

APPLICATION FOR DETERMINATION OF
"PUBLIC CONVENIENCE OR NECESSITY"
ALCOHOL SALES

Pursuant to Section 23958 and 23858.4
California Business and Professions Code

TO BE SUBMITTED TO CITY CLERK'S OFFICE
ROOM 395, CITY HALL

COUNCIL FILE NO. CD
13-0419

BACKGROUND INFORMATION

TIME LIMIT FILE: _____

As part of the application, the applicant must submit the names and addresses of property owners of all property adjacent (including across the street/alley) to the subject property on gummed labels. Applicant must also submit the following information: 1) notarized signature, 2) a site plan prepared by a map maker (see Planning Department for map maker's list), 3) one 4- by 6-inch picture of the property from each side of the site, and 4) a copy of all previous building permits for the site (Room 400, 201 North Figueroa Street). When you meet with ABC to get the crime and license concentration information for your site, you must bring back the ABC information (on the ABC form) to the City Clerk.

Project Name Spirit Office

Address 6123-6145 Franklin Ave., Los Angeles, CA 90028

Type of Business Hotel Bar & Lounge

Applicant Spirit Office Inc.
Name _____
6141 Franklin Ave., Los Angeles, CA 90028
Address _____
(323) 467-1175
Phone Number/Fax Number _____

Property Owner M & J Adler Tr., Joan & Melvin Adler, Bernard Adler
Name _____
3511 Stonehill Place, Sherman Oaks, CA 90028
Address _____
(323) 851-1800
Phone Number/Fax Number _____

Representative Brett Engstrom, Art Rodriguez and Associates
Name _____
709 E. Colorado Blvd., Suite 200, Pasadena, CA 91101
Address _____
(626) 683-9777
Phone Number/Fax Number _____

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

1. Has the City previously approved a conditional use permit for alcoholic beverage sales at this site?
Yes No If Yes, what is the City case number(s) _____;
2. Have you recently filed for a new conditional use permit? Yes No . If Yes, provide the City case number(s) ZA 2010-3215 ZV

3. Has a previous ABC license been issued? Yes ___ No X. If Yes, when and what type of license

4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.):
On-Site sales of beer, wine and distilled spirits.
5. Size of Business Approx. 649 sq. ft.
6. % of floor space devoted to alcoholic beverages 100%.
7. Hours of Operation:
- a. What are the proposed hours of operation and which days of the week will the establishment be open? 10AM to 12 Midnight, Sun-Thurs, and 10am to 2am Fri-Sat.
- b. What are the proposed hours of alcohol sales? Same as hours of operation
8. Parking:
- a. Is parking available on the site? (If so, how many spaces?) 6 spaces on-site.
- b. If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? N/A
- c. Where? N/A
- d. How many off-site spaces? N/A
9. 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? Provide ABC case number and a copy of final ABC action.
No.
10. Will video game machines or pool or billiard tables be available for use on the subject property and if so, how many? No.
11. Will you have signs visible on the outside which advertise the availability of alcohol?
No.
12. How many employees will you have on the site at any given time? 3-5 employees.
13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? Yes.
14. What security measures will be taken including:
- a. Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy.
- b. Will security guards be provided and if so, when and how many?
No. The bar will be located within an existing hotel, security guards will not be necessary.

15. Will there be minimum age requirements for patrons? If so, how will this be enforced?

Yes. Access to the business will be limited to those 21 years and older.

16. Are there any other alcoholic beverage outlets within a 600-foot radius of the site? Provide names and address of such business and type of business.

Please see attached list.

17. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of your proposed business? Where? (Give Address)

Please see attached list.

18. Will the exterior of the site be fenced and locked when not in use?

The door will be locked when the busienss is closed.

19. Will the exterior of the site be illuminated with security lighting bright enough to see patrons from the street? yes.

B. THE FOLLOWING QUESTIONS ARE TO BE ANSWERED WHERE ONLY THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES IS SOUGHT:

1. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?

2. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? _____

3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)? _____

4. Will "fortified" wine (greater than 16% alcohol) be sold? _____

C. THE FOLLOWING QUESTIONS ARE TO BE ANSWERED WHERE ONLY THE ON-SITE SALE OF ALCOHOLIC BEVERAGES IS SOUGHT:

1. What is the occupancy load as determined by the Fire Department (number of patrons)?
Exact occupancy load is yet to be determined.

2. What is the proposed seating in all areas? 35 seats.

3. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) No.

4. 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.

The proposed business is itself a bar, no restaurant is proposed.

5. Food Service
- a. Will alcohol be sold without a food order? Yes.
- b. Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?
No.
6. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?
No.

Provide a copy of the proposed menu if food is to be served. N/A.

D. PUBLIC CONVENIENCE AND NECESSITY EVALUATION

The City of Los Angeles is very concerned if a new request to sell alcohol is subject to one of the conditions below. There is a strong likelihood that the City will deny your "public convenience or necessity" application if one of the above listed conditions apply to your site. (It is strongly suggested that you contact your Council Office and discuss your project. If the Council Office does not oppose your project, you should then check with your local area police vice unit as well as the Planning Department Public Counter at (213) 977-6083 for the determination of whether the proposed site is within a Specific Plan area, and the Community Redevelopment Agency (CRA) project staff at (213) 977-1682 or 977-1665, to determine if your site is in a CRA Project Area. If any of the five conditions listed below apply to your site, you should carefully consider if you want to file for a Public Convenience or Necessity finding.

1. The proposed site is in an area with a long-term level of undue concentration of alcoholic beverage outlets.
2. The geographic area is the target of special law enforcement activity, i.e., police task force is working on reducing vice in the area, or eliminating juvenile crime (such as cruising or graffiti) or gang activity.
3. The proposed site is in close proximity to sensitive uses, including schools, parks, churches, youth activities, homeless shelters, mental health or alcohol or drug treatment centers.
4. The geographic area has elevated levels of alcohol-related crimes, including but not limited to: public intoxication, driving under the influence, assault, vandalism, prostitution, drug violations, loitering.
5. The proposed site is located in a Specific Plan or Community Redevelopment Agency Project area which specifically includes a policy to control future alcoholic beverage sales.

E. If the project site is not subject to one of the above criteria, your project will be evaluated by the City Council with consideration given to the following possible benefits and detriments to the community:

1. Possible Benefits

Would the business:

- a. Employ local residents (how many)
- b. Generate taxes (provide estimate)
- c. Provide unique goods and services (which ones)
- d. Result in an aesthetic upgrade to the neighborhood (in what exact way)
- e. Contribute to the long term economic development (how)
- f. Provide a beneficial cultural/entertainment outlet (specify)

F. 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).
- b. The information presented is true and correct to the best of my knowledge.

Wm A K
 Applicant signature

4/3/13
 Date

Bert Acker
 Signature of property owner if tenant or lessee is filling application

State of _____

County of _____

On _____ before me, _____
Date Name of Notary Public

personally appeared _____
Name(s) of Signer(s)

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

April 3, 2013
 PLEASE SEE ATTACHED "CALIFORNIA
 ALL-PURPOSE ACKNOWLEDGEMENT"

 Signature of Notary Public

* The Planning Department has a list of private map makers who will prepare the names and addresses for you. This list is available at the public counter, Room 300, Counter N, 201 North Figueroa Street or 6251 Van Nuys Boulevard, Van Nuys. Alternatively, you may obtain a list of such adjoining owners from the City Clerk's Office (Room 730, 201 North Figueroa Street) or from a title company and prepare the labels yourself.

** You may add additional pages to your response if needed. Please utilize numbering system of this form to assist in the review of the responses.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
 County of Los Angeles }
 On 3rd April 2013 before me, JULIE AUYEUNG LEVTOV, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared - BERNARD ADLER -
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Julie Auyeung Levto
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Application For Determination of Public Convenience or Necessity And
 Document Date: April 3, 2013 Number of Pages: Sale.

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Bernard Adler

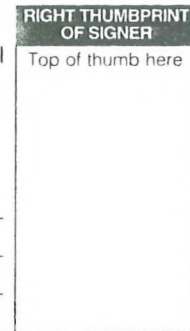
- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

STATEMENT OF JUSTIFICATION

PROJECT NAME: SPIRIT OFFICE, INC.

PROJECT ADDRESS: 6145 FRANKLIN AVE., LOS ANGELES, CA 90028

Spirit Office, Inc. is applying for a Determination of Public Convenience or Necessity to allow the on-site sale and consumption of a full-line of alcohol in conjunction with the operation of a new bar/lounge located at 6145 Franklin Ave. The business has applied for an ABC Type #48 License, and was recently granted a Conditional Use Permit to allow the sale of alcoholic beverages under case no.# ZA 2010-3215 (CUB).

The proposed business will be located in a new tenant space located entirely within the existing and recently remodeled Best Western Hollywood Hills Hotel. The business is aimed at serving the guests of the hotel and those residing in the immediate area. Access to the new bar/lounge is from within the hotel, no street access point available. The bar is very modest in size, totaling only 649 sq.ft. with 32 seats. Hours of operation will be 10am to 12 Midnight Sunday through Thursday, and 10am to 2am Friday and Saturday. On-site parking is provided and no entertainment is being requested.

The applicant holds an interest in multiple ABC licenses within the City of Los Angeles with no violations at any of the operations. As such, they have proven they are aware of the responsibility of selling alcoholic beverages and the importance of doing so in a professional manner.

The approval of this PC or N request would serve the public convenience by allowing hotel guests visiting the area to relax within the hotel and enjoy an alcoholic beverage. This is a service available in most established hotels and is expected of the guests at the Best Western Hollywood Hills Hotel as well. Nearby residents of the Beachwood Canyon community would also be served by a quiet and small neighborhood bar/lounge within walking distance to many.

The requested use at this location will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity. It will not hinder the achievement of community redevelopment goals, nor will it affect the character development in the immediate neighborhood. Should this PC or N request be granted, Spirit Office, Inc. will abide by all applicable standards established by the Dept. of Alcoholic Beverage Control, LAPD and City of Los Angeles.



