Mar #101. My name is Joseph Elias. I have been a resident manager for the past 7 years. The proposed development of the church will greatly affect the quality of life. As you know first, there is no parking, 2nd the crime is very bad, the homeless problem, the loitering. The worst thing to do is to convert the church into a restaurant and Club. Please deny their request.

REPLY: The Planning Staff acknowledges this comment, the application for the proposed project does not state that there will be a club at the site it is a proposed restaurant and theater. Please refer to the above comments regarding parking.

- I choose this area to live because of the quiet neighborhood and all the flora and fauna area beautiful. And if I get married in the future I would get married in this church. Let's keep the church and keep the neighborhood nice !

REPLY: The Planning Staff acknowledges this comment. It does not raise a specific environmental issue other than on the plant life on the property. Please see previous comments on this impact. The comment will be forwarded to the Decision Maker.

- I approve of the plans for the church. Presently the steps and surrounding sidewalks are covered with trash and homeless camps. Improving this land will surely get rid of the garbage. Next to the site is a large parking lot with more than adequate space. As far as energy impacts, it can only improve my water pressure! The "noise pollution" would more than likely improve police presence in our neighborhood. The parking tickets alone should increase the city's income by 20 percent! Good luck to the new owners. Help keep Hollywood clean!

REPLY: The Planning Staff* acknowledges this comment. It is a comment on the entitlement itself and will be forwarded to the Decision Maker.

CONCLUSION:

It is the opinion of the Environmental Review staff that with the incorporation of the mitigation measures contained in MND No. 98-0411, this project as proposed will not have a significant effect on the environment. If you have any questions on the above, please feel free to call Ms. Maya Zaitzevsky of my staff at (213) 580-5549.

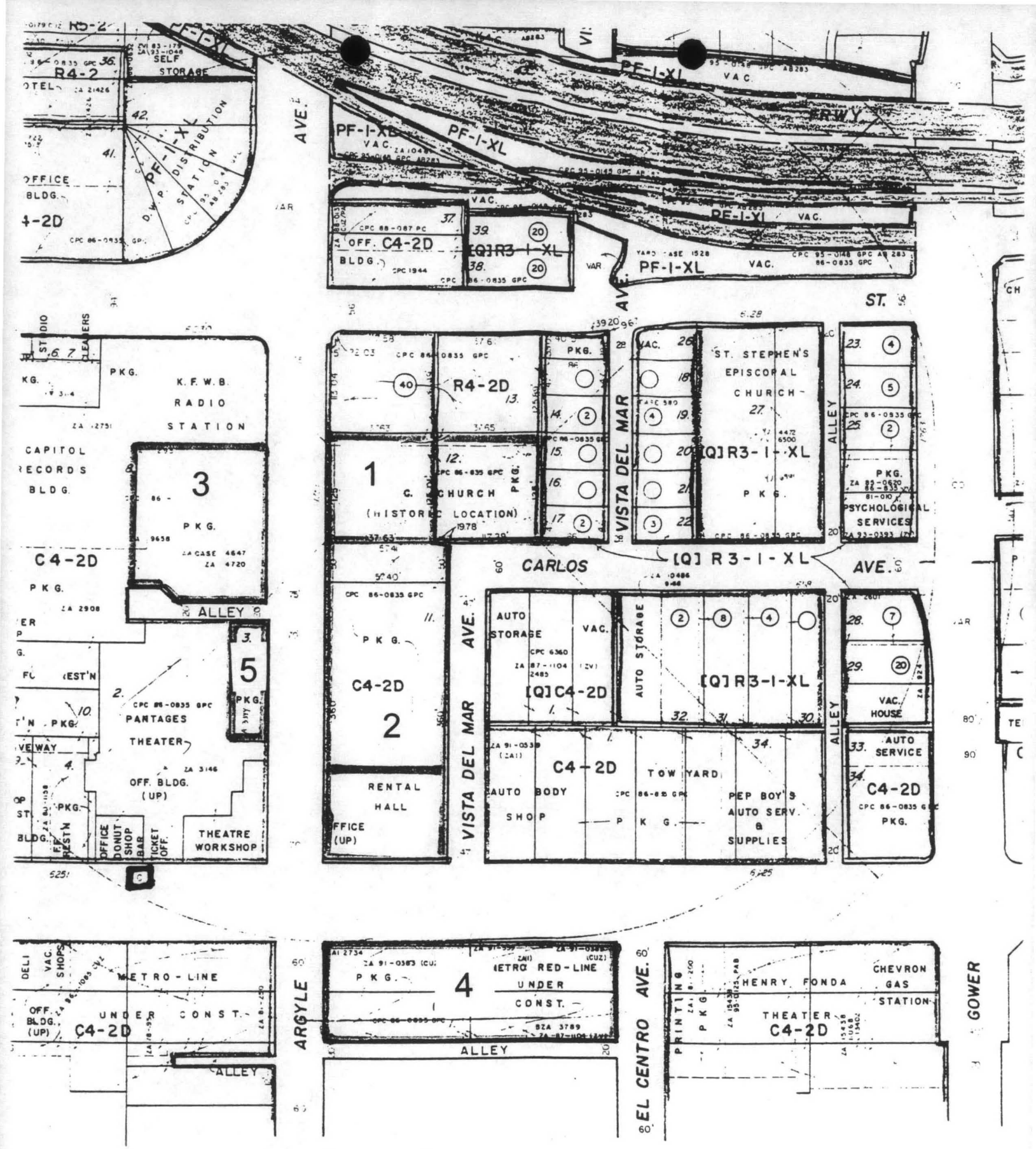
14. Fish and Game: The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.

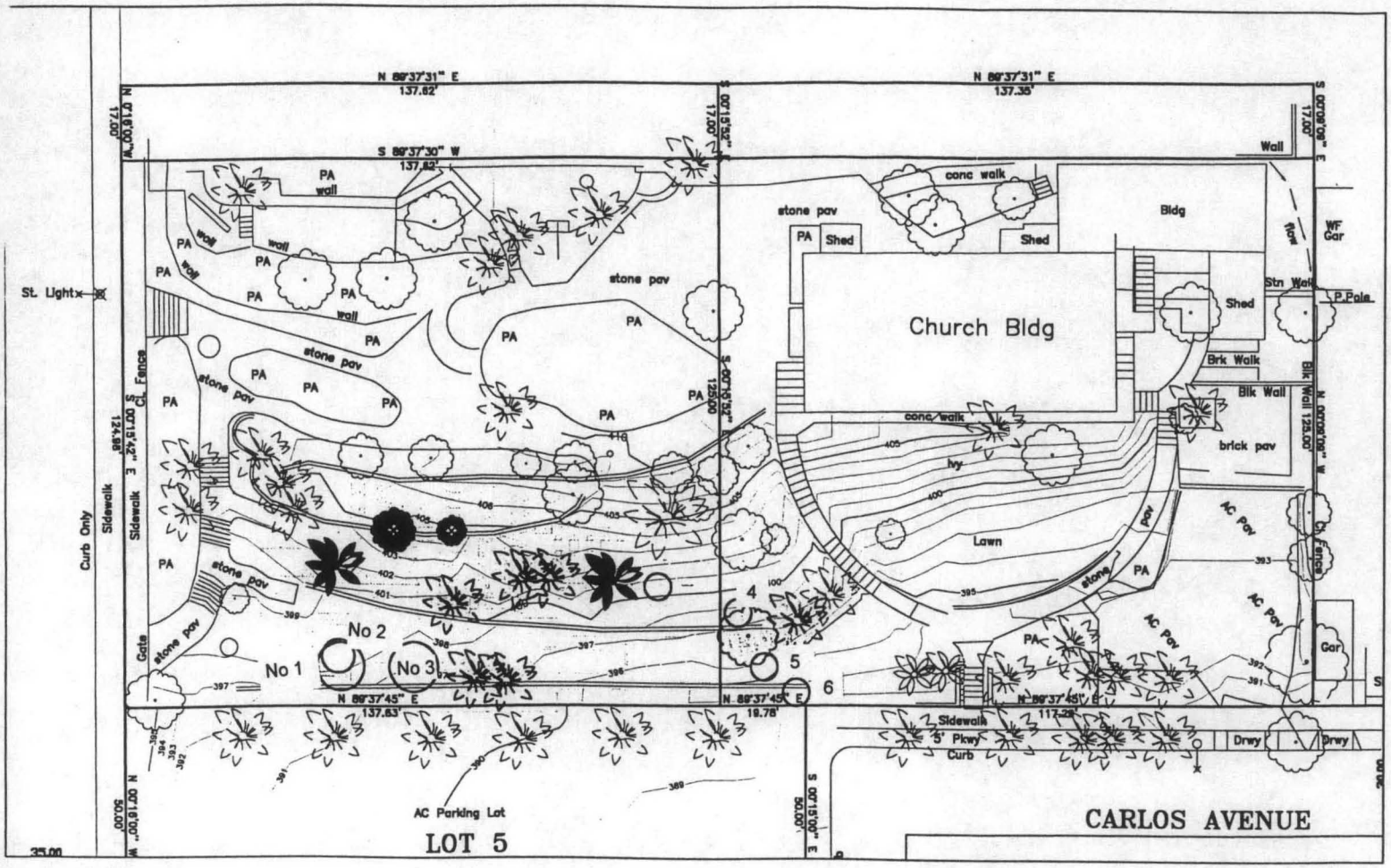
Albert Landini

ALBERT LANDINI
Associate Zoning Administrator
Direct Telephone No. (213) 580-5484

AL:

cc: Councilmember Jackie Goldberg
Thirteenth District
Adjoining Property Owners
County Assessor