CENTRAL AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination mailing date: OCT 15 2012

Case No. ZA-2010-3215-ZV-1A
CEQA: ENV-2010-3216-MND

Location: 6123 – 6145 Franklin Avenue
Council District: 4 – La Bonge
Plan Area: Hollywood
Zone: R3-1

Applicant: Spirit Office, Inc.
Representative: Brett Engstrom, Art Rodriguez and Associates
Appellant: Brian Fleet

~~At its meeting on August 28, 2012, the following action was taken by the Central Area Planning Commission:~~

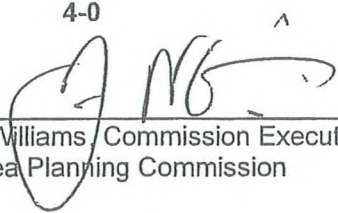
1. **Granted the appeal.**
2. **Sustained** the Zoning Administrator's **approval** of a Variance to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed bar as an accessory use to an existing hotel.
3. **Adopted** the attached Modified **Conditions of Approval**.
4. **Adopted** the attached **Findings**.
5. **Adopted** Mitigated Negative Declaration No. **ENV-2010-3216-MND**.

Fiscal Impact Statement: There is no General Fund Impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Motion: Acevedo
Seconded: Suh
Ayes: Kim, Martorell
Vacant: One

Vote: 4-0


James K. Williams, Commission Executive Assistant II
Central Area Planning Commission

Effective upon mailing date. Not further appealable.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to the California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Conditions, Findings
Zoning Administrator: Fernando Tovar

APC Action:

Granted the Appeal in part and modified Condition Nos. 9, 11, 12 13, 14, 38 and 39 and deleted Condition No. 28 of the Zoning Administrator's approval of a variance pursuant to Los Angeles Municipal Code Section 12.27 to permit the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a proposed bar as an accessory use to an existing hotel,

upon the following additional terms and conditions (strike-out and double underline):

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. Authorizations/Uses and restrictions:

- a. The sale and dispensing of a full line alcoholic beverages shall only be for on-site consumption in conjunction with a new bar.

No alcoholic beverage shall be consumed on any property adjacent to the licensed premises under the control of the licensees.

The subject alcoholic beverage license shall not be exchanged for a public premises type license.

- b. The bar shall be limited to a maximum floor area of 649 square feet and shall not exceed 32 seats as shown on Exhibit "A".

Maximum occupancy shall be as permitted by the Los Angeles Fire Department and the Department of Building and Safety. The applicant shall submit the patron capacity /occupancy approved by the Departments of Fire and the Building and Safety to the Zoning Administrator for the file.

Notwithstanding any Fire Department occupancy limitations that exceed the number of seats approved by the Zoning Administrator, the applicant shall post the Zoning Administrator's maximum approved seating capacity next to the posting of the Fire Department occupancy sign.

- c. The hours of operation for the bar shall be limited from 10 a.m. to 12 midnight from Sunday through Thursday and from 10 a.m. to 2 a.m. Friday and Saturday.

After-hours use of the premises, other than for routine clean-up and maintenance shall not be permitted. The operating hours shall be posted at the entrance of the restaurant and on the menu.

Noise generated on-site shall not exceed the decibel levels stated in the Citywide Noise Ordinance.

- e. No direct access shall be permitted from the street to the bar. Access to the bar shall be from the interior of the hotel lobby.
8. Should there be a change in the ownership of the property/the restaurant and/or the business operator, the property owner and the business owner/operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Prior to the closing of the escrow for a potential change in the ownership of the property/business owner or operator, evidence showing that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator, shall be submitted to the satisfaction of the Zoning Administrator.

9. The authorization granted herein for the on-site sale of a full-line of alcoholic beverages is for a period of ~~five (5) years~~ six (6) years from the effective date of this grant. Thereafter, a new authorization to allow the on-site sale of a full line of alcoholic beverages will be required.

The applicant is advised that he/she should allow appropriate time for a new entitlement application to be processed and the application should be approved prior to the expiration date of this grant in order to continue the sale of alcoholic beverages at the restaurant.

10. Within 30 days of the effective date of this grant or prior to the utilization of the subject grant, the property owner shall record a covenant acknowledging and agreeing to comply with all the terms and conditions established herein in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.
11. A minimum of 78 ~~independently accessible~~ on-site self-parking spaces shall be maintained for the existing hotel, coffee shop and the proposed new bar at all times. An additional 20 ~~tandem spaces~~ stacked valet stalls with a valet attendant shall be maintained on the site during hours of operation of the bar as shown on the valet parking plan depicted on sheet 3 of approved plans stamped Exhibit A and attached to the case file (8 ½ x 11 inch plan). Prior to issuance of a building permit for the proposed bar, revised plans shall be submitted showing the proposed parking lay out with a minimum of 98 parking spaces.
12. ~~Tandem parking~~ Stacked valet stalls shall require a valet attendant and valet service shall be available during all hours of operation of the bar and shall be available during peak use or high occupancy periods in the hotel. The applicant shall submit a copy of an executed contract between the bar/hotel operator and the valet service for the case file.
13. All employees of the ~~hotel, coffee shop and~~ bar shall be provided free on-site parking and shall be required to park on-site. The applicant shall provide all bar employees incentives to utilize public transportation such as subsidized monthly transit passes.
14. Free self-parking on-site shall be provided to customers of the ~~404 Coffee Shop and~~ the proposed bar. A minimum of two hours free validated valet parking shall be provided to customers of the bar.

Hotel guests shall be informed upon arrival that there is a fixed parking fee whether guests self-park or utilize the valet in order to discourage guests from self-parking on adjacent residential streets. If any guests chose to self-park, hotel and or valet staff shall inform them not to park on the adjacent residential streets.

15. Signs shall be placed in a conspicuous location advertising free self-parking for customers of the bar and 101 coffee shop and indicating the rates for valet parking for hotel guests and for patrons of the coffee shop and bar. Parking information and rates shall also be posted on the hotel and bar's electronic media (website, facebook, twitter, etc.) instructing patrons of their on-site parking options and requesting that they do not park on adjacent residential streets.
16. Directional signs shall be installed at the entrances and exits of the parking areas to guide patrons to enter on Carmen Avenue.
17. A minimum 6-foot high solid fence or wall shall be maintained along the rear and side lot lines of the surface parking lots adjoining any residential lots (except within the required front yard). Landscaping shall be planted and maintained along the same property lines to provide an adequate screen between the subject site and adjoining residential uses.
18. 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 street or on the outside 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.
19. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
20. Pool tables, billiard tables, and Adult Entertainment uses [Municipal Code Section 12.70] shall be prohibited. There shall be no live entertainment, no karaoke, no juke box, no topless entertainment, no disc jockey, no dancing, no male or female performers, no public performances or no fashion shows at the restaurants. No dancing is authorized. The applicant shall not sublet the premises for nightclub activity.
21. The conditions of this grant, a police permit, a copy of a business license, insurance information and an emergency contact phone number for the valet service(s), if any, shall be retained on the premises at all times and be immediately produced upon request of any Los Angeles Police officer, Department of Alcoholic Beverage Control investigator or other responsible agencies. The manager and all employees shall be knowledgeable of these Conditions.
22. Prior to the utilization of this grant, all personnel acting in the capacity of a manager of the premise and all personnel who serve alcoholic beverages shall complete the STAR (Standardized Training for Alcohol Retailers) session sponsored by the Los Angeles Police Department. All employees who serve alcoholic beverages shall attend follow-up STAR classes every 24 months. The STAR training shall be conducted for all new hires within 2 months of their employment.

A list of employees who serve alcoholic beverages, their hire date and written confirmation of their STAR training shall be submitted to the Zoning Administrator and shall be retained on the premises at all times and be immediately made available upon request of any Los Angeles Police officer or Department of Alcoholic Beverage Control investigator. The manager and all employees shall be knowledgeable of these Conditions.

23. The applicant/business operator shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control, including the parking area.
24. The applicant shall establish a designated driver program that may include signs on each table and bar alerting patrons of the program, including a statement in the menus, or post signs in prominent locations in the bar area. Prior to the utilization of this grant, a written statement of the program shall be submitted to the satisfaction of the Zoning Administrator prior to the utilization of the grant.

The bar management shall coordinate with the valet staff to ensure that any intoxicated persons are not permitted to drive off the site and to ensure that either a designated driver is available to drive or a taxi is called.

25. Partitions separating booth/dining areas shall not exceed 54 inches in height. No obstructions shall be attached, fastened or connected to the booths/dining areas within the interior space of the facility that restrict, limit or obstruct the clear observation of the occupants. No separate enclosed room, other than restrooms, intended for use by patrons or customers shall be permitted inside the bar.
26. The business operator shall comply with Section 6404.5(b) of the Labor Code which prohibits smoking within any place of employment. There shall be no ashtrays or other receptacles used for the purpose of collecting ash or cigarette/cigar butts inside the restaurant or bathrooms.
27. Loitering shall be prohibited on or around the subject premises or the area under the control of the licensee, including the parking area and adjacent sidewalks.

Signs shall be prominently posted in English, and the predominant language of the facility's clientele, if different, stating that California State law prohibits sale of alcoholic beverages to persons who are under 21 years of age. "No Loitering or Public Drinking" signs shall be posted in and outside of the facility in the same language(s).

28. ~~A minimum of one state licensed, uniformed security guard shall be contracted and maintained on-site within the exterior of the premises from 6:00 p.m. to one half hour after the bar closes. The security guard shall be responsible for monitoring activity in the parking areas, and on the adjacent sidewalks along~~

~~Franklin, Vista Del Mar and Carmen Avenues to prevent loitering, loud noise and any nuisance activity by customers of the bar or coffee shop. Patrons exiting the premises shall be instructed to be quiet and courteous to the adjoining residential neighbors and not to loiter on the residential streets and to promptly get into their vehicles and move on.~~

~~Any intoxicated patrons shall be offered a taxi and referred to the front desk. Any problems with raucous or unruly patrons shall be reported to the hotel and bar management who shall correct/remedy the problems.~~

29. Signs shall be posted on the exterior of the premises reminding patrons exiting the site to be quiet and considerate to the residential neighbors.
30. The hotel/bar operator shall identify a contact person and provide a 24-hour "hot line" telephone number for any inquiries or complaints from the community regarding the subject facility. Prior to the utilization of this grant, the phone number shall be posted on the site so that is readily visible to any interested party. The hot line shall be:
 - posted at the exterior of the premises visible to the street,
 - responded to within 24-hours of any complaints/inquiries received on this hot line, and
 - the applicant shall document and maintain a log of complaints received, the date and time received and the disposition of the response. The log shall be made available for review by the Los Angeles Police Department and the Zoning Administrator upon request.
31. Prior to the utilization of this grant, surveillance cameras shall be installed in all areas of the premises that covers all common areas of such business, including all high-risk areas and entrances or exits, including cameras that provide a view of Franklin Avenue, Vista Del Mar Avenue, Carmen Avenue and the parking areas. The applicant/operator shall maintain a three-month video library and such videotapes shall be made available to police upon request.

Prior to the sign off of the plans by the Development Services Section, evidence of compliance with this condition shall be submitted to the satisfaction of the Zoning Administrator. (A clearance letter from the LAPD and evidence of installation of the video surveillance cameras and monitors will satisfy this condition.)

32. No cover charge or admission shall be charged in a manner which would characterize the use as a nightclub or after-hours establishment. The bar premises shall not be leased or rented for private parties or third party promoters.
33. All lighting shall be shielded and directed onto the site. No floodlighting is permitted. This Condition shall not preclude the installation of low-level security lighting.

34. No employee or agent shall be permitted to accept money or any other item of value from a customer for the purpose of sitting or otherwise spending time with the customers while on the premises. No female or male patrons shall be made available to act as escorts, companions or guests of customers. Employees shall not be allowed to solicit or accept any alcoholic or non-alcoholic beverage from any customers in the premises.
35. Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages shall be installed on the premise at each point-of-sale location. This (these) device(s) shall be maintained in an operational condition and all employees shall be instructed in its (their) use prior to the sale of any alcoholic beverage.
36. Trash and/or recycling pick-up on the exterior of the premises shall only occur between the hours of 8:00 a.m. and 9:00 p.m. daily, and:
 - a. Trash/recycling containers shall be secured to prevent access by scavengers.
 - b. Trash/recycling containers shall not be placed in or block access to required parking.
 - c. Trash/recycling items shall not be emptied or disposed into outside containers earlier than 8:00 a.m. or later than 9:00 p.m.
37. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein, including the prohibition against alcoholic beverage service on the sidewalk dining area. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.
38. Within six (6) months from the issuance of a Certificate of Occupancy for the new bar, the applicant/operator shall attend or host a meeting with the Beachwood Canyon Homeowners Association and the Argyle Civic Association to review and discuss the operation of the new bar/lounge in order to maintain on-going communication and to address any issues that may arise with the operation of the bar. After the first initial meeting, follow-up meetings shall be conducted annually and notice of each meeting shall be furnished to the local Council Office.

39. ~~Within 18 months from the effective date of this grant, an "Approval of Plans" shall be filed with the Department of City Planning. The application shall be accompanied by the payment of appropriate fees, as governed by Section 19.01-1 of the Los Angeles Municipal Code, and must be accepted as complete by the Planning Department public counter. The completed application shall be accompanied by owner notice labels for abutting properties including the Council District, Department of Alcohol and Beverage Control district office, A Los Angeles Police Department vice unit in the local district office, and individuals on the interested parties list related to the subject authorization. The applicant/owner shall provide appropriate documentation to substantiate ongoing compliance with each of the conditions contained herein at the time of filing the Approval of Plans review application. An application without such documentation shall be accompanied by a fee payment governed by Section 19.01-C of the Los Angeles Municipal Code. Further, any requested modification to the discretionary action shall also result in the increased fee.~~

~~A public hearing may be required. The purpose of the Plan Approval application will be to consider the effectiveness of the conditions and of the compliance record of the applicant/operator. The Zoning Administrator may upon receipt of testimony and review of the effectiveness of the conditions, modify, delete or add conditions. If there has been substantiated evidence of non-compliance prior to the hearing, the hearing may be set as a revocation hearing.~~

At any time during the period of validity of this grant, should documented evidence be submitted showing a violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator reserves the right to require the applicant to file for a plan approval application together with associated fees, the purpose of which will be to hold a public hearing to review the applicant's compliance with and the effectiveness of these conditions. The applicant/petitioner(s) shall provide a summary and supporting documentation of how compliance with each condition of the grant has been attained. Upon this review the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct the public hearing for nuisance abatement/revocation purposes.

40. This approval is tied to ENV-2010-3216-MND (Exhibit "B"). The applicant shall comply with all mitigation measures and conditions of approval identified in that case.

The following conditions are alcoholic beverage specific conditions, which are volunteered by the applicant and shall be complied with:

41. There shall be no exterior advertising or signs of any 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. This condition is not meant to preclude an interior display of alcoholic beverage containers within the interior of the restaurant space. The only exception to this restriction is the posting of a single menu on the outside wall.
42. No person under 21 years of age shall serve alcoholic beverages.
43. There shall be no "Happy Hour" type of reduced price alcoholic beverage promotions. There shall be no requirement to purchase a minimum number of alcoholic beverages.

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 three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its conditions. The violation of any valid condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$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.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report of the Zoning Analyst thereon, the statements made at the Central APC public hearing on October 9, 2012, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, the Central Area Planning Commission adopted the findings of the Zoning Administrator and found that the five requirements and prerequisites for granting a variance as enumerated in Section 562 of the City Charter and Section 12.27-B,1 of the Municipal Code have been established by the following facts:

BACKGROUND

The subject property is an irregular-shaped parcel consisting of six contiguous lots with approximately 200 feet of frontage on Vista Del Mar Avenue, approximately 249 feet of frontage on Franklin Avenue and approximately 89 feet of frontage on Carmen Avenue. The is zoned R3-1 and RD1.5-1 and is improved with an existing hotel with a total of 84 guest rooms, subterranean parking and two surface parking lots. The hotel is comprised of two detached three and four-story structures with 45 guest rooms in the northerly building located along Vista Del Mar Avenue and 39 guest rooms in the building located along Franklin Avenue. The existing structures, subterranean parking and a surface parking lot along Carmen Avenue are within the R3-1 zone and the surface parking lot furthers to the north with access on Vista Del Mar Avenue is within the RD1.5-1 Zone.

The existing structures were constructed in 1927 and 1970 when the property was zoned commercially and the hotel has been in operation since 1927. The applicant is requesting a variance for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a proposed new bar as an accessory use within the existing hotel. The sale of alcoholic beverages is only permitted by Conditional Use in the C and M Zones pursuant to Section 12.24 of the LAMC, subject to required findings. Thus, in the R3-1 Zone, the on-site sale of alcoholic beverages can only be established by obtaining a variance rather than a conditional use permit.

The proposed bar will be located on the ground floor of the structure along Franklin Avenue where the lobby and reception area are located and will contain 649 square feet with a maximum of 32 seats. Access to the bar will be from the interior of the hotel lobby only and will have no access directly from the street. The hotel currently operates an on-site restaurant known as the 101 Coffee Shop.

The hotel recently underwent a major renovation and remodel that was approved under Case No. ZA-2009-2607(CU)(ZV)(ZAA) to permit the continued use and operation of the existing hotel and on-site coffee shop and to permit parking in the residential zone in connection with the expansion and reconfiguration the surface parking area to create a

more efficient parking and circulation plan and to increase the number of on-site parking space.

The instant request involves the conversion of a ground floor storage area to the proposed 649 square-foot bar/lounge. The applicant is requesting the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the proposed bar as an accessory use to the hotel. The proposed hours of operation for the bar/lounge were originally from 10:00 a.m. to 2:00 a.m. daily; however, subsequent the public hearing the applicant revised the hours of operation from 10:00 a.m. to 12 midnight Sunday through Thursday and from 10:00 a.m. to 2:00 a.m. on Friday and Saturday.

The request was previously considered at a public hearing on February 16, 2011. However, the applicant suspended the request in order to revise the application by reducing the square footage of the bar/lounge from 792 square feet to the currently proposed 649 square feet, thus requiring less parking. The proposed change of use requires five additional parking spaces. The applicant had intended to provide four parking spaces on-site and one parking space off-site at 6201 Franklin Avenue per Affidavit 797. However, the applicant revised the proposed parking lay out to include tandem spaces with valet service and all required parking will be provided on-site.

Streets

Franklin Avenue is a Secondary Highway dedicated to a 76-foot width at the project's southern street frontage.

Vista Del Mar Avenue is a local street dedicated to a 50-foot width at the property's western street frontage.

Carmen Avenue is a local street dedicated to a 60-foot width at the project's eastern street frontage.

Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property:

Case No. ZA 2009-2607(CU)(ZV)(ZAA): On April 29, 2010, the Zoning Administrator approved a conditional use to permit the continued use, renovation, and maintenance of two existing parking lots with a connecting driveway in the RD1.5 and R3-1 Zones; a variance to permit the continued use, maintenance, and renovation of two existing hotel buildings with a total of 84 rooms with ancillary café, a variance to permit a trash enclosure in the northwest parking lot, a variance to permit a total sign area of 601 square feet in lieu of the maximum of 20 square feet for one sign and 30 square feet total signage, a variance to permit a wall a minimum of 2 feet six inches in height in lieu of a wall as otherwise required by Section 12.21-A,6(d) and (e), a variance to permit vehicular movement between the RD3 and RD1.5-1 Zones, and a Zoning Administrator's Adjustment to permit a 0-foot side yard in association with an overhead entrance canopy along Franklin Avenue in lieu of the required 5 feet. The hotel has been conditioned to provide code-required parking.

Case No. ZA 2001-4033(ZV): On April 18, 2002, the Zoning Administrator approved a variance to sell and dispense beer and wine for on-site consumption in conjunction with the operation of an existing 3598 square-foot restaurant located inside the Best Western Hollywood Hills hotel in the R3-1 Zone. The approval required the maintenance of a total of 40 parking spaces to exclusively serve the restaurant (101 Coffee Shop).