R4-2
SELF STORAGE
PF-1-XL
VAC.
R.R.Y.
PF-1-XL
VAC.
PF-1-XL
VAC.
PF-1-XL
VAC



PALM TREE

TREE

TREE TO BE RELOCATED

Tree to be Removed

Cut Deck Around Existing Tree

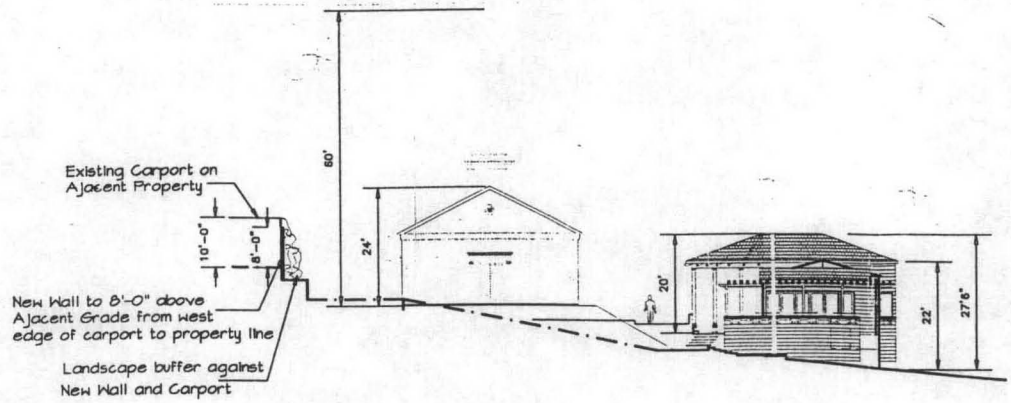
TREE RELOCATION
SITE PLAN

NOT TO SCALE

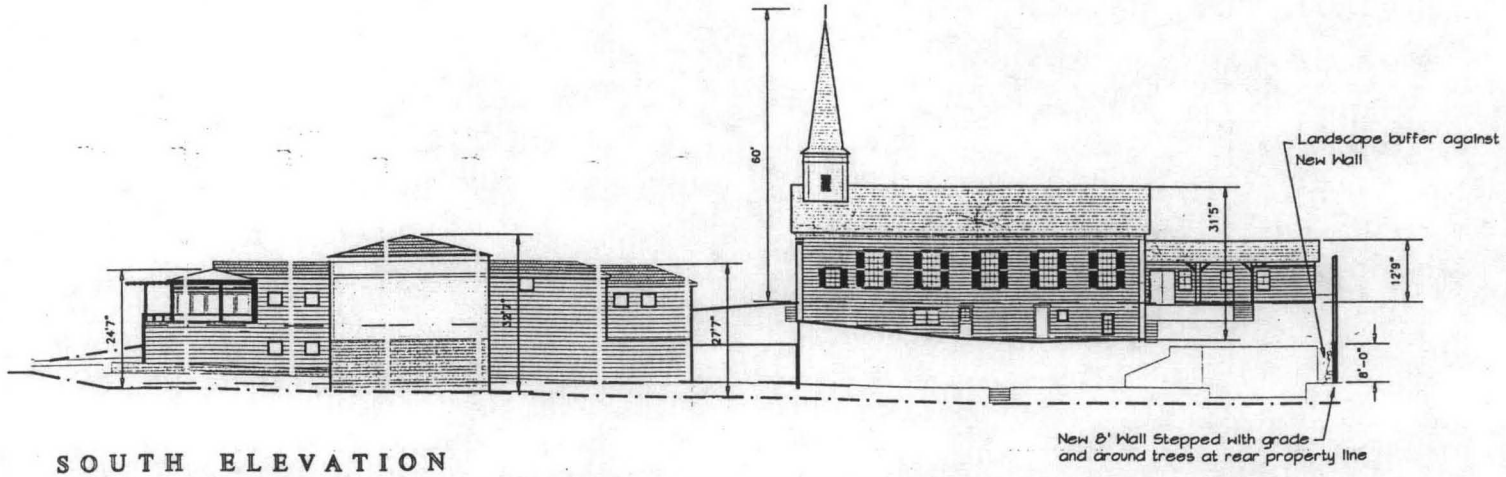
MARCH 1999

1750 NORTH ARGYLE
HOLLYWOOD CA

M2A
Milofsky and Michali Architects



WEST ELEVATION



SOUTH ELEVATION

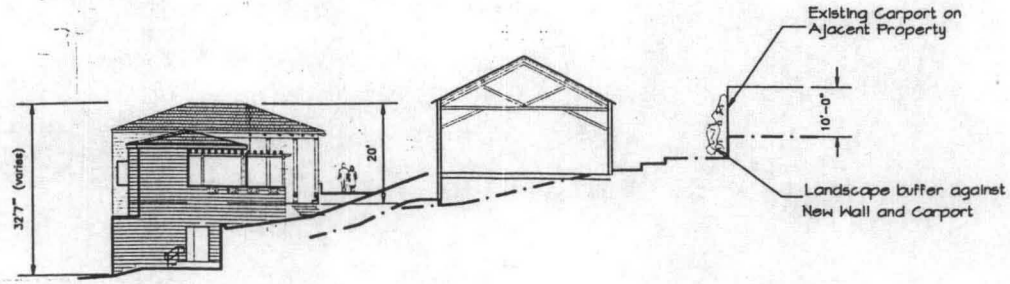
ELEVATIONS

NOVEMBER 1998

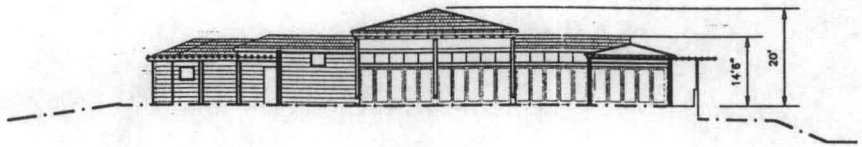
1750 NORTH ARGYLE
HOLLYWOOD CA

CASE NUMBER _____

M2A
Milofsky
and
Michali Architects



EAST ELEVATION



NORTH ELEVATION

ELEVATIONS

1/16" = 1'-0"

NOVEMBER 1998

1750 NORTH ARGYLE
HOLLYWOOD CA

CASE NUMBER _____

M2A
Milofsky
and
Michali Architects

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
OFFICE OF ZONING ADMINISTRATION

STAFF REPORT

February 26, 1999

Susan Fine Moore (A)(O)
Mollywood Properties, LLC
6145 Franklin Avenue
Hollywood, CA 90028

CASE NO. ZA 98-0928(CUB)(CUZ)(ZV)
CONDITIONAL USE AND
ZONE VARIANCE
1750 North Argyle Avenue
Hollywood Planning Area
Zone : C4-2D and R4-2D
D. M. : 148.5A189
C. D. : 13
CEQA : EAF 98-011-CUB(ZV)(CCR)
Fish and Game: Exempt
Legal Description: Portions of Lots 2 and 4, Tract 10149

ZONING ANALYST: RALPH AVILA

REQUEST

The applicant is requesting to convert an existing church building (in the R4-2 zoned easterly portion of the site) into a theater/performance venue and banquet/meeting facility and to construct a new 175-seat restaurant with 25-seat bar area on the vacant C4-2D zoned westerly portion fronting along Argyle Avenue. The restaurant and bar will serve a full line of alcoholic beverages for on-site consumption with hours of operation from 10 a.m. to 2 a.m., daily. The project adjoins residential zone properties to the east and north and will have four on-site parking spaces. The theater will have a 250-seat capacity. To execute the project, the following actions are requested per sections of the Los Angeles Municipal Code noted below:

1. Conditional Use permit (Section 12.24-C,56) for commercial corner review of the project.

2. Conditional Use permit (Section 12.24-C,42) for sale of alcoholic beverages for on-site consumption.

3. Zone Variance (Section 12.21-A,4(c) to provide no additional on-site parking spaces other than the four existing on-site parking spaces (Code will require 71 on-site parking spaces).

4. Zone Variance (Section 12.11-A) to permit assembly use in an R4 Zone.

5. Zone Variance (Section 12.21-C,5(h) to permit crossing from a less restrictive to a more restrictive zone.

SUBJECT PROPERTY

The subject property is a sloping, rectangular-shaped, interior, parcel of land, consisting of approximately .78 acres, having a frontage of approximately 125 feet on the east side of Argyle Avenue and a uniform depth of 275 feet. The property features a slight downslope from the northerly property line to the southerly property line.

The rear (easterly) half portion of the subject site is developed with the Little Country Church of Hollywood and the front (westerly) half portion of the site consist of the landscape/garden area and entryway to the church.

SURROUNDING PROPERTY

Surrounding properties are within the C4-2D, [Q]C4-2D, [Q]R3-1XL and R4-2D Zones and are characterized by level and sloping topography and fully improved streets. The surrounding properties are developed with one- and two-story single-family dwellings and apartments and multi-storied commercial buildings with surface parking lots.

North

Adjoining properties to the north of the subject site are zoned C4-2D and R4-2D and are developed with two-story apartments. Further north across Yucca Street is a multi-story office building and the Hollywood (101) Freeway.

South

Adjoining properties to the south of the subject site are zoned C4-2D and [Q]C4-2D and are developed with one- and two-story commercial buildings and large parking lot area.

East

Adjoining properties to the east of the subject site are zoned [Q]R3-1XL and are developed with one- and two-story single-family dwellings and duplexes.

West

Adjoining properties to the west of Argyle Avenue are zoned C4-2D and are developed with multi-story commercial buildings occupied by the Pantages Theater, Capital Records and KFWB radio station in addition to a large surface parking lot area.

STREETS AND CIRCULATION

Argyle Avenue, adjoining the subject property to the west, is a Local Street dedicated a variable width of 70 to 75 feet and improved with curb, gutter and sidewalk.

Carlos Avenue, adjoining the subject property to the south, is a Local Street dedicated a width of 60 feet and improved with curb, gutter and sidewalk.

PREVIOUS CASES, AFFIDAVITS, PERMITS, ETC.

Subject Property:

Case No. CPC 86-835(GPC) - On March 21, 1990, in conjunction with the General Plan/Zoning Consistency Program for the Hollywood Community Plan, the City Council adopted a change of zone from C4-2 and R4-2 to C4-2D and R4-2D. (Ordinance No. 165,662 became effective on May 7, 1990.

Order to Comply No. D7131N - Issued on February 4, 1998, requiring owner to discontinue interior remodel and obtain necessary permits given site is historical monument. Cased closed as of September 23, 1998.

Surrounding Properties:

Case No. ZA 95-0125(PAB) - On March 1, 1995, the Zoning Administrator approved conditional use status at 6124 Hollywood Boulevard and approved plans for rebuilding of a restaurant and the sale of alcoholic beverages incidental thereto necessitated by the January 17, 1994 Northridge Earthquake.

Case No. ZA 94-0785(CUB)(CUX)(ZV) - On February 10, 1995, the Zoning Administrator approved a conditional use and variance at 1707 Vine Street to permit a conditional use for a proposed 4,000 square-foot restaurant/nightclub to accommodate 250 persons located in a mini-mall shopping center with zero on-site parking spaces in the C4-2D Zone seeking:

- the sale and dispensing of alcoholic beverages (Type 47 license) for on-site consumption,

- a dance floor with live entertainment,

a variance to permit:

- three pool tables (billiard hall) not permitted in the C4 Zone pursuant to Section 12.16-A,2 of the LAMC,

- the proposed restaurant/nightclub to operate with the required 40 on-site parking spaces (providing 100 off-site parking spaces) by lease agreement in lieu of a covenant and agreement as required under Section 12.26-E,5 of the Municipal Code.