Previous Cases, Affidavits, Permits, and Orders on Surrounding Properties:

Case No. ZA 97-308(CUB): On September 9, 1997, the Zoning Administrator approved a conditional use to permit the sale of a full line of alcoholic beverages for off-site consumption as an accessory use to a convenience market located at 6223 Franklin Avenue.

Case No. ZA 96-1001(CUB): On February 21, 1997, the Zoning Administrator approved a conditional use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with the 960 square-foot restaurant (Rafallo's Restaurant) in the C1-1D Zone for a property located at 6221 Franklin Avenue.

Case No. ZA 94-891(CUB): An application seeking a conditional use to permit the off-site sales of alcohol at 6051 Franklin Avenue was terminated on October 12, 1995, at the applicant's request.

PUBLIC HEARINGS

Central Area Planning Commission Hearing:

The public hearing was conducted on October 9, 2012 at downtown Los Angeles City Hall. The hearing was attended by the applicant, the applicant's representative, the bar operator, a representative of the Council District 4 and by several adjacent neighbors.

Mr. Engstrom articulated the basis for the appeal with respect to certain conditions of approval.

Mr. David Moreno, an adjacent neighbor objected to the Zoning Administrator's approval and stated that the bar is not a good fit for the neighborhood and that parking conditions in the neighborhood are bad.

Mr. George Abrahams of the Argyle Civic Association did not object to the modifications to the conditions requested by the applicant and expressed concerns about the transparency, if any, of windows facing the street.

Ms. Weitzer of Council District 4 spoke in support of the applicant's appeal to modify and delete certain conditions. She stated that the site was not a problem and did not function as a night club that would merit a requirement for a security guard. She stated that community meetings are more effective at resolving issues than the filing of a Plan Approval and stated that her office had not received complaints concerning any parking problems in connection with the site.

Zoning Administrator's Hearing:

The public hearing was held on February 1, 2012 at downtown Los Angeles City Hall. The public hearing was attended by the applicant/hotel operator, the applicant's representative, Mr. Brett Engstrom, the project architect, Mr. Brian Lane, and by several surrounding residents including members of the Beachwood Canyon Neighborhood Association and by Mr. Jonathan Brand, representative of Council District 4.

Mr. Engstrom indicated that a public hearing was held one year earlier on the same request for the on-site sale of a full line of alcoholic beverages within a proposed 792 square-foot bar within the existing hotel on the site. However, the proposed size of the proposed bar has been reduced in order to provide parking in conformance to the code.

He indicated that the proposed 649 square-foot bar was being converted from storage space on the hotel's ground floor and the change of use would require the provision of 5 additional on-site parking spaces based on a parking ratio of 1 space for each 500 square feet of floor area. He indicated that the hotel was recently remodeled and the existing parking layout was restriped which resulted in a total of 4 surplus parking spaces. The fifth parking space will be provided off-site at 6201 Franklin Avenue west of the site per parking affidavit no. 797.

He indicated that the entrance to the bar would be from within the hotel and would not have direct access from the street. He indicated that hotel has an existing coffee shop that is an accessory use to the hotel and that the proposed bar would also be an accessory use primarily for hotel guests and was not expected to significantly increase the demand for on-site parking. The design of the bar would not generate noise for guests within the hotel or generate noise beyond the premises.

Support: Mr. Brian Lane, the project architect, indicated that as part of the hotel's recent makeover, the hotel permitted local residents to park on one of hotel's surface parking lots accessible on Carmen Avenue but in connection with the makeover, the lot was integrated to the redesigned parking lot layout and was therefore no longer available to local residents. He indicated that he is also a local resident and intends to patronize the bar and that the hotel has 84 rooms that caters to tourists and not all guests have a car. To the extent most patrons will be guests, no parking intensification would result.

The manager of the on-site café testified that he's been the operator for 11 years and stated that the sale of alcohol consists of beer and wine only and comprises less than 25% of gross sales. He indicated that 1/3 of the coffee shops sales were from hotel patrons and that he was not aware of police action or issues associated with the coffee shop. Any nuisance activity was not necessarily caused by patrons of the coffee shop. He indicated that prior to the hotel's renovation, parking was a problem but that since the parking was upgraded and is now controlled, parking conditions have improved. He further stated that the bar will not be visible from Franklin Ave as the height of the windows do not allow visibility into the bar.

Ms. Lucy Gonzalez testified that the hotel did a nice job with the renovation and the operators care about the neighborhood and was not aware of any incidents.

Mr. Melvin Adler testified that his parents purchased the hotel in 1948 and he lived and worked at the hotel for many years and the hotel was managed responsibly.

Opposition:

Mr. George Abrahams, a local resident and President of the Argyle Civic Association spoke in opposition to the request. He stated that the size, capacity and location of the bar, which is located with easy access to the street is not likely to function only as an accessory use for hotel guests but would draw non-hotel patrons to the site. He indicated that the site is known for loud behavior and public drunkenness associated with the existing 24-hour café which also serves alcohol. The hotel needs full-time security and the bar should be located to the interior of the hotel and further from the street if it is to function as an accessory use.

Ms. Fran Reichenbach, President of the Beachwood Canyon Neighborhood Association expressed opposition to the request as presented. She indicated that hotel guests rent cars that require parking and that the existing hotel is already an over intensified use with lots of activity until 2 a.m. when the hotel operates at full capacity, hosts meetings, operates the 24-hour café which draws non-hotel patrons and generates demand for parking that the surrounding streets can not accommodate.

Mr. David Bishop testified that he has been a resident on Carmen Avenue above Franklin Avenue for 35 years and he stated that patrons from the café park on the street and he is awakened at 2 a.m. as patrons are very loud when they return to their cars. Parking is the biggest issue. He indicated that the Hollywood Towers on the south side of Franklin Avenue offers parking on a monthly basis only and therefore can not be used by hotel guests or patrons of the coffee shop or proposed bar. Moreover, there is no convenient cross walk on Franklin Avenue making it dangerous and inconvenient to park on the south side of the street. He requested that valet parking be required and that parking for patrons be free in order to ensure they park on-site.

Mr. Cesar Cervera, the owner of the auto repair across Vista Del Mar Avenue at 6201 Franklin Avenue, indicated that his property is burdened by the Parking Affidavit to provide one off-site parking space for the hotel, but, the affidavit was recorded in 1955 and the off-site parking is not utilized. He further stated that the property is fenced and secured after normal business hours and the off-site parking is therefore never utilized.

Mr. Carson Weed testified that he resides ½ block from the hotel on Carmen Avenue and stated that he has observed hotel guests parking on the street to avoid the \$15 valet fee to park in the hotel and that he has observed guests hauling their luggage on the street. He indicated that the cost to park on-site encourages some guests to use street parking. He stated during the time that the hotel was being renovated and not in operation, there were no traffic or parking problems on the street. He also indicated that late night patrons of the coffee shop are loud and noted that there is no security guard on duty to discourage or prevent problems from spilling over off-site from loud and raucous patrons leaving the site.

Mr. Lou Williams testified he is a 30 year resident on Vista Del Mar and reiterated that street parking on Vista Del Mar is a problem.

Mr. Dave Marmo, an adjacent tenant two lots north of the parking lot on Carmen Avenue and directly adjoining the hotel's parking lot fronting on Vista Del Mar Avenue indicated that parking has worsened since the hotel renovation was completed. He hears noise from the adjoining parking lot until 2 to 3 a.m., more on weekends but at all times, and street parking is problematic. He also reiterated that the cost of valet parking discourages use of the on-site parking.

Mr. Jonathan Brand of Council District 14 stated that an attempt at establishing a preferential parking district for the adjacent residential streets was unsuccessful due to legal issues. He indicated that the hotel did a nice job with the remodel but stressed that the hotel abuts a residential neighborhood and that the site is at the base of a hillside neighborhood where streets are not very walkable so patrons would not likely arrive on foot. He stressed the need to achieve a balance between the hotel's needs and the residential neighborhood and indicated that more work was necessary to address the problems raised by the surrounding neighbors. He requested that the Zoning Administrator consider whether requiring security guards on site may help address some of the problems and that it was necessary to have an accurate reading on the real demand for parking and whether the cost of parking may discourage patrons from using on-site parking. He requested that the matter be taken under advisement and the record be kept open to allow the applicant to work closer with the community to address the problems raised.

Mr. Engstrom provided a rebuttal and indicated that the valet fee for coffee shop patrons is only \$3 and the parking fee for hotel guests is \$15 with valet parking and that parking was not optional, any guests with vehicles are charged for parking whether they use valet or self-park and the fee was built into their hotel room bill, hence there was no incentive for hotel guests not to use the on-site parking. He indicated that the peak shift for the hotel consisted of 20 persons and that all employees who drive a vehicle are allowed to park free on-site. However, Mr. Engstrom clarified that many of hotel employees are service workers such as housekeeping in the restaurant and are transit dependent and use public transportation.

In addition, Mr. Engstrom pointed out that the parking plan has been revised to include tandem parking that will provide additional parking. Mr. Engstrom pointed out that although the hotel has non-conforming parking rights, the entire hotel, on-site restaurant and the proposed bar will be parked to current code.

Several letters were submitted by adjacent neighbors and members of the local homeowner organization or associations who also attended the hearing and essentially reiterated the same points summarized above with respect to spillover street parking and loud noise generated by patrons who park on the street.

The request was taken under advisement and the record was kept open for 45 days to allow the applicant to meet with local residents to attempt to address the concerns raised at the public hearing and to allow the applicant to have the proposed tandem parking layout

with valet service reviewed by the Departments of Building and Safety and Transportation to ensure that the proposed parking and circulation were adequate, functional and in conformance to the code.

Subsequent to the hearing, the applicant submitted the proposed parking plan to the Department of Transportation and the Department of Building and Safety and met with the local community. The Department of Transportation and Building and Safety indicated that the proposed tandem parking layout was practical and feasible and would permit adequate aisle space, maneuvering and cueing on-site. In response to concerns raised by the local community, the applicant also revised the proposed hours of operation from 10 a.m. to 12 midnight Sunday through Thursday and from 10 a.m. to 2 a.m. Friday and Saturday. In addition, the applicant submitted a list of operating conditions in an effort to maximize use of the on-site parking by patrons and guests and to mitigate any potential spillover impacts on the adjacent community.

MANDATED FINDINGS

In order for a variance to be granted, all five of the legally mandated findings delineated in City Charter Section 562 and Municipal Code Section 12.27 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:

- 1. 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 subject site contains approximately 39,352 square feet with approximately 249 feet of frontage on the north side of Franklin Avenue, 200 feet of frontage on the east side of Vista Del Mar Avenue and 89 feet of frontage on the west side of Carmen Avenue. The site is improved with an existing Best Western Hotel with 84 guest rooms comprised of one four-story structure with 45 guest rooms along Vista Del Mar Avenue and one three-story structure with 39 guest rooms along Franklin Avenue. The hotel includes a 3,500 square-foot coffee shop that was approved for the on-site sale of beer and wine on April 18, 2002 under Case No. ZA-2001-4033(ZV). The hotel has surface parking along Carmen Avenue and at-grade and subterranean parking below the structure on Vista Del Mar Avenue and a second surface parking lot north of the hotel fronting on Vista Del Mar Avenue.

The existing hotel was constructed in 1927 and added to in 1970 when the property was zoned commercially prior to the property being rezoned from commercial uses to the R3 Zone in the 1980s. On April 29, 2010, the Zoning Administrator approved a Conditional Use Permit and Variance to permit the continued use and operation of the existing hotel and café and two new surface parking lots by adding two adjoining lots, one on Carmen Avenue and one on Vista Del Mar. The surface parking lots were integrated and redesigned to create a more efficient parking and circulation plan and to provide additional parking with valet service which includes some tandem parking. While the hotel was previously under parked by current standards,

the hotel now provides current code required parking for all of the uses on the site, including the proposed bar.

The zoning regulations are intended to minimize land use conflicts and maintain compatibility between respective land uses. Certain sensitive uses or uses that may negatively impact surrounding sensitive uses are not permitted by-right and are only permitted by Conditional Use Permit in certain zones. However, the sale of alcoholic beverages is only permitted by Conditional Use pursuant to Section 12.24-M in the C and M Zones and is not contemplated by the zoning code in any R Zones. Therefore, the granting of the variance is the only relief available to authorize the on-site sale of alcoholic beverages for the proposed bar.

The subject site has historically been utilized as a hotel with accessory commercial uses such as the existing coffee shop not otherwise permitted by the underlying R3 Zone. The site has a long established commercial use and character and is situated on a busy Secondary Highway. As noted above, the hotel was constructed prior to the site being rezoned from a commercial zone to the R3 zone. The request for the on-site sale of alcoholic beverages in connection with the proposed bar is a reasonable accessory use to the existing hotel. The size of the bar is only 649 square feet with maximum seating for 32 patrons. Access to the bar will only be available from the interior lobby and will not have direct access to the street and no signage advertising the availability of alcoholic beverages will be permitted on the exterior premises facing the street. The strict application of the zoning regulations would result in practical difficulties because it would prohibit the establishment of a reasonable accessory use that is otherwise consistent with the scope and operation of the existing hotel.

2. **There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

The subject site is a substantially large lot containing almost one acre and has historically been utilized as a hotel with accessory commercial uses such as the existing coffee shop and has a long established commercial character. Moreover, the site is situated on a busy Secondary Highway that is interspersed with a mix of commercial and high density residential uses. Franklin Avenue adjoining the site is a Secondary Highway dedicated to a width of 76 feet. Properties to the west on the north side of Franklin Avenue are zoned C1-1D and are improved with an auto repair shop directly across Vista Del Mar Avenue and a mini-shopping center with a bakery, cleaners, restaurant and other retail services. Properties immediately to the east and on the south side of Franklin Avenue are zoned R3-1 and R4-2 and are improved with four to six story condominium and apartment buildings and two fueling service stations located in the R3-1 and R4 Zones.

Approximately four blocks east of the site there is a three block segment on the north side of Franklin Avenue that is zoned C1-1D and is improved with neighborhood commercial uses including restaurants. The site's location on

Franklin Avenue, a high volume Secondary Highway that has a mixed land use pattern and more importantly, the site's existing R3 Zone even though the site was previously zoned for commercial uses and has historically been utilized for commercial use are all special circumstances applicable to the subject site that generally do not apply to other property in the same zone or vicinity.

3. **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.**

As noted above, notwithstanding the underlying R3 Zone, the scope of uses on the site have a long established commercial history and the hotel has been in operation since 1927. The on-site sale of a full line of alcoholic beverages in connection with the proposed bar is consistent with the character and operation of the existing hotel use on the site. Due to rezoning on the subject site and some surrounding properties in the 1980s, the subject site and some surrounding commercial uses are now non-conforming but the commercial character and nature of the uses and the environment remains unchanged and the existing zone and uses are incongruent. Similar to the surrounding service stations located in the R3 and R4 Zones, any expansion of the existing commercial uses necessitates relief from the zoning regulations in order to enjoy the same land use privileges that the site would otherwise enjoy if the property remained in a commercial zone.

The on-site sale of alcoholic beverages in connection with the proposed bar is a reasonable accessory use that would provide a convenience to hotel guests. Therefore, the granting of the request will ensure that hotel enjoys the same rights as similar hotel facilities located throughout the city.

4. **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.**

Properties north of the subject site fronting on Vista Del Mar and Carmen Avenues are zoned RD1.5-1 and are improved with a mix of multiple-family residential uses ranging in size between two and twenty one dwelling units and some scattered single-family dwellings. The site directly adjoins an 8-unit apartment on Vista Del Mar Avenue and abuts two 2-unit structures on Carmen Avenue. The surrounding residential uses were constructed predominantly between the early 1900s and the 50s and 60s. A significant number of the surrounding residential improvements consist of 2-unit to 10-unit apartment structures constructed between 1907 and 1946, prior to current parking regulations, and are substandard with respect to parking. Gower Street one block east of the site has a similar land use pattern with multiple-family residential uses that are non-conforming with respect to parking. As previously noted, the hotel consists of two detached structures, one constructed in 1927 and one constructed in the 1970s. The 1927 structure is substandard with

respect to parking while the 1970 structure contains two levels of parking at-grade and one subterranean level). Prior to the renovation, the hotel also maintained a surface parking lot at the corner of Franklin and Carmen Avenues and one surface parking lot on Vista Del Mar Avenue that were not functionally integrated. Thus, the hotel historically maintained less than the required parking by current code standards. Consequently, on-street parking conditions on the surrounding residential streets are congested and parking is at a premium.

Unsuccessful efforts have been made to address the congested parking conditions in the surrounding residential community. The Hollywood Towers Condominium development directly across the subject site on the south side of Franklin Avenue was approved under Case No. ZA-2004-5315-CU-ZV-SPR on July 6, 2006. The developer of that site offered to provide 57 parking spaces on the first level of the subterranean garage of the condominium development for use by local residents by permit in an effort to off-set the congested street parking conditions (Condition No. 11 of that grant prohibits use of the 57 spaces by the general public and requires that the parking be by permit on a fixed term). Testimony at the public hearing indicates that few residents have taken advantage of the parking and that there is no convenient crosswalk on Franklin Avenue at Vista Del Mar or Carmen Avenue. Mr. Jonathan Brand of Council District 4 testified that efforts to establish a preferential street parking district by permit on the adjacent residential streets were derailed by a lawsuit. Finally, the owner of the hotel owns a 38 space surface parking lot (not part of the hotel site) just three lots north of the subject site on Vista Del Mar that was approved on February 19, 2002 under Case No. ZA-2001-4288(CU). Condition No. 9 of this grant requires that the parking only be used for local residents and prohibits any commercial parking use of the site or storage of vehicles. Although parking is available by lease to local residents, the parking lot remains significantly underutilized.

At the public hearing and in communications received in the file, concerns were raised by surrounding residents with respect to loud late night noise and spillover parking problems onto the adjacent residential streets caused by the hotel operation and the on-site coffee shop which also sells beer and wine for on-site consumption. Residents complained that patrons of the coffee shop, which has late night hours, frequently park in the adjacent residential streets and displace resident parking and that patrons are loud and sometimes loiter during late night hours next to their cars. Testimony also indicated that hotel guests have been observed parking on the street to avoid the \$15 valet fee to park in the hotel. Residents also expressed the need for a security guard to discourage or prevent loitering and loud noise as patrons are leaving the site. According to the applicant, the parking fee for hotel guests is built into the hotel room and is the same whether they valet or self-park and therefore guests have no incentive to park off-site.

Condition No. 13 of Case No. ZA-2009-2607(CU)(ZV)(ZAA) on the subject site to permit the renovation of the hotel and new parking lots simply requires that parking shall be provided in accordance to the Municipal Code (which would allow credit for any non-conforming parking rights) and that employees shall not be permitted to

park on Carmen or Vista Del Mar Avenues. Meanwhile, Condition No. 9 of Case No. ZA-2001-4033(ZV) on the subject site to permit the on-site sale of beer and wine in the existing coffee shop requires that 18 spaces be provided adjacent to Franklin Avenue and 22 spaces adjacent to Vista Del Mar Avenue for a total of 40 on-site spaces. No other site specific conditions were imposed concerning the parking operation or security.

Nevertheless, the recent hotel renovation included an expansion and reconfiguration of the surface parking areas to create a more efficient parking and circulation plan and to increase the number of on-site parking spaces and a total of 78 parking spaces have been maintained on the site since the renovation, more than previously provided but less than required by current code standards.

In connection with the instant request, the applicant is proposing a tandem parking lay out with valet service that will accommodate up to a total of 101 parking spaces on-site. As a result, all of the uses on the site including the proposed bar will be parked to current code regulations. Under current code regulations the 84 guest rooms would be required to provide 53 parking spaces; the coffee shop is required to provide 40 parking spaces per Condition No. 9 of ZA-2001-4033(ZV), a ratio greater than 1/100 otherwise required for restaurants which in this case is 3,500 square feet and would require 35 parking spaces; and finally, the change of use from 649 square feet of storage to the proposed bar requires an additional 5 parking spaces for a total of 98 parking spaces and 101 spaces will be provided with 78 independently accessible spaces and an additional 23 spaces in tandem in the aisles without blocking access. A minimum of 78 independently accessible parking spaces and an additional 22 tandem parking spaces are required to be provided on-site as a condition of the grant for a total of 100 spaces (one space may not meet code but is nonetheless functional).