Case No. ZA 93-0393(ZV) - On May 7, 1993, the Zoning Administrator approved a zone variance at 6109 Carlos Avenue to permit offices related to the First Presbyterian Church of Hollywood, with parking located on an abutting lot, with both offices and parking located in the [Q]R3-1XL Zone.

Case No. ZA 91-0383(CUZ) - On September 11, 1991, the Zoning Administrator denied a conditional use at 6160 Hollywood Boulevard, to permit a new dance hall with live entertainment within an existing five-story hotel that will be added to an existing restaurant.

Case No. ZA 88-0137(CUZ) - On May 4, 1988, the Zoning Administrator approved a conditional use at 1800 Argyle Avenue, to permit radio and television transmitters in the "C" Zone.

Case No. ZA 87-0230(ZV) - On May 15, 1987, the Zoning Administrator approved a self storage facility consisting of two four-story buildings with 33 on-site parking spaces in the [Q]R5 Zone.

GENERAL PLAN, SPECIFIC PLANS AND INTERIM CONTROL ORDINANCES

Community Plan:

The Hollywood Community Plan designates the subject property for Regional Center Commercial with corresponding zones of C4, C2, P and PB and Height District No. 2D and High Residential with corresponding zones of R4 and [Q]R5 and Height District No. 2D.

Specific Plans and Interim Control Ordinances:

The subject property is within the area of the Hollywood Redevelopment Plan Area (Ordinance No. 161,202). The subject request is not affected.

Flood Hazard Management Specific Plan:

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. 154,405, have

been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding. (No shading)

Environmental:

On January 6, 1999, the City Planning Department Environmental Staff Advisory Committee (ESAC) issued proposed Mitigated Negative Declaration No. MND 98-0411-CUB(ZV)(CCR) (Article V - City CEQA Guidelines) and determined that by imposing conditions the impacts could be reduced to a level of insignificance. However, during the publication period 13 comment letters were received by the environmental unit. As a result, as of the writing of this report, the environmental staff are in the process of preparing responses to the comments received and have indicated additional conditions may be imposed. Therefore, the environmental process has not been completed.

RESPONSES/COMMENTS FROM OTHER DEPARTMENTS

Bureau of Engineering: Comments attached to file.

GENERAL COMMENTS

It is the applicant's intent to convert the historic Little Country Church of Hollywood into a banquet/meeting facility that will be available for a wide range of catered events and a theater/performance venue that can accommodate small theatrical productions and music performances. The Church will contain seating for approximately 250 persons. In addition, the applicant proposes to construct a 7,120 square-foot restaurant on the westerly half of the subject site. The restaurant will contain seating for 175 persons in addition to bar seating for 25 persons. The Church reuse and new restaurant will operate between the hours of 10 a.m. to 2 a.m., seven days a week with the sale of a full line of alcoholic beverages served on-site. Furthermore, the applicant is proposing to provide no additional parking on-site other than the existing four on-site parking spaces.

Research by staff indicates that the action of the Cultural Heritage Commission declaring the subject site a Historic Cultural Monument (No. 567) was adopted by the City Council on October 2, 1992. According to information contain on file with the Cultural Affairs Department, the Church was originally built in 1934 by members of the congregation from plans drawn by Architect Paul Kingsbury. The Little Country Church of Hollywood site also contains extensive gardens with specimen shrub and trees and brick enclosed flagstone walks which are also protected under the historic/cultural designation.

As a result of the historic cultural monument designation, no permits (including signs, demolition, use of land, remodeling) may be issued unless clearance is obtained from the Cultural Heritage Commission and from CEQA review by the Department of Building and Safety. Therefore, any interior or exterior alteration to the church or its grounds must be reviewed and approved by the Cultural Heritage Commission. It does not

appear that the applicant has filed for review by the Cultural Heritage Commission as of the writing of this report.

Field investigation reveals that there are three establishments in the immediate area which serve alcoholic beverages on-site. In addition, according to the State's Department of Alcoholic Beverage Control licensing criteria, 4 on-site and 3 off-site licenses are allocated to subject Census Tract No. 1910. There are currently 15 on-site and 3 off-site licenses in this census tract. Within 600 feet of the subject property, there are 5 on-site and 1 off-site existing licenses. Statistics from the Police Department reveal that in the subject Crime Reporting District No. 637, which has jurisdiction over the subject property, a total of 328 crimes were reported in 1997, compared to the citywide average of 362 crimes and the high crime reporting district average of 434 crimes for the same period.

Sensitive uses in the immediate area includes two churches; St. Stephens Episcopal Church and the First Presbyterian Church. A child care center exists at the southeast corner of Yucca Street and Gower Avenue while a teen shelter exists on the easterly side of Gower Avenue between Carlos Avenue and Hollywood Boulevard.

A review of the site plan indicates the easterly portion of the site, where the church currently is situated, is zoned R4-2D while the westerly portion, where the gardens exist, is zoned C4-2D. According to the Hollywood Community Plan, the entire subject ownership has a land use designation of Regional Center. Although the majority of the land uses surrounding the project site are commercially zoned, multiple residential dwellings exist directly north, adjoining the subject site while single-family dwellings and duplexes exist directly east, adjoining the subject site.

The applicant contends that the proposed church reuse and the new restaurant will not detrimentally affect the adjoining residential uses. The applicant indicates all traffic impacts will be focused onto Argyle Avenue and away from the residential streets east of the site. Noise impacts will also be mitigated, however, the applicant does not indicate how this will be accomplished.

It appears to staff that any activities occurring at the Church or restaurant will create problems associated with traffic and noise and that these negative impacts would be compounded by the extended hours of operation from both the Church reuse and restaurant. The single-family dwellings directly east of the Church will be greatly impacted by noise given their proximity to the church (dwellings have 15-foot rear yard setbacks).

In addition, a review of the radius map indicates that there are three major entertainment/meeting venues within 600 feet of the subject site; the Pantages Theater, the Henry Ford Theater and the rental hall just south of the subject site. Events occurring simultaneously at each of these venues could create a parking shortage which could be compounded should the proposed 200 seat restaurant (bar) and 250 seat Church reuse become operational. Spill over parking may occur onto the interior streets thereby impacting the residential neighborhood with additional traffic and noise and possibly loitering.

Three letters in opposition to the request have been received by staff and are attached to the file. In addition, Captain Sergio G. Diaz, Commanding Officer of the Hollywood Community Police Station has also submitted a letter in opposition to the instant request. Also, four requests for a Zoning Administrator's determination are attached to the file.

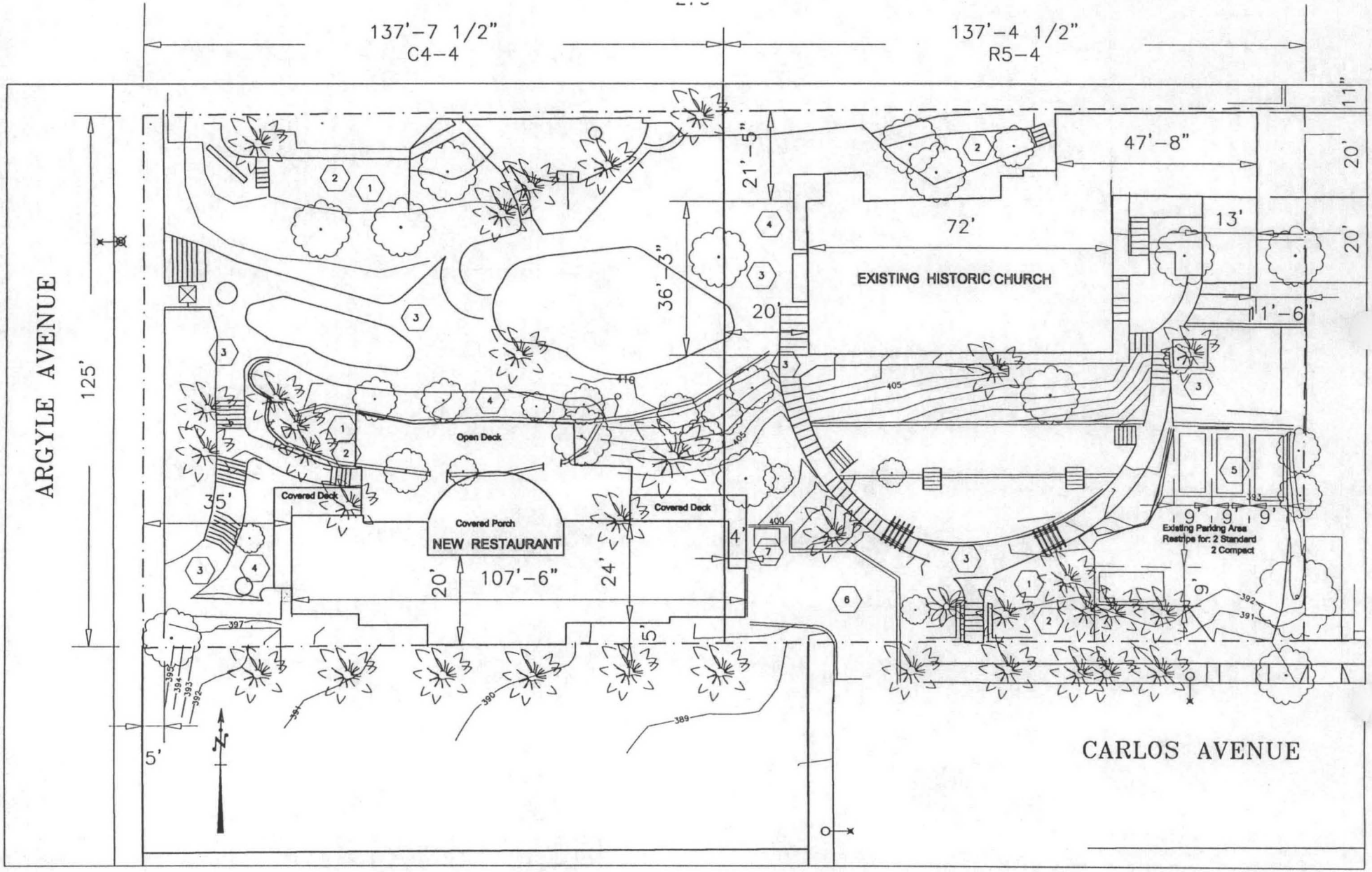
Photographs of the subject site and the surrounding area are attached to the file for reference.

Ralph Avila

RALPH AVILA
Zoning Analyst

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NOTES:

1. Existing Historic Landscape to remain.
2. New irrigation to be provided as required by Code.
3. Path lighting to be provided at all walkways, loading and parking areas.
4. Accent lighting to be provided at structures and to highlight landscape.
5. Restripe Existing Parking as Indicated
6. Loading Area
7. Trash

PLOT PLAN

1/16" = 1'-0"

NOVEMBER 1998

1750 NORTH ARGYLE
HOLLYWOOD CA

CASE NUMBER ZA98-0928

Lots 2 and 4
Block
Tract 10149

M2A
Milofsky and Michali Architects

City of Los Angeles - MASTER LAND USE PERMIT APPLICATION

For Office Use Only

Envirn. Clear. No. EAF 98-0411
Existing Zone. R4-2D
District Map No. 148 5A 189
Council District 13
Planning Area 107
Census Tract No. 1910
Assessor's Parcel No. _____

Case No. Z A 980928 (CUB) (ZV) CUZ



Type of Application Submitted (zone change, variance, etc.)
(1) variance to permit theater/performance venue and banquet/meeting facility in existing historic church located in an R-4 zone
(2) conditional use permit to permit serving alcohol at a new restaurant to be built on-site and at the banquet/meeting facility
(3) variance from Code-required parking for restaurant use and to permit restaurant parking to occur off-site
(4) conditional use permit for commercial corner

1. PROJECT LOCATION AND SIZE
Street Address of Project: 1750 North Argyle Avenue, Hollywood, CA 90028
Legal Description: Lot 2&4 Block _____ Tract #10149
Lot Dimensions: 125 ft. by 255 ft. Lot Area (sq. ft.): 31,875 sq. ft.
Total project size (sq. ft.): 10,546 sq. ft. of building

2. PROJECT DESCRIPTION
Describe what is to be done: conversion of existing church to theater/perormance and banquet/meeting facility; construction of a new restaurant
Present Use: church
Proposed Use: restaurant and to theater/perormance and banquet/meeting facility
Plan Check No. (if available) _____ Date Filed: _____

Please check all the following that apply
New Construction: Yes Change of Use: Yes Alterations: Yes Demolition: No

Commercial: Yes Industrial: No Residential: No

Additions to a building: None

3. ACTION(S) REQUESTED (include City Code Section which authorizes nctions or Code Section from which you are seeking a variance or exemption) Code Section:
12.21.C5 [h] — Zone variance to permit crossing from a less restrictive to a more restrictive zone
12.11.A — Zone variance to permit an A-Asssembly use in an R-4 zone
12.21.A4 [c] — Zone variance to permit no on-site parking
12.24.C56 — CUP Commercial Corner
12.24.C42 — CUP On-site Alcohol

List case numbers of any other pending or recent flpp] ications relating to this site: _____

4. SIGNATURES: of adjoining or neighboring properties; not required but helpful, especially for projects in single-family areas.
None provided.

5. OWNER/APPLICANT INFORMATION
Applicant's Name: Susan Fine Moore
Company: Mollywood Properties, LLC
Address: 6145 Franklin Avenue, Hollywood, CA 90028
Telephone: (213) 833-0691
Fax: (323) 467-2045

Property Owner's Name (if different than applicant): same

6. APPLICANT'S AFFIDAVIT
Under penalty of perjury the following declarations are made:
a: The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
b: The information presented is true and correct to the best of my knowledge.

Signed: Susan Fine Moore Date: 11-10-98

SUSAN FINE MOORE
Print Name of Owner in Full

Teena Martin-Smith
Notary Public

PWR1 TEENA MARTIN-SMITH Comm. # 1051326 NOTARY PUBLIC - CALIFORNIA Los Angeles County My Comm. Expires Feb. 13, 1999 PWR1

7. ADDITIONAL INFORMATION/FINDINGS
In order for the City to render a determination on your application, additional information may be required. Consult the appropriate "Special Instructions" handout. Provide on an attached sheet(s), this additional information using the hand-out as a guide.

NOTE: All applicants are eligible to request a one-time, one-year only freeze on fees charged by various City departments in connection with your project. It is available only when this application is deemed complete or upon payment of Building & Safety plan check fees. Please ask staff for details or an application.

FOR OFFICE USE ONLY

Reviewed and Accepted by: ARSTOKES
Date: 11/12/98
Base Fee: 5147
Receipt No.: 21921
Deemed Complete By: David Silverman
Date: 11/17/98

Special Instructions for:

CONDITIONAL USE PERMIT(CUZ)
COMMERCIAL CORNER DEVELOPMENTS and MINI SHOPPING CENTER

ZONING CODE SECTIONS: Development standards in 12.22 A 23 and Conditional Use in 12.24 C 56

e. The **MASTER LAND USE APPLICATION FORM CP-7771** must be fllled out completely typed or printed in black ink, with full answers to every statement and question. The application MAY NOT be signed by an agent, owner in escrow or attorney but MUST be signed by the lessee, (if entire property leased), owner, or owners before a Notary Public in the space provided.

Adjacent property owners who approve the request may sign on the application or a supplemental sheet.

2. The required **RADIUS MAP** accompanying the application must be drawn as explained in the "Radius MapRequirements" pamphlet available in Room M, 3rd floor, 201 North Figueroa Street from the Department of City Planning Drafting Unit.

Fifteen (15) prints plus the original tracing of the "500 foot radius maps" and one 8-1/2" x 11" copy of the approved radius map are required.

3. **PROPERTY OWNERS' AND OCCUPANTS' LIST**, corresponding to the radius map. BTC, the City's mailing contractor, and the Planning Department each get a set. Please refer to MAILING PROCEDURES handout. Names of the owners shall be secured from the City Clerk's Map and Lot Records, 7th floor, 201 North Figueroa Street. Be sure to include the applicant's name and representative on the lists. An affidavit certifying the lists' accuracy is also required.

4. **ABUTTING PROPERTY OWNERS' LIST**, three sets, one on self-adhesive labels, plus two copies, must be typewritten, (3 across, 11 down, no skipped labels) on a full sheet prepared according to the MAILING PP<OCEDURE handout. The set of labels with a copy will be submitted to the Planning Department. Be sure you include the applicant's and the representative's names on labels. Abutting owners include those properties adjacent, across a street or alley and to the rear of the subject property. An affidavit certifying the lists'accuracy is also required.

5. **PHOTOGRAPHS** of the property involved not over 8-1/2 by 11 inches, but of adequate size to illustrate the condition of the property under discussion are always helpful to the Zoning Administrator and are requested as exhibits with this application. These photographs should be mounted on 8-1/2-by 11-inch card stock or the equivalent.

e. **PLANS REQUIRED**. Each application must be accompanied by three copies of an accurate **PLOT PLAN** drawn to a standard scale. See PLOT PLAN INSTRUCTIONS. Where use of existing building is involved, two copies of a **FLOOR PLAN** showing proposed arrangement of rooms and location of various activities should also be submitted. See FLOOR PLAN INSTRUCTIONS.

f. Submit two photocopies of **DISTRICT MAP** which may be obtained at time of filing.

g. **ENVIRONMENTAL CLEARANCE** must be obtained for this application: Categorical Exemption, Negative Declaration, or EIR. An Environmental Assessment Form (EAF) may be filed prior to or simultaneously with the application. Also, please indicate if you need SITE PLAN REVIEW which should be included in the project description of the EAF and in the application.

9. A **FILING FEE** must be paid at the time of filing the application (Section 19.01, Los Angeles Municipal Code). The fee is partially to cover the cost of processing the application.

10. **COPY OF LEASE**. When the applicant is the lessee of the entire site, a copy of the lease agreement between the owner of the property and the lessee must be provided at the time of filing. If the applicant is

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leasing a portion of the site, the owner of the property must sign the application or, the applicant must provide a signed statement from the owner consenting to the application.

11. **HEARING NOTICE.** If you anticipate being out of town or absent during a certain period of time, please notity the Office of Zoning Administration in writing at the time of filing. Once the hearing date has been established, the Office of Zoning Administration will not reschedule. Alternatively, you may have someone represent you at the hearing.

12. **WORKSHEET.** A copy of the Building Permit Worksheet for applications without a radius map. If a Building Permit has not been applied for please fill out one at the Building and Safety counter, 7th floor, 201 North Figueroa Street and provide a copy with the Planning Department application.

13 **FILING APPLICATION.** When all the above requirements are met, please make sure the following procedures and materials are provided for before submitting an application at the counter:

a. BTC receipt. BTC must be visited first, their fee paid, and a receipt obtained from them. Check their hours
of operation and allow time for this visit.

b. All radius maps, ownership maps, site plans, floor plans, and legal descriptions on applications must be reviewed and an insignia embossed on your plans and application by the P!anning Department cartographer located in Counter M, 3rd floor, 201 North Figueroa Street.

c. The **ENVIRONMENTAL CLEARANCE** is adequate (item 8).

d. The proper signatures on the application have been obtained (item 1).

e. Any additional exhibits, special instructions, copies of relevant cases, etc. be included. Nothing in the file should be larger than 8-1/2 x 14, otherwise fold it.

f. **Please allow sufficient time to complete all filing procedures. Applicants are advised that if filing cases after 4 p.m., it may be necessary to return the following business day to complete the process.**

The application may be filed at the main offce, Counter N, 3rd floor, 201 North Figueroa Street or Valley Offce 6251 Van Nuys Blvd., Van Nuys. The application will not be considered offcially on file until the application is completed and required plans and information are found to fulfill the requirements of the Offce of Zoning Administration.

14. **ADDITIONAL INFORMATION/FINDINGS:** The Master Land Use Permit Application form may be used if the following questions are answered either on the form or on additional sheets with the following information provided.

In order to grant your request the following findings/questions must be addressed by the Zoning Administrator. Please try to explain as best as possible how your request conforms to the following requirements:

a. Describe briefly the type of use and improvement proposed. State whether new buildings are to be constructed, existing buildings are to be used or additions made to existing buildings.

The project comprises a banquet facility/theater/performance venue and a restaurant, all located in a beautifully landscaped, woodsy site in the heart of Hollywood.

The 34,000 square foot site includes the historic Little Country Church of Hollywood — a "picture postcard" New England-style church building with white clapboard siding and a steeple above the center entrance. The church building is designated City of Los Angeles Historic-Cultural

Monument No. 567, and it has been formally determined eligible for listing in the National Register of Historic Places. From the inception of this project, it has been the intention that the historic church building be retained as a focal point.

As part of the project, the historic Little Country Church of Hollywood will be rehabilitated to accommodate dual uses: a banquet facility that will be available for a wide range of catered events, and a theater/performance venue that can accommodate small theatrical productions and music performances.