The reconfigured parking layout allows one way access from an approximately 16-foot wide driveway on Carmen Avenue to the surface lots on both Carmen and Vista Del Mar Avenues with separate one way egress driveways on Carmen and Vista Del Mar. The valet booth is located approximately 90 feet from Carmen Avenue allowing more than adequate space for cueing of vehicles. Ingress and egress to the parking structure will remain on Vista Del Mar Avenue.

Hence, to the extent feasible, the hotel has made a reasonable and fair share contribution to improving parking conditions on the site and a good faith effort to provide off-site parking for local residents. The sale of a full line of alcoholic beverages for on-site consumption in connection with the proposed bar will be an accessory use incidental to the existing hotel's main operation and is not expected to generate a significant parking demand beyond the current demand. The bar will cater to hotel guests already on site. While the bar can reasonably be expected to draw some non-hotel guests as patrons, and while the bar has frontage on Franklin Avenue, the size of the bar is only 649 square feet with maximum seating for 32 patrons. While actual occupancy permitted by the Fire Department may be higher, a review of the floor plans shows that seating consists of 13 bar stools around a

circular bar and with the exception of limited bench seating and one table for four persons, all other seats consist of two person cocktail tables and there is limited space available for standing or to accommodate additional seats. In addition, access to the bar will only be available from the interior lobby and will not have direct access to the street and no signage advertising the availability of alcoholic beverages will be permitted on the exterior of the premises. Late night hours will be limited to Friday and Saturday only, until 2:00 a.m., and will be limited to 12 midnight on all other days of the week.

The conditions of approval also require two hours of free validated parking for bar patrons to discourage patrons who are not hotel guests from parking off-site and requires that hotel guests be informed of the fixed parking rate (whether they self-park or valet) to discourage hotel guests from parking off-site. In addition, one state licensed security guard is required to be on-site from 6:00 p.m. to one half hour after the bar closes. The security guard shall be responsible for monitoring activity in the parking areas, and on the adjacent sidewalks along Franklin, Vista Del Mar and Carmen Avenues to prevent loitering, loud noise and any nuisance activity by customers of the bar or coffee shop. Finally, to assist in monitoring the premises, surveillance cameras are required to be installed in all common areas of premises, including all high-risk areas and entrances or exits, including cameras that provide a view of Franklin Avenue, Vista Del Mar Avenue, Carmen Avenue and the parking areas.

Therefore, based on the limited scope and size of the proposed bar, the provision of additional on-site parking consistent with code required parking, and together with the conditions of approval, the on-site sale of alcoholic beverages on the site is not anticipated to 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.

5. The granting of the variance will not adversely affect any element of the General Plan.

The Hollywood Community Plan designates the property for Medium Residential land uses with a corresponding R3 Zone and Height District No. 1. The subject site where the bar will be located is zoned R3-1 and the sale of alcoholic beverages is only permitted by Conditional Use in the C and M Zones pursuant to Section 12.24 of the LAMC, subject to required findings. Thus, in the R3-1 Zone, the on-site sale of alcoholic beverages can only be established by obtaining a variance rather than a conditional use permit.

The sale of alcoholic beverages in the proposed bar will be an accessory use incidental to the main operation of the existing hotel on the site. As such, the granting of the variance does not conflict with any element of the General Plan.

ADDITIONAL MANDATORY FINDINGS

6. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the property is located in Zone C, areas of minimal flooding.

7. On February 2, 2011, a Mitigated Negative Declaration (ENV 2010-3216- MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that with imposition of the mitigation measures described in the MND (and identified in this determination), there is no substantial evidence that the proposed project will have a significant effect on the environment. I hereby adopt that action. This Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

1. APN: 5586-007-016,028,045
MELVIN & JOAN ADLER
3511 STONEHILL PL
SHERMAN OAKS CA 91423-4724

2. APN: 5586-024-400
DA HOLLYWOOD TOWER LLC
2415 E CAMEBACK RD #600
PHOENIX AZ 85016-

APN: 5586-025-001 TO 004
APN: 5586-025-007,008,027,028

SAME AS OWNERSHIP NO. 2.

3. APN: 5586-025-021
OHANNES J NAHAS
5 W FOOTHILL BLVD
ARCADIA CA 91006-2339

4. APN: 5586-006-026
VDM LLC
4400 COLDWATER CANYON AVE #235
STUDIO CITY CA 91604-5065

5. APN: 5586-006-027
CESAR & MARIA G CERVERA
6201 FRANKLIN AVE
LOS ANGELES CA 90028-5201

5. APN: 5586-007-017
VADIM GOROBETS
5726 WILKINSON AVE
VALLEY VILLAGE CA 91607-1632

7. APN: 5586-007-018
JACQUELINE FAUST
1917 CARMEN AVE
LOS ANGELES CA 90068-4012

8. APN: 5586-007-029
DIANA L KNOLL
6130 MULHOLLAND HWY
LOS ANGELES CA 90068-1644

9. APN: 5586-007-040
VIEWPOINT LLC
15030 VENTURA BLVD #534
SHERMAN OAKS CA 91403-5470

10. APN: 5586-007-041
MARIA FURUNJYAN
1923 CARMEN AVE
LOS ANGELES CA 90068-4012

11. APN: 5586-007-042,043
ALEXANDRU RUSU
1916 CARMEN AVE
LOS ANGELES CA 90068

3

FOR INSPECTION

City Division

REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

DIV 88

INSTRUCTIONS 1. Applicant to Complete Numbered Items Only.

1. PROJECT NO. 150-189
 2. ADDRESS: Fr. 1, Ingleside Tr. 13
 3. CITY: Los Angeles
 4. DISTRICT: 1895
 5. TYPE OF BUILDING: Hotel
 6. OWNER: Vista Del Mar, Carmen
 7. ARCHITECT: J. Adler, 404-5181
 8. ENGINEER: J. Adler & Assoc., 872-3041
 9. ADDRESS OF ENGINEER: 14241 Ventura Blvd, Sherman Oaks, 91423
 10. VALUE OF IMPROVEMENT: 150,000
 11. SIZE OF EXISTING BUILDING: 50' x 140' x 4'
 12. ZONING: URM, Wood
 13. ADDRESS OF PROPOSED IMPROVEMENT: 1441 1/2 Franklin Ave.
 14. VALUE OF PROPOSED IMPROVEMENT: 150,000
 15. COMPLIANCE WITH C.C. 88: Full compliance

NO.	DESCRIPTION	DATE	AMOUNT	REMARKS
1	492.15			
2	579.00	11/25/86		
3	330.00	10/31/86		
4	97.84	9/8/86		
5	176.00	10/2/86		
6	26089			

BEST COPY



DECLARATIONS AND CERTIFICATIONS

10. I hereby affirm that I am licensed under the provisions of Chapter 5... with Section 2000 of Division 3 of the Business and Professions Code...

11. I hereby affirm that I am owner-builder... I am not a contractor... I am not a subcontractor...

12. I hereby affirm that I have a certificate of coverage for workers' compensation insurance...

13. I hereby affirm that I have a certificate of coverage for workers' compensation insurance...

14. I hereby affirm that I have a certificate of coverage for workers' compensation insurance...

15. I hereby affirm that I have a certificate of coverage for workers' compensation insurance...

16. I hereby affirm that I have a certificate of coverage for workers' compensation insurance...

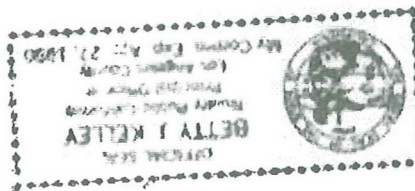
17. I hereby affirm that I have a certificate of coverage for workers' compensation insurance...

18. I hereby affirm that I have a certificate of coverage for workers' compensation insurance...

19. I hereby affirm that I have a certificate of coverage for workers' compensation insurance...

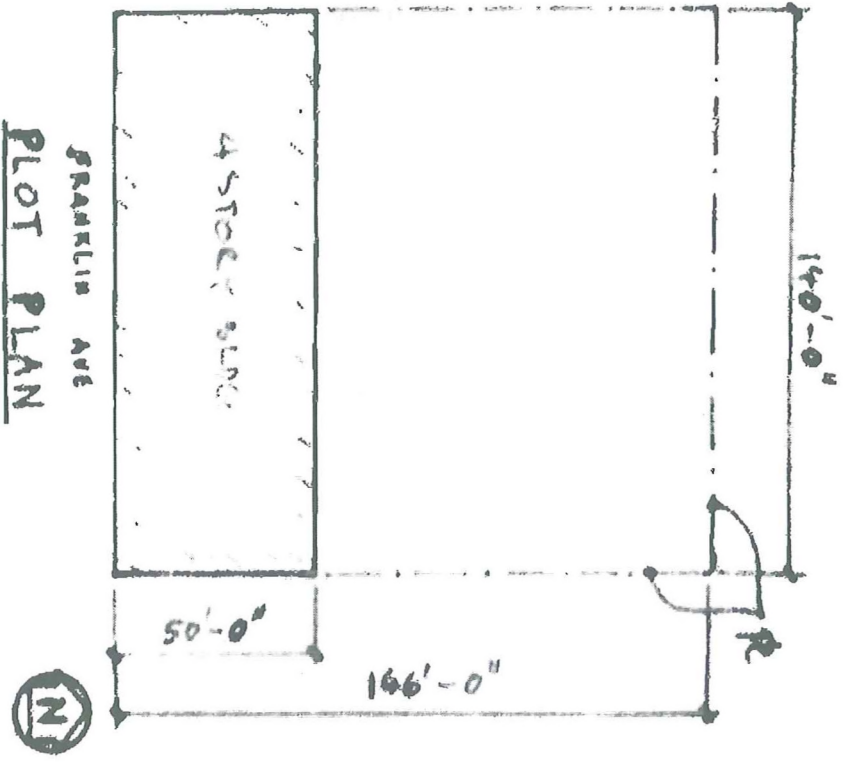
20. I hereby affirm that I have a certificate of coverage for workers' compensation insurance...