At the western portion of the property, a new 175-seat restaurant will be designed to blend into the woodsy setting; the outdoor patios will step into the terraced site, preserving the existing trees and topography. No other Hollywood project has such a diverse venue -- an historical environment, theater, music, and food & drink all in a spectacular setting A landscape plan will be prepared to enhance the historic site with new plantings, as well as to preserve the terraced property, the numerous mature trees and shrubs, and the low, stone retaining walls. The construction of the restaurant necessitates the commercial corner CUP.

b. Why does applicant believe the location of the use in question on the particular property will be desirable to the public convenience and welfare, proper in relation to adjacent uses or the development of the community~ in harmony with the various elements and objectives of the Master Plan and will not be detrimental to the character of development in the immediate neighborhood?

Located only one block away from Hollywood Boulevard and a short walk from the Hollywood Theater District, the project location will provide a wonderful and convenient respite from the local hustle and bustle of the Hollywood Boulevard corridor. The restaurant will draw patronage from the 59,000 employees working in the vicinity, Hollywood theater-goers seeking pre- and post-theater dining, and the millions of tourists who visit Hollywood each year. The beautifully landscaped grounds and picturesque church create a garden environment and setting perfectly suited for the proposed activities. The garden atmosphere will be enhanced by the retention and rehabiliation of the historically-significant Country Church of Hollywood building, which will be converted to a theater & banquet space.

This project, as well as several other renovation and development projects in the Hollywood Redevelopment Project Area, will bring additional growth and investment to the community, and draw people and business backfrom competing areas. The easily accessible location will provide dining and entertainment services all in one location, supporting such Redevelopment Plan and General Plan goals as promoting the arts and increasing employment and business and commercial investment. The location of the restaurant use is consistent with the General Plan designation for this and adjancent commercially-designated properties along Argyle Avenue.

c. Describe how the proposed use and improvements are to be designed and arranged to fit into thedevelopment of adjacent property and the neighborhood.

Construction of the restaurant will occur on the southwest corner of the property. The placement of the restaurant at the southwest corner, adjacent to Argyle Street, will keep noise and traffic impacts directed away from the residential areas to the east. The natural landscaping, garden setting, and wooden structure will create a pleasant atmosphere that will create an aesthetically pleasing addition to the neighborhood. The restaurant will be constructed on two levels, with the kitchen and food preparation spaces on the first (below-grade) level, and the indoor dining, bar, and adjacent outdoor patio on the second (at grade) level. The deck and roof will be designed to incorporate existing trees, and the deck will follow the terraced topography of the site. The

preservation of the existing trees and topography will maintain the natural setting of the neighborhood.

d. Are you going to develop any or all of the following?

		Yes/No
1)	A drive-thru fast food establishment?	*No*
2)	A business open any time between 11 p.m. and 7 a.m.?	*Yes*
3)	A multi-residential use?	*No*
4)	An amusement enterprise as enumerated in Sec. 12.14 A 3 of the Los Angeles Municipal Code?	*No*
5)	An automobile laundry or washrack?	*No*
6)	A commercial swimming pool?	*No*
7)	The depositing of recyclable materials as set forth in Sec. 12.14 A 11 of the Los Angeles Municipal Code?	*No*

If yes to any of the above, please explain:

The hours of operation for the bar and restaurant will likely extendpast 11:00 p.m.

e. How many parking spaces are being provided? *4 spaces*
Standard spaces? *4 spaces* Compact spaces? *0 spaces*

f. What is the height? *height is 28 ft.* and number of stories *2 stories* of the *Restaurant*?
What is the height? *height is 24 ft.* and number of stories *1 storey* of the *Church?*

9. Why is the Project properly located in relation to adjacent uses and the development of the Community?

The majority of the land uses surrounding the project site are commercially-zoned, and the project remains consistent with this zoning The project site is conveniently located close to Highway 101 and is only one hlock from Hollywood Boulevard. The project is also located in the Hollywood RedevelopmentProject Area, contributing to the overall redevelopment of the community.

h. Why is the Project proper in relation to the various elements of the General Plan including any applicable specific plans? Does the Project conform to any applicable specific plans?

The project conforms with the objectives and policies set forth in the General Plan. The project also falls under within the Hollywood Redevelopment Project Area and conforms to the goals and objectives of the Redevelopment Plan.

i. Why will the Project not be materially detrimental to the character of the development in the immediate neighborhood?

The project will enhance the character of development in the immediate neighborhood. The existing Country Church of Hollywood is a City of Los Angeles Historic/Cultural Monument, and its renovation will only improve the structure and the surrounding neighborhood. The new restaurant will be designed to conform with and preserve the heavily landscaped surroundings, creating an aesthetically pleasing site that will contribute to the character of the neighborhood. Access to both the Church and the restaurant will be from Argyle Avenue, with only limited access from Carlos Street. Designating Argyle Avenue as the site's priimary access point is intended to shield the immediate neighborhood from the traffic which the project will generate.

j. List all the uses to be included in the development and their square footage and the percentage of the total development to be occupied by each:

Use	Hours of Operation	Square Feet	Percentage
Banquet/Theater Venue	*10 a.m. to 2 a.m.*	*3,426 sq. ft.*	*32%*
Restaurant	*10 a.m. to 2 a.m.*	*7,120 sq. ft.*	*68%*

k. Describe any security measures that will be taken to prevent loitering, theft, vandalism, etc.

Restaurant personnel will be on-site during operating hours, providing security for restaurant and theater/banquest operations. An alarm will be installed and activated to provide security after hours. Permenter security gates will also be installed.

l. For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways, and queuing lanes.

Not appliclable.

m. For all applications the following items shall be delineated on plans in accordance with the applicable Zoning Code Section:

1) Exterior walls

2) Lighting plans

3) Landscaped and irrigated areas in the parking area

4) Location of trash storage area(s)

5) Location of other storage area(s)

6) Parking layout indicating striping, landscaping, and driveways

7767.1 (02/01/96)

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ZONING VARIANCE APPLICATION

15. ADDITIONAL INFORMATION/FINDINGS. In order to grant your request the following findings/questions must be addressed by the Zoning Administrator. Please try to explain as best as possible how your request conforrns to the following requirements:

1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.

The project comprises a banquet facility/theater/performance venue and a restaurant, all located in a beautifully landscaped, woodsy site in the heart of Hollywood.

The 34,000 square foot site includes the historic Little Country Church of Hollywood — a "picture postcard" New England-style church building with white clapboard siding and a steeple above the center entrance. The church building is designated City of Los Angeles Historic-Cultural Monument No. 567, and it has been formally determined eligible for listing in the National Register of Historic Places. From the inception of this project, it has been the intention that the historic church building be retained as a focal point.

As part of the project, the historic Little Country Church of Hollywood will be rehabilitated to accommodate dual uses: a banquet facility that will be available for a wide range of catered events, and a theater/performance venue that can accommodate small theatrical productions and music performances.

At the western portion of the property, a new 175-seat restaurant will be designed to blend into the woodsy setting; the outdoor patios will step into the terraced site, preserving the existing trees and topography. No other Hollywood project has such a diverse venue -- an historical environment, theater, music, and food & drink all in a spectacular setting A landscape plan will be prepared to enhance the historic site with new plantings, as well as to preserve the terraced property, the numerous mature trees and shrubs, and the low, stone retaining walls.

The purpose of this variance application is two-fold. The applicant seeks a use variance to permit using the existing church building as a theater/performance venue and as a banquet & meeting facility. The Hollywood Community Plan designates the portion of the property on which the church is located with a land use of Regional Center, which corresponds with commercial land use zones. Clearly, the intent of the Community Plan isfor the property to be used for commercial purposes. Strict application of fhe R-4 zoning results in difficulties and unnecessary hardships inconsistent with the commercial purpose and intent of the Community Plan for the subject property.

Second, the applicant seeks a variance from Code-required parking on-site. Uinder Code, the restaurant would require parking provided at a ratio of one space for every 100 sq. ft. of restaurant space (including kitchen and prep space). At this ratio, approximately 71 on-site spaces would be required. However, if those spaces were required to be provided on-site, their provision would destroy the garden atmosphere which the project is seeking to preserve, and would also impact the preservation of the Country Church building. In addition, the site is one-half block from Hollywood Boulevard, which is served by a Metro Rail station. The project site is also served by a number of parking lots directly adjacent. Also, the CRA has announced its intention to build a public parking structure across the street from the subject property. For all these reasons, it is preferable to provide parking off-site. On-site parking will provide practical difficulties and unnecessary hardships making construction of the restaurant and preservation of the Church and garden infeasible.

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2. That there are special circumstances applicable to the subject property such as size, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

Although the subject property is designated with a Regional Center land use in the Hollywood Community Plan, it is the only commercially-designated property zoned R-4 in the immediate area. The surrounding parcels to the north, west, and south are zoned C-4, while the parcels to the east are zoned R-3. The subject property represents an isolated, R-4 zoned parcel in the middle of parcels zoned C-4 and R-3. The property also contains the Little Country Church of Hollywood, a designated City of Los flngeles Historic Cultural Monument that has been formally determined eligible for listing in the National Register of Historic Places.

Regarding parking, provision of parking on-site will have a detrimental impact on preservation of the historic church building and the existing garden setting. Providing parking off-site will take advantage of the existing parking supply currently in Hollywood adjacent to the site, and the completion of the Metro Rail station at Hollywood and Argyle.

3. That such variance is necessary for the presevation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.

A zoning variance to allow a commercial use of an historic structure in the R-4 zone is necessary for the preservation and enjoyment of the commercial property right possessed by most of the properties in the vicinity with the same commercial Community Plan designation. The current R-4 zoning of the subject property denies it from the benefits of its intended commercial designation.

Regarding parking, eliminating on-site parking for the restaurant will permit preservation of the church building. Providing parking off-site will take advantage of the existing supply of parking in the area, and of the CRA's stated plan to build a public parking structure across the street from the subject property to provided a "park-once" district serving the theaters, offices, and restaurant uses (including the proposed project) in this portion of Hollywood.

4. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.

The granting of this variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located. The project will enhance the character in the area. The existing Country Church of Hollywood is a picturesque City of Los Angeles Historic/Cultural Monument, and its renovation will improve the structure and the neighborhood. The new restaurant will be sited away from residential uses, will be designed to conform with and preserve the natural surroundings, and will create an aesthetically pleasing site that will contribute to the character of the neighborhood. All traffic impacts will be focused onto Argyle Avenue, thereby avoiding any increased traffic impacts to the residential streets east of the subject property. Noise impacts will also be mitigated. Heavily landscaped grounds will also be provided to shield any negative visual impacts.

Regarding parking, requiring off-site parking with access from Argyle Avenue, Hollywood Boulevard, or Metro Rail will be beneficial to the adjacent residential neighborhood, versus providing parking on-site in full view of the adjacent homes.

5. That the granting of such variance will not adversely affect any element of the General Plan.

The granting of this use and parking variance will not adversely affect any element of the General Plan and is consistent with the entire General Plan. The proposed uses are consistent with the Hollywood Community Plan and the Hollywood Redevelopment Plan.

CONDITIONAL USE PERMIT APPLICATION
ALCOHOL (CUB) AND ADULT ENTERTAINMENT (CUX)

15. ADDITIONAL INFORMATION/FINDINGS FOR ZA CASES: In order to grant your request the following findings/questions must be addressed by the Zoning Administrator. Please try to explain as best as possible how your request conforms to the following requirements:

a. Describe briefly how the proposed project will be proper in relation to adjacent uses or the development of the community.

The project comprises a banquet facility/theater/performance venue and a restaurant, all located in a beautifully landscaped, woodsy site in the heart of Hollywood.

The 34,000 square foot site includes the historic Little Country Church of Hollywood — a "picture postcard" New England-style church building with white clapboard siding and a steeple above the center entrance. The church building is designated City of Los Angeles Historic-Cultural Monument No. 567, and it has been formally determined eligible for listing in the National Register of Historic Places. From the inception of this project, it has been the intention that the historic church building be retained as a focal point.

As part of the project, the historic Little Country Church of Hollywood will be rehabilitated to accommodate dual uses: a banquet facility that will be available for a wide range of catered events, and a theater/performance venue that can accommodate small theatrical productions and music performances.

At the western portion of the property, a new 175-seat restaurant will be designed to blend into the woodsy setting; the outdoor patios will step into the terraced site, preserving the existing trees and topography. No other Hollywood project has such a diverse venue -- an historical environment, theater, music, and food & drink all in a spectacular setting A landscape plan will be prepared to enhance the historic site with new plantings, as well as to preserve the terraced property, the numerous mature trees and shrubs, and the low, stone retaining walls.

The majority of the land uses surrounding the project site are commercially zoned, and the project remains consistent with this zoning The Hollywood Community Plan designates the subject property and its surrounding properties with a Regional Center land use designation, and the proposed project is consistent with commercial uses that this designation entails.

The project site is located within the Hollywood Redevelopment Project Area and is consistent with the goals and objectives of the Hollywood Redevelopment Plan, positively affecting and improving the community.

b. Why does applicant believe the location of the project will be desirable to the public convenience and welfare?

Located only one block from Hollywood Boulevard and a short walk from the Hollywood Theater District, the tree-studded project site will provide a wonderful and convenient respite from the local hustle and bustle of the Hollywood Boulevard corridor. The beautifully landscaped grounds and picturesque Church create a garden environment and setting perfectly suited for the proposed activities. This project will bring additional growth and investment to the community and draw people and business back to Hollywood. The easily accessible location will provide dining and entertainment services all in one location.

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c. Describe how the proposed project will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan.

The project will enhance the character in the area. The existing Country Church of Hollywood is a picturesque City of Los Angeles Historic/Cultural Monument, and its renovation will improve the structure. The new restaurant will be designed to conform with and preserve the natural surroundings, creating an aesthetically pleasing site that will contribute to the character of the neighborhood.

The proposed project will be in harmony with the various elements and objectives of the General Plan including promoting the artsi increasing employment, and increasing business and commercial investment in the community.

d. Will the approval of the Conditional Use at this location adversely affect the economic welfare of the community? Why?

The approval of the Conditional Use at this location will not adversely affect the economic welfare of the community. The project will increase employment as well as business and commercial investment in the community.

e. Will the approval of the Conditional Use result in or contribute to an undue concentration of such establishments? Why?

The approval of the Conditional use will not result in or contribute to an undue concentration of such establishments. Currently, there are very few full-service restaurants in the area. Most of the existing liquor licenses in the vicinity are for off-site sales or for bars only. The potential exists to cater to the upscale market in the Hollywood area, but this potential has yet to be realized. Small sandwich shops and pizza stands are the norm along Hollywood Boulevard, and this project would bring a new type of service and product to the area.

f. Will the approval of the Conditional Use detrimentally affect nearby residentially zoned properties? Why?

The approval of the Conditional Use will not detrimentally affect nearby residentially-zoned properties. All traffic impacts will be focused onto Argyle Avenue, thereby avoiding any increased traffic impacts to the residential streets east of the subject property. Noise impacts will also be mitigated. Heavily landscaped grounds will also be provided to shield any negative visual impacts.

g. What are the proposed hours of operation and which days of the week will the establishment be open? What are the proposed hours of alcohol sales?

The restaurant is proposed to operate seven days a week, from 10 a.m. to 2 a.m. daily.

h. What is the occupancy load as determined by the Fire Department (number of patrons)? What is the proposed seating in all areas?

The existing occupancy load at the Church, based on posted notices, is 300 persons. The proposed seating in the renovated Church will be restricted to 250 persons. Up to 200 persons will be able to be seated in the restaurant.

i. Is parking available on the site? (If so, how many spaces?) If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? Where? How many off-site spaces?

There are four (4) existing parking spaces on-site, serving the existing Church building. No additional on-site parking is proposed in connection with the rehabilitation of the Church, inasmuch as the Church is an existing use with an existing occupancy load of 300. For the restaurant, no on-site parking is proposed. Restaurant visitors are expected to arrive on foot, via Metro Rail (from the adjacent Hollywood & Argyle station), or by auto. Valet parking will be provided for visitors arriving by car. In addition, there are a number of commercial parking lots directly adjacent to the subject site. Also, per the Community Redevelopment Agency, a new 300-space public parking structure is proposed to be constructed directly across Argyle Street from the property. The property owner intends to enter into a lease and/or convenant arrangement with the CRA for use of up to 71 spaces within this public parking garage.

j. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) (On-site only)

Yes; a piano bar or space for a small combo is planned for the restaurant. Live performances and music are planned for the Church building.

k. Is a full line of alcoholic beverages to be served of just beer and wine?

A full line of alcoholic beverages is to be served.

l. Will cups, glasses, or other similar containers be sold which might be used for the consumption of liquor on the premises? (Off-site only)

Not applicable.

m. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining and lounge facilities. (On-site only)

Floor plans are provided.

n. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons?

No.

o. Will video game machines be available for use on the subject property and if so, how many such machines will be in use?

Video game machines will not be available for use on the subject property.

p. Will you have signs visible on the outside which advertise the availability of alcohol?

No.

q. Will alcohol be sold without a food order? Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?

Alcohol will be sold without a food order in the bar area only. There will be a kitchen on the site as defined in the Los Angeles Municipal Code.

r. Will beer or wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)?

No.

s. Will "fortified" wine (greater than 16% alcohol) be sold?

No.

t. Will off-site sales of alcohol as a secondary use to on-site sales occur (i.e., take out)?

Off-site sales of alcohol as a secondary use to on-site sales will occur through the off-premise catering services provided by the restaurant.

u. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?

Yes.

v. Will security guards be provided and if so, when and how many?

No.

w. Will alcohol be allowed to be consumed on any adjacent property under the control of the applicant?

Alcohol will be allowed to be consumed on the adjacent banquet and theatre/performance venue property.

x. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?

No. The gross sale of alcohol will not exceed the gross sale offood items on a quarterly basis.

y. Provide a copy of the proposed menu if food is to be served.

Provided.

z. How many employees will you have on the site at any given time?

A maximum of fifty-four employees will be on-site at any given time.

aa. What security measures will be taken including:

1) Posting of Rules and Regulations on the premises.

2) To prevent such problems as gambling, loitering, theft, vandalism, and truancy.

3) Will security guards be provided and if so, when and how many?

4) Other measures.

Restaurant personnel will be on-site during operating hours, providing security for restaurant and theater/banquest operations. An alarm will be installed and activated to provide security after hours. Permenter security gates will also be installed.

bb Will there be minimum age requirements for patrons? If so, how will this be enforced.

A minimum age requirement for patrons will not be enforced.

cc. Are there any schools (public or private and including nursery schools), churches, or parks within 1,000 ft. of your proposed business? Where?

There are two churches and one school within 1,000 ft. of the proposed business.

dd. For massage parlor or sexual encounter establishment applicants: are there any other.adult entertainment businesses within 1,000 feet of your proposed establishment (i.e., adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater)?

Not applicable.

Mapping Service

Property Ownerships
Land Use Maps
Radius Maps
Plot Plans

711 MISSION STREET, SUITE B • SOUTH PASADENA, CALIFORNIA 91030 OFFICE (626) 441-1080 • FAX (626) 441-8850

ALCOHOL USES WITHIN 1000 FT.
1750 ARGYLE STREET

B	QIK-STOP MINI-MARKET	6223 FRANKLIN AVE.
B	RAFFALLO'S PIZZA	6221 FRANKLIN AVE.
B	THAI-PEPPER RESTURANT	6219 FRANKLIN AVE.
B B	HOLLYWOOD HILLS COFFEE SHOP & MARKET	6145 FRANKLIN AVE.
B	CHAO-PRAYA RESTURANT	6307 YUCCA STREET
B	FRED'S ITALIAN RESTURANT	6274 YUCCA STREET
C	SUN PALACE RESTURANT	1718 N. VINE STREET
C	JACK'S SUGAR SHACK	1707 N. VINE STREET
B	HOLLY/VINE SHOPPE	6290 HOLLYWOOD BLVD.
C	FROLIC ROOM	6245 HOLLYWOOD BLVD.
C	CARLTON LIQUOR JR. MART	1610 N. GOWER STREET

ZA 980928

Mapping Service

Property Ownerships
Land Use Maps
Radius Maps
Plot Plans

711 MISSION STREET, SUITE B • SOUTH PASADENA, CALIFORNIA 91030 OFFICE (626) 441-1080 • FAX (626) 441-8850

1750 ARGYLE STREET

SCHOOLS, CHURCHES, HOSPITALS, PLAYGROUNDS AND PARKS

VENDANTA CHURCH	1946 VENDANTA PLACE.
COUNTRY CHURCH OF HOLLYWOOD	1750 ARGYLE AVE.
ST. STEPHEN'S EPISCOPAL CHURCH	6128 YUCCA STREET
FIRST PRESBYTERIAN CHURCH	1760 GOWER STREET

ZA 980928

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CITY CLERK'S USE

Draft

CALIFORNIA ENVIRONMENTAL QUALITY ACT

PROPOSED
MITIGATED

NEGATIVE DECLARATION

(Article V — City CEQA Guidelines)

LEAD CITY AGENCY	COUNCIL DISTRICT
LOS ANGELES CITY PLANNING DEPARTMENT	13
PROJECT TITLE	**CASE NO.**
MND-98-0411-CUB(ZV)(CCR)	ZA 98-0928

PROJECT LOCATION

1750 No. Argyle Avenue between Hollywood Boulevard and Yucca Street; Hollywood

PROJECT DESCRIPTION: Conditional Use, Zone Variance and Commercial Corner Review to permit the conversion of an existing Historic Church and the construction of a new building (10,546 square-feet) into a restaurant/banquet hall/theater with a 175-seat restaurant, 25-seat bar, 250-seat theater with no on-site parking spaces (parking available in adjacent lot and across the street and nearby Metro Rail Station at Hollywood and Vine). Hours of operation from 10:00 a.m. to 2:00 a.m., seven days a week.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

Susan Fine Moore
1750 No. Argyle Avenue
Hollywood, CA 90028

FINDING:

▶ The City Planning Department of the City of Los Angeles has proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance.