Handwritten initials 'VW'



Subscribed and sworn to before me this 17th day of February, 1982.
Notary Public
Betty J. Kelley

VISTA DEL MAR AVE



Handwritten signature or initials

INSPECTION AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
	Fr. 1		Ingleside Tr.	13	150-189 CROSS TRACT 1805
2. PRESENT USE OF BUILDING			NEW USE OF BUILDING		
15 1411, 17 H/L/Ret/Rest/Ofc			Hotel		
3. JOB ADDRESS					
6141- Franklin Ave.					
4. BETWEEN CROSS STREETS AND					
Vista Del Mar Carmen					
5. OWNER'S NAME					
H. Adler					
6. OWNER'S ADDRESS					
6141 Franklin Ave. City 404-5181 ZIP					
7. ENGINEER					
Zelner & Assoc. BUS LIC NO. ACTIVE STATE LIC. NO. PHONE 872-3041					
8. ARCHITECT OR DESIGNER					
14241 Ventura Bl. Sherman Oaks 91423					
9. ARCHITECT OR ENGINEER'S ADDRESS					
A.T. Riddle Const. Inc. 512605-714-351-4165					
10. CONTRACTOR					
A.T. Riddle Const. Inc. 512605-714-351-4165					
11. SIZE OF EXISTING BLDG.					
WIDTH 50		LENGTH 140		STORIES / HEIGHT 4 / 48	
12. CONST. MATERIAL OF EXISTING BLDG					
EXT. WALLS UTM		ROOF wood		FLOOR wood	
13. JOB ADDRESS					
6141 Franklin Ave.					
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING					
\$ 70,000					
15. NEW WORK (Describe)					
Renew existing perm. NO 87LA					
57787 Change of Contractor					
16. NEW USE OF BUILDING					
H/L/Rest/Ret/Ofc					
TYPE		GROUP		FLOOR AREA	
III		R-1/A3/B2		316	
17. DIMENSIONAL UNITS					
MAX. OCC.		TOTAL			
n/c		105/170/41			
18. BEST METHODS					
PARKING REVD		PARALLEL PROVIDED		STANDARD	
53		GPI		CORR. MSP	
19. CASHIER'S USE ONLY					
C		201.65		EQPC	
C		349.00		EQBP	
C		6.86		PL/PK	
C		4.90		ET-R	
C		184.00		FIRE	
D		16.01		OSS	
D		877.00		UDDM	
D		8400		01249768	
				84632 CHTD	

DECLARATIONS AND CERTIFICATIONS

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 9 of the Business and Professions Code, and my license is in full force and effect.

Date 1-29-88 Lic. Class B Lic. Number 517605 Contractor H. Adler

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7001.2, Business and Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure prior to its issuance, etc. requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 9 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7001.2 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (500.00).)

I, as owner of the property, or my employee with access as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7001.2, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves a structure; provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7001.2, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves a structure, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. _____ B. A. P. C. for this reason.

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3808, Lab. C.).

Policy No. 22522 087 Insurance Company State Fund

Certified copy is hereby furnished.

Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety

Date 1-29-88 Applicant's Signature H. Adler

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I intend my employees to be in any manner so as to become subject to the Workers' Compensation Law of California.



Handwritten signature/initials

Handwritten initials 'H'

	HIGHWAY	REQUIRED	
	CONNECTION	COMPLETED	
	FLOOD CLEARANCE		
SEWERS		SEWER AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	
	SFC NOT APPLICABLE		SFC DUE
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
Fire	APPROVED (TITLE IN I.A.M.D. 8700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CODE 12 FROM A DEVELOPMENT COMPLIANCE WITH REGULATIONS		
Traffic	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT, AND USE OF EACH

-NO PLOT PLAN-

ATTACHED PLOT PLAN SHALL NOT EXTEND ABOVE THIS LINE

APPROVED

DATE

BY

OFFICE

M/2

3 FOR INSPECTION

REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO	DIST MAP
	1		Ingleside	13	150-189 1895
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		ZONE		
5. Apt. Bldg.	SAME		R5-2		
3. JOB ADDRESS	FIRE DIST.		LOT TYPE		
6141 Franklin Ave.	MFD ¹		Corn.		
4. BETWEEN CROSS STREETS	AND		LOT SIZE		
Vista Del Mar	Carmen Ave.		40' x 139.81		
5. OWNER'S NAME	PHONE		AFFIDAVITS		
Bernie Zelner	937-7712		ZA 20308		
6. OWNER'S ADDRESS	CITY	ZIP	AFF. 36869		
6141 Franklin Ave.	LA	90028			
7. ENGINEER	BUS LIC NO	ACTIVE STATE LIC NO	PHONE	ALLEY	
8. ARCHITECT OR DESIGNER	BUS LIC. NO.	ACTIVE STATE LIC NO.	PHONE	BLDG. LINE	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY		ZIP	AFFIDAVITS	
				ZA 20308	
10. CONTRACTOR	BUS LIC. NO	ACTIVE STATE LIC. NO.	PHONE	AFF. 36869	
Scheider Plumbing	C-36	321890	937-7712		
11. SIZE OF EXISTING BLDG	STORIES	HEIGHT	NO OF EXISTING BUILDINGS ON LOT AND USE		
WIDTH LENGTH	4		1-(05) Apt. Bldg		
12. CONST MATERIAL OF EXISTING BLDG	EXT. WALLS	ROOF	FLOOR	P.C. REQ'D No (4.E.)	
	Brick	compo	wood		
13. JOB ADDRESS	STREET GUIDE		DISTRICT OFFICE		
6141 Franklin Ave.			LA		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	P.C. 12,900.00		SEISMIC STUDY ZONE		
	B.P. 27,500.00				
15. NEW WORK (Describe)	Comply with Dorothy Mae Ord.		GRADING	FLOOD	
			yes	yes	
			HWY. DEED. CONS.	yes	
NEW USE OF BUILDING	SIZE OF ADDITION		STORIES	HEIGHT	ZONED BY
Apt. Bldg.					N. Reed.
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED		FILE WITH
	n/c		P. Scheider		
DWELL UNITS	MAX OCC	TOTAL	APPLICATION APPROVED		TYPIST
4	n/c		P. Scheider		DAR
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY		INSPECTOR
n/c		STD COMP	COMB GEN MAJ S CONS.		Durand
PC	GPI	CONT INSP	B & S-3 (F-1-A3)		
77.69					
SPC	PM				
143.00	1.54	Claims for refund of fees paid on permits must be filed 1 Within one year from date of payment of fee or 2 Within one year from date of expiration of extension for building or grading permits granted by the Dept of B & S SECTIONS 22.12 & 22.13 LAMC			
US	4.44				
OS	SOSS				
DIST OFFICE	CID	SPRINKLERS REQ'D SPEL			
LA		D.M.			
P.C. NO.		ENERGY			
63760					
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 90 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED					

DECLARATIONS AND CERTIFICATIONS

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date 8-20-86 Lic. Class C-36 Lic. Number 321890 Contractor Jeff Edwards (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7014, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
 I am exempt under Sec. _____ B & P. C. for this reason, _____
 Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
 Policy No. 3305 Insurance Company STATE FUND
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety
 Date 8-20-86 Applicant's Signature Jeff Edwards
 Applicant's Mailing Address 5320 W. VESIDE BL. L.A. 90055

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
 Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I declare that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law that neither the City of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance of the work.

Plumbing

1/2

DEPARTMENT OF BUILDING AND SAFETY
GRADING PRE-INSPECTION REPORT

O.P.I. YES

NO

PERMIT NO. **115**

MP 5-79

TRACT IN 02 121		TOWN 3	
PURPOSE CANOPY	OWNER MEL ADLER	OWNERS ADDRESS 5111 FRANKLIN AVE.	
RECORDS IN OUR FILES REVEALED THE FOLLOWING:			CODE VALUE
Approved Graded Lot	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Bearing Value:	COMMENTS:
Footing Reinforcement Required	Yes <input type="checkbox"/> No <input type="checkbox"/>	Remarks:	
Footing Setback from Face of Slope			
Special Geological or Engineering Requirements	Yes <input type="checkbox"/> No <input type="checkbox"/>	See Requirements Below	
Butress Fill	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Fill over 100 ft. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

INSPECTOR'S REPORT OF FIELD CONDITIONS:

Slope of Cut	Height	Fill	Height	Nat.	Height
				0	0
Natural Soil Classifications per Table 20B SILTY SAND & CLAYEY SAND					
Sewer Available	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Bedding Planes - Dip	Strike	Slide Area	Yes <input type="checkbox"/> No <input type="checkbox"/>		
Expansive Soil	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Drainage Area Above Lot	Fl. Horiz.		
Located in Drainage Channel Serving	Acres	Site Above	Below	Street	
Condition of Street for Drainage Purposes	AC CURVED	Roof Gutters	Yes <input type="checkbox"/> No <input type="checkbox"/>		
Recommended Termination of Drainage	SEE # 15				
Driveway Grade	%	Existing	Proposed	Max. Rough Grade Allowed	
Ground Cover	MOTEL				