(CONTINUED ON PAGE 2)

▶ SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the responses of the Lead City Agency. The project decisionmaker may adopt this mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
Maya E. Zaitzevsky	City Planning Assistant	(213)580-5547

ADDRESS	SIGNATURE (Official)	DATE
221 N. Figueroa Street, Room 1500 Los Angeles, CA 90012	Darryl L. Fisher, Chairperson	01/06/99

Form Gen. 157 (8-80) (Appendix C)

1-a.b.c. MAJOR LANDFORMS (GRADING/STABILITY/DEMOLITION):

Environmental impacts could occur from disturbance of major landforms, demolition of existing development or grading of the site. However, the potential grading, demolition and subsidence impacts will be dealt with and mitigated by administrative procedures required by the Municipal Code.

- During construction, exposed earth surfaces should be sprayed with water at least twice a day by the contractor to minimize dust generation.

- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

- Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.

- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

- One flag person(s) shall be required at the job site to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with the 1996 Edition of "Work Area Traffic Control Handbook".

AIR POLLUTION (CONSTRUCTION):

All unpaved demolition and construction areas shall be wetted at least twice a day during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

- All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

(CONTINUED ON PAGE 3)

- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

NOISE (CONSTRUCTION):

Environmental impacts could occur due to noise generated by construction equipment and grading and demolition activities. These impacts can be mitigated to a level of insignificance by requiring the following measures:

- The project shall comply with the City of Los Angeles Noise Ordinances No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

- Construction shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.

- Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

- The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

3-a.b.c.d. WATER (DRAINAGE/SURFACE WATER RUNOFF):

Environmental impacts could occur from project implementation due to changes in drainage patterns and surface water runoff. However, these impacts will be dealt with and mitigated by administrative procedures required by the Municipal Code.

4-a.b-1. TREES:

Environmental impacts could occur due to the potential loss of significant trees on the site. However, that prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert as

(CONTINUED ON PAGE 4)

defined by Ordinance 153,478, indicating the location, size, type and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Maintenance. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance and the Advisory Agency.

7-a-1. ILLUMINATION (PARKING):

Environmental impacts could occur from illumination of the parking area. However, this impact will be reduced to a level of insignificance by requiring that all lights be shielded and directed onto the site.

13-a-1. TRAFFIC:

An adverse impact could occur from the project's traffic generation. An investigation and analysis conducted by the Department of Transportation has identified significant project related traffic impacts which can be mitigated to an acceptable level by implementing measure(s) detailed in said Department's communication to the applicant dated December 15, 1998 and attached. Such report and mitigation measure(s) are incorporated herein by reference.

13-f. ACCESS:

Adverse impacts could occur due to design of the parking area and access driveway. However, the possible impacts will be dealt with and mitigated to a level of insignificance by submitting a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval.

14-a. FIRE:

An adverse environmental impact is indicated due to location of the project in an area having marginal fire protection facilities. However, this possible impact will be mitigated to a level of insignificance by incorporating into the building plans the recommendations of the Fire Department relative to fire safety, which includes the submittal of a plot plan for approval by the Fire Department either prior

(CONTINUED ON PAGE 5)

to the recordation of a final map or the approval of a building permit. The plot plan approval shall consider but not be limited to access concerns and interior heat sensitive sprinkler systems.

14-b-1. POLICE (GENERAL):

An adverse environmental impact is indicated due to location of the project in an area having marginal police services. However, this possible impact will be mitigated to a level of insignificance by incorporating into the plans the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to: access control to building, secured parking facilities, walls/fences with key security, lobbies, corridors and elevators equipped with electronic surveillance systems, well illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrance in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed.

14-e-2. STREET IMPROVEMENT:

A possible environmental impact could occur due to deterioration of street quality from increased traffic generation. However, the impact could be reduced to a level of insignificance by requiring street dedications, and/or street lighting to the satisfaction of the Bureau of Engineering.

15/16-a. ENERGY:

The California Environmental Quality Act requires that the proposed project be considered relative to potential energy impacts. Investigation should address impacts resulting from potential consumption of non-renewable resources. Mitigation measures may include compliance with Title 24, California State Code (Energy Conservation Standards), the use of natural gas and/or solar energy; and consultation with the Department of Water and Power and Southern California Gas Co. regarding feasible energy conservation measures.

17-c. WATER:

There would be a potential adverse environmental impact since the project would contribute cumulatively toward the increasing demand on the City's water supplies. This impact will be dealt

(CONTINUED ON PAGE 6)

with and mitigated by requiring compliance with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.

17-d. SEWER:

There would be an adverse environmental impact due to additional demand on the sewer system capacity. However, if conditions dictate, the Bureau of Engineering may postpone new sewer connections for this project until system capacity is adequate, thus, mitigating this potential impact to a level of insignificance.

17-e. STORM WATER DRAINAGE:

There would be a potential adverse environmental impact from project implementation due to requiring additional storm- water drainage system capacity. However, if conditions dictate, the Bureau of Engineering may postpone this project until the storm water drainage capacity is adequate.

17-f. SOLID WASTE:

There would be a potential adverse environmental impact from project implementation due to the creation of additional solid waste. However, this impact can be mitigated by instituting a recycling program to the satisfaction of the Zoning Administrator to reduce the volume of solid waste going to landfills in compliance with the City's goal of a 50% reduction in the amount of waste going to landfills by the year 2000. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material.

19-a.b.c.d. LANDSCAPING:

Landscaping: A possible adverse environmental impact upon the character and aesthetics of the neighborhood can be mitigated if all open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

(CONTINUED ON PAGE 7)

19-d-3. WALL (GRAFFITI):

An adverse aesthetic impact could occur from graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be reduced to a level of insignificance by requiring the owner to maintain the subject property clean and free of debris and rubbish, and to promptly remove any graffiti from the walls, pursuant to Municipal Code Sections 91.8101-F, 91.8904-1 and 91.1707-E. Further, exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vines screened by oleander trees or similar vegetation capable of covering or screening entire walls up to the height of at least 9 feet, excluding windows and signs.

19-d-4. SIGNAGE (RETAIL MARKETS, BARS, ENTERTAINMENT ETC...)

An adverse aesthetic impact could occur due to excessive on-site signage. However, this possible impact will be reduced to a level of insignificance by limiting signs on site to minimum necessary to identify the name of the subject business establishment.

21-b.c.d. HISTORICAL:

A possible adverse environmental impact is indicated due to the fact that a City designated Historic-Cultural Monument (The Little Country Church of Hollywood, Historic Monument No. 567) is located on the project site. However, this potential impact will be dealt with and mitigated by administrative procedures required by the Municipal Code.

22-a. OVERALL (DIRECT IMPACT):

Environmental impacts could occur from the project implementation as described above. However, these potential impacts will be mitigated to a level of insignificance by imposing the above mitigation measures.

22-e. END:

The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document.

Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

This action is based on the project description on the first page.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY AND CHECKLIST

(Article IV — City CEQA Guidelines)

LEAD CITY AGENCY	COUNCIL DISTRICT	DATE
L.A. City Planning Dept.	13	11/19/98

PROJECT TITLE/NO.	CASE NO.
ZA 98-0928 Little Country Church of Hollywood	98-0411 (ZV)(CUB)(LCR)

PREVIOUS ACTIONS CASE NO.

- ☐ **DOES** have significant changes from previous actions.
- ☐ **DOES NOT** have significant changes from previous actions.

PROJECT DESCRIPTION: Conditional Use and Zone Variance to permit the conversion of an existing Historic Church and the construction of a new buildings (10,546 SF.) into a restaurant / banquet hall / theater with a 175 seat restaurant, 25 seat bar, 250 seat theater with no on-site parking spaces (parking available in adjacent lot and across the street and nearby Metro Rail Station at Hollywood & Vine Hours of operation from 10:00 am to 2:00 am, seven days a week. Commercial Corner Review

PROJECT LOCATION

1750 N. Argyle Ave between Hollywood Blvd & Yucca St.

PLANNING DISTRICT	STATUS
Hollywood	☐ PRELIMINARY ☐ PROPOSED ☑ ADOPTED date 12/13/88

EXISTING ZONING	MAX. DENSITY ZONING	PROJECT DENSITY
R4-2D, C4-2D		
PLANNED LAND USE & ZONE Regional Center C4, C2, P, PB	**MAX. DENSITY PLAN**	☑ DOES CONFORM TO PLAN ☐ DOES NOT CONFORM TO PLAN ☐ NO DISTRICT PLAN
PLAN DENSITY RANGE	**PROJECT DENSITY**	

☞ DETERMINATION (to be completed by Lead City Agency)

On the basis of the attached initial study checklist and evaluation:

NEGATIVE DECLARATION	☐ I find the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
MITIGATED NEGATIVE DECLARATION	☑ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED. (See attached condition(s).)
ENVIRONMENTAL IMPACT REPORT	☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Maya E. Zaitzevsky — SIGNATURE

C.P.A. — TITLE

INITIAL STUDY CHECKLIST (To be completed by Lead City Agency)

BACKGROUND

PROPONENT NAME	PHONE
Susan Fine Moore	(213) 853-0611

PROPONENT ADDRESS

1750 N. Argyle Ave. Hollywood CA, 90028

AGENCY REQUIRING CHECKLIST	DATE SUBMITTED
L.A. City Planning Dept.	11/19/98

PROPOSAL NAME (If applicable)

Little Country Church of Hollywood

ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required to be attached on separate sheets.)

	YES	MAYBE	NO
1. EARTH. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?			✓
b. Disruptions, displacements, compaction or overcovering of the soil?	✓		
c. Change in topography or ground surface relief features?			✓
d. The destruction, covering or modification of any unique geologic or physical features?			✓
e. Any increase in wind or water erosion of soils, either on or off the site?			✓
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?			✓
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?			✓
2. AIR. Will the proposal result in:			
a. Air emissions or deterioration of ambient air quality?			
b. The creation of objectionable odors?			
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?			
d. Expose the project residents to severe air pollution conditions?			
3. WATER. Will the proposal result in:			
a. changes in currents, or the course or direction of water movements, in either marine or fresh waters?			✓
b. Changes in absorption rates, drainage patterns, or the rate and amounts of surface water runoff?	✓		
c. Alterations to the course or flow of flood waters?			✓
d. Change in the amount of surface water in any water body?			✓
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?			✓
f. Alteration of the direction or rate of flow of ground waters?			✓
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?			✓
h. Reduction in the amount of water otherwise available for public water supplies?			✓
i. Exposure of people or property to water related hazards such as flooding or tidal waves?			✓
j. Changes in the temperature, flow, or chemical content of surface thermal springs.			✓
4. PLANT LIFE. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops and aquatic plants)?	✓		
b. Reduction of the numbers of any unique, rare or endangered species of plants?			✓
c. Introduction of new species of plants into an area, or is a barrier to the normal replenishment of existing species?			✓
d. Reduction in acreage of any agricultural crop?			✓

	YES	MAYBE	NO
5. ANIMAL LIFE. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?			✓
b. Reduction of the numbers of any unique, rare or endangered species of animals?			✓
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?			✓
d. Deterioration to existing fish or wildlife habitat?			✓
6. NOISE. Will the proposal result in:			
a. Increases in existing noise levels?			✓
b. Exposure of people to severe noise levels?			✓
7. LIGHT AND GLARE. Will the proposal			
a. Produce new light or glare from street lights or other sources?		✓	
b. Reduce access to sunlight of adjacent properties due to shade and shadow			✓
8. LAND USE. Will the proposal result in an alteration of the present or planned land use of an area?		✓	✓
9. NATURAL RESOURCES. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?			✓
b. Depletion of any non-renewable natural resource?			✓
10. RISK OF UPSET. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?			✓
b. Possible interference with an emergency response plan or an emergency evacuation plan.			✓
11. POPULATION. Will the proposal result in:			
a. The relocation of any persons because of the effects upon housing, commercial or industrial facilities?			✓
b. Change in the distribution, density or growth rate of the human population of an area?			✓
12. HOUSING. Will the proposal:			
a. Affect existing housing, or create a demand for additional housing?			✓
b. Have an impact on the available rental housing in the community?			✓
c. Result in demolition, relocation or remodeling of residential, commercial, or industrial buildings or other facilities?			✓
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of additional vehicular movement?		✓	
b. Effects on existing parking facilities, or demand for new parking?		✓	
c. Impact upon existing transportation systems?		✓	
d. Alterations to present patterns of circulation or movement of people and/or goods?			✓
e. Alterations to waterborne, rail or air traffic?			✓
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?			✓
14. PUBLIC SERVICES. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	✓		
b. Police protection?	✓		
c. Schools?			✓
d. Parks or other recreational facilities?			✓
e. Maintenance of public facilities, including roads?	✓		✓
f. Other governmental services?			✓
15. ENERGY. Will the proposal result in:			
a. Use of exceptional amounts of fuel or energy?			✓
b. Increase in demand upon existing sources of energy, or require the development of new sources of energy?			✓

	YES	MAYBE	NO
16. ENERGY. Will the proposal result in:			
a. Use of exceptional amounts of fuel or energy?			
b. Significant increase in demand upon existing sources of energy, or require the development of new sources of energy?			
17. UTILITIES. Will the proposal result in a need for new systems, or alterations to the following utilities:			
a. Power or natural gas?			✓
b. Communications systems?			✓
c. Water?	✓		✓
d. Sewer or septic tanks?	✓		
e. Storm water drainage?	✓		
f. Solid waste and disposal?	✓		
18. HUMAN HEALTH. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?			✓
b. Exposure of people to potential health hazards?			✓
19. AESTHETICS. Will the proposed project result in:			✓
a. The obstruction of any scenic vista or view open to the public?			
b. The creation of an aesthetically offensive site open to public view?		✓	
c. The destruction of a stand of trees, a rock outcropping or other locally recognized desirable aesthic natural feature?		✓	
d. Any negative aesthetic effect?		✓	
20. RECREATION. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?			✓
21. CULTURAL RESOURCES:			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?			✓
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	✓		
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?			✓
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?			✓
22. MANDATORY FINDINGS OF SIGNIFICANCE.			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	✓		
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.			
c. Does the project have impacts which are individually limited, but cumulatively considerable?*			
d. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?			

* "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

DISCUSSION OF ENVIRONMENTAL EVALUATION

(Attach additional sheets if necessary)

PREPARED BY	TITLE	TELEPHONE	DATE
Maria E. Zaitzevsky	C.P.A.	(213) 580-5549	12/30/98

Revised 12/15/98

IAL STUDY ASSESSMENT (ISAF)
FOR TRAFFIC IMPACTS

EAF Case No. 98-0411 Transmittal Date: 11/17/98
Project Address: 1750 North Argyle Avenue
Between: Hollywood Boulevard & Yucca Street
Existing Zones: C4 and R4 Planned Zones: C4, C2, P & PB / R4
Project Description: Conditional Use and a Zone Variance to permit the conversion of an existing church and the construction of an new ~~restaurant~~ building (total of 10,546 sq ft) into a restaurant/banquet hall/theater with a 175 seat restaurant, 25 seat bar, 250 seat theate
Applicant/Agent: Landmark Properties / Charles Loveman Tel. (323) 222-9972
ISAF Prepared by: City Planning: Charlie Rausch Date: 11/17/98 Tel. (213) 580-5546

Preliminary Trip Generation

Land use / Proposed Use:	Size	Trip Generation		
		Daily	AM Pk Hr	PM Pk Hr
Restaurant (Quality)	7,054 sf	635	6	53
Theater	250 seats	—	—	5
Previous Use:				
Church	3,495 sf	32	3	2
	NET TRIPS:	603	3	56

POTENTIAL TRANSPORTATION & CIRCULATION IMPACTS:

- ☐ Not Significant
- ☒ May be Significant
- ☐ May be Cumulative

Traffic Study
- ☒ Not Required *
- ☐ Is Required
- ☐ May be Required (See Comments below)

Transportation Ordinance Area
- ☐ Yes
- ☒ No

	Yes	Maybe	No
a. Generation of additional vehicular movement ?	■	□	□
b. Effects on existing parking facilities, or demand for new parking ?	■	□	□
c. Impact upon existing transportation systems ?	■	□	□
d. Alterations to present patterns of circulation or movement of people and / or Goods ?	■	□	□
e. Alterations to waterborne, rail or air traffic ?	□	□	■
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians ?	■	□	□
g. Neighborhood impacts?	■	□	□

COMMENTS: A driveway and circulation plan MUST be submitted to LADOT Construction Services Center Station 23 at 201 N. Figueroa St. Suite 300 prior to building permit clearance for review and approval. Telephone (213) 977-6027

* An in-house analysis indicates that the trips generated will not have a significant traffic impact. Traffic study is not required

ISAF Prepared by: LADOT: JOSEPH KEUNG GT Date: 12/15/98 Tel. (213) 240-3076

with no parking spaces on-site (parking available in adjacen
lot and across the street and nearby Metro Rail Station [Hollywood & Vin
and hours of operation From 10:00a.m to 2:00a.m., seven days
a week

FISH AND GAME FEE (AB 3158) 98-0411-CUB (ZV)(CCR)

The Initial Study Environmental Staff recommends that the proposed project be:

[✓] Exempt from the Fish and Game fee *

[ ] Not Exempt from the Fish and Game fee

Items checked on the Initial Study Checklist (encircle when appropriate):

Earth (1b) - 1c - 1e - 1f

Air 2a - 2c

Water 3a - (3b) - 3c - 3d - 3e - 3f - 3g - 3j - 3i

Plant Life (4a) - 4b - 4c - 4d

Animal Life 5a - 5b - 5c - 5d

Risk of Upset 10a

Mandatory Findings (22a) - 22c

* a Certificate of Fee Exemption will be prepared by either the environmental or the case processing staff.

CALIFORNIA DEPARTMENT OF FISH AND GAME

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) | **MND NO.**

MND-98-0411-CUB(ZV)(CCR)

TRACT/PARCEL MAP NO.
ZA NO. 98-0928

PROJECT DESCRIPTION

Conditional Use and Zone Variance to permit the conversion of an existing Historic Church and the construction of a new building (10,546 square-feet) into a restaurant/banquet hall/theater with a 175-seat restaurant, 25-seat bar, 250-seat theater with no on-site parking spaces (parking available in adjacent lot and across the street and nearby Metro Rail Station at Hollywood and Vine). Hours of operation from 10:00 a.m. to 2:00 a.m., seven days a week. Commercial Corner Review

PROJECT ADDRESS

1750 No. Argyle Avenue between Hollywood Boulevard and Yucca Street; Hollywood

COUNTY OF LOS ANGELES

APPLICANT NAME AND ADDRESS

Susan Fine Moore
1750 No. Argyle
Hollywood, CA 90028

FINDINGS OF EXEMPTIONS

Based on the Initial Study prepared by the City Planning Department and all evidence in the record, on Dec. 30, 1998 it is determined that the subject project, which is located in Los Angeles County, WILL NOT have an adverse impact in wildlife resources or their habitat as defined by Fish and Game Code Section 711.2 of the Fish and Game Code, Because:

- ☐ The Initial Study prepared for the project identifies no, potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset are concerned.
- ☒ Measures are required as part of this approval which will mitigate the above mentioned impacts, to a level of insignificance.
- ☐ The project site, as well as the surrounding area (is presently) (was) developed with residential structures and does not provide a natural habitat for either fish or wildlife.

CERTIFICATION

I hereby certify that the Los Angeles Planning Department has made the above findings of fact and that based upon the initial study and hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

CHIEF PLANNING OFFICIAL | **SIGNATURE**

DATE OF PREPARATION | **PRINT NAME**

LEAD CITY AGENCY

LOS ANGELES CITY PLANNING DEPARTMENT, 200 N. SPRING ST. #655 LOS ANGELES, CA 90012
COUNTY OF LOS ANGELES (FORM 4/92)

1486 " 167

148-5A189

CT-1910