- REQUIREMENTS:**
- 1 A Grading Permit is required.
 - 2 All footings shall be founded into natural undisturbed soil as per Code.
 - 3 Expansive soils, comply with provisions of Section 91.2906(d).
 - 4 In the event excavations reveal unfavorable conditions the services of a soils engineer and/or geologist may be required.
 - 5 Geological and/or soils reports are required. Submit _____ copies, with appropriate fees, to the Grading Division for review. Owner notified by postcard on _____. Reports submitted with plans - Yes No
 - 6 Incorporate all recommendations of the approved geological and/or soils reports and Department letters dated _____ into the plans.
 - 7 Provide a complete grading plan showing existing and proposed contours, tops and toes of slopes, retaining walls, drainage devices and other protective devices. Plans shall include off site walls and structures around the perimeter of the project.
 - 8 M.G.D. No. 83 applies, site is subject to mudflow.
 - 9 Buildings shall be located clear of toe of all slopes which exceed a slope of 2:1 as per Section 91.2907(j)2.
 - 10 Footing shall be setback from the descending slope surface as per Section 91.2907(j)3.
 - 11 Department approval is required for construction of _____ over a slope steeper than 2:1.
 - 12 Existing nonconforming slopes shall be cut back to 2:1 or retained.
 - 13 All cut or fill slopes shall be no steeper than 2:1 (26").
 - 14 Provide complete details of engineered temporary shoring or slot cutting procedures on plans, call for inspection before excavation begins.
 - 15 All concentrated drainage including roof water shall be conducted to the street in an approved device at 2% minimum.
 - 16 All wood decking to be spaced 4" apart.
 - 17 Department approval is required for the use of a private sewage disposal system and shall conform to M.G.D. No. 84 (Revised).
 - 18 Department approval is required for the use of a yard pump pump and/or drainage dispersal system.
 - 19 All fill or backfill shall be compacted to a minimum of 90% relative compaction as determined by A.S.T.M. method D-1557. Sub-drains shall be provided where required by code.
 - 20 Specify on plans: The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before any fill is placed. Fill may not be placed without approval of the grading inspector.
 - 21 Grading general requirements (Form B-164) shall be attached to and made part of the plans.
 - 22 Stake and flag property lines in accordance with a licensed survey map.
 - 23 Approval required by the Department of _____
 - 24 Resubmit plans to the grading inspector (shown below) after the above corrections have been made and before issuing permit. Inspectors are available between 7:30 a.m. and 9:00 a.m. weekdays.

6141 FRANKLIN AVE.

PLAN CHECK NO. **BB 3764**

**CERTIFICATE OF COMPLIANCE WITH THE MINIMUM
EARTHQUAKE STANDARDS OF DIVISION 88**

City of Los Angeles
Department of Building and Safety
Building Bureau



Earthquake Safety Division

BUILDING ADDRESS

6141 Franklin Av.

This certifies that the building described below has been found on this date to be in substantial compliance with Division 88 provisions of Article 1, of Chapter 17 of the Los Angeles Municipal Code for existing buildings with the rating classification

III-A

DESCRIPTION OF BUILDING

4 stories, Type III-N, 50'x140',
Brick building,
Permit #87LA/57787

The issuance of this certificate shall not be construed by any person to be a representation, guaranteed or warranty of the premises for any purpose including but not limited to fitness, suitability, or freedom from defects, either latent or patent. Nor is the issuance of this certificate to be of any immunity provided to public entities and public employees under State Law, including but not limited to those immunities provided by Division 3.6 of Title 1 of the California Government Code, Ord. No. 145,306.

OWNER:

H. Adler

ADDRESS:

6141 Franklin Av.

City and State

L.A.

CA.

Zip Code


E. Perez

Principal Inspector

3-11-89

BA 8 B-61 (R.3/86)

VI

ORDINANCES

REQUEST FOR ALTERNATE MATERIAL OR METHOD OF CONSTRUCTION

- Owner
- Petitioner
- Bur
- Pl. Ck.
- Insp.
- Fire
- Health

FTR "CNS" REC-6268

DURAND

INFORMATION: Please print in ink or type form in triplicate.		LOT JOB ADDRESS 6141 FRANKLIN AVE	BLK	TRACT
Owner ... Hyman Adler Address ... 6141 Franklin Ave. Hollywood ... Zip 90028 Phone ... 464-5181	District Permit No. FIRE SAFETY Job Order Plan Ck No. Zone Use of Bldg Job Status DOMESTIC	Type 4-A Stories 4 Occ. F. D. D. M. C. D. 4		
Petitioner ... Same Address Zip Phone				

REQUEST: Submit plans if necessary to illustrate request. Additional sheets or data may be attached.

It has been very difficult to get bids on this job because all the companies are so busy. Finally had two companies out & they are working on the bids: Grinnell Fire Protection & Schneider Plumbing. We are requesting additional time for the plans to be submitted, and for "permits" **(90 DAYS)**

Department Use Only **EXTENSION TO COMPANY** Code Sections: **91.8101 (D)**

JUSTIFICATION/FINDINGS OF EQUIVALENCY: See back side for basis of approval information.

SEE ABOVE

Petitioner's Signature **H. Adler** Position **Owner** Date **5/20/86** Reviewed By _____ Date _____

DEPARTMENT ACTION: In accordance with Sect. 98.0403 L.A.M.C. Sect. 17951d H. & S.C.

The Request is Granted (See attached letter). Denied (See reverse for appeal information).
 Written concurrence from the Health/Fire Departments is required.
 Conditions Of Approval: (Reasons For Appeal in Case of Denial)

RECEIVED
JUN 18 PM 2:22
BUILDING & SAFETY COMMISSION
CITY OF LOS ANGELES

C 90.00 BD-A
 R7622 4 06/18/86 90.00 CHTD

(Cashier Use Only)

Request (IS NOT) in conformity with the spirit and purpose of Code Section involved.
 Condition (DOES) (DOES NOT) provide equivalency.
 Department Action By **[Signature]** Date **6/17/86**

APPEAL OF DEPARTMENT ACTION TO BOARD OF BUILDING AND SAFETY COMMISSIONERS:
 (Signature, statement of reasons for appeal and filing fees are required.)

Signature of Owner or Applicant submitting notarial affidavit - Bd. Res. No. 832
H. Adler Position **Owner** Date _____

Fee due **90.00** No. of Items **1** Fee verified **[Signature]** (DEPARTMENT USE ONLY)

3/0

City of Los Angeles

REPORT ON APPEAL FROM DETERMINATION OF SUPERINTENDENT OF BUILDING

OWNER:

Hyman Adler
6141 Franklin Avenue
Hollywood, CA 90028

BOARD FILE: 860994
OCC: R1
TYPE: IIIA
STORIES: 4
FIRE DIST: ---
ZONE: ---
C.D.: 4
STATUS: Dorothy Mae

JOB ADDRESS: 6141 FRANKLIN AVENUE LA

SUBJECT:

A 45-unit apartment building subject to Fire Safety Standards Repair Order.

REQUEST:

A 90-day extension of time to obtain permits.

DEPARTMENT ACTION:

Denied.

CODE AND COMMENTS:

Section 91.8101(t)

The property was inspected as the result of Department inspection action. A Fire Safety Standards Repair Order was issued to the owner of the property requiring compliance with the Dorothy Mae requirements.

January 14, 1986 = Fire Safety Standards Repair Order issued.

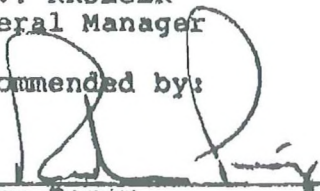
June 2, 1986 = request was received.

June 18, 1986 = request fees paid.

RP:tm

F. V. KROEGER
General Manager

Recommended by:



Ruben Perez,
Conservation Bureau 07/10/86

4/6
B.A.A.B.
NO 10 MIN
APPEAL AFFIDAVIT
AND WAS HEARD

73001-002-7

(A) (B) 13 QJ TITLE 19 YARD CASE

BUSINESS APPELLATE BAAB JUL 10 1988

AGENDA NO. 35 JOB ADDRESS 6141 FRANKLIN

PREVIOUS ACTION: COMMISSION BAAB

APPEALED BY NOT ADOPTED REHEARING

PRESENT:

NAME Eleanor ZELNER

ADDRESS 6141 FRANKLIN AVE Hollywood 90088

AFFILIATION owner's rep.

EXHIBITS

MOTION BY: G SECONDED BY: T

AYES: 5 NOES:

D/K 30
BROADM

17500100246

DISCUSSION:

diff obtaining bids
signed contract for plan

5/6

23958.4 B & P APPLICATION WORK SHEET

PREMISES ADDRESS:

6141 Franklin Ave.

Los Angeles, CA 90028-5205

LICENSE TYPE: 48

1. CRIME REPORTING DISTRICT

_____Jurisdiction unable to provide statistical data.

Reporting District: 628.

Total number of reporting districts: 1012.

Total number of offenses: 270,905.

Average number of offenses per district: 268.

120% of average number of offenses: 282.

Total offenses in district: 175.

Location is within a high crime reporting district: Yes / No

2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract: 1895.

Population: 4473/County Ratio 1:1173.

Number of licenses allowed: 4.

Number of existing licenses: 8.

Undue concentration exists: Yes / No.

Letter of public convenience or necessity required: Governing Body / Applicant.

Three time publication required: Yes / No

Judy Valerio
Person Taking Application

Carmen Ramirez
Investigator
Over

Jeannine L Peregrina
Supervisor

RADIUS MAPS, ETC.

3544 Portola Avenue
Los Angeles, CA. 90032
Tel/Fax: (323) 221-4555

radiusmapsetc@sbcglobal.net

**CITY OF LOS ANGELES
600 FT. RADIUS
ALCOHOL BEVERAGE
LIST**

SITE LOCATION

BEST WESTERN HOLLYWOOD HILLS HOTEL

6141 Franklin Avenue
Los Angeles, CA 90028
A.P.N.: 5586-007-016,028,045

600 FT. ALCOHOL BEVERAGE LIST

Site Address: 6141 FRANKLIN AVENUE
LOS ANGELES CA 90028

- | | | |
|----------|--|-------------------|
| B | 101 COFFEE SHOP
TYPE 41- ON SALE BEER/WINE EATING PLACE | 6145 FRANKLIN AVE |
| B | THAI PEPPER RESTAURANT
TYPE 41- ON SALE BEER/WINE EATING PLACE | 6219 FRANKLIN AVE |
| B | RAFFALLOS RESTAURANT
TYPE 41- ON SALE BEER/WINE EATING PLACE | 6221 FRANKLIN AVE |

RADIUS MAPS, ETC.

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**CITY OF LOS ANGELES
600 FT. RADIUS
CHURCHES, SCHOOLS, NURSERY
SCHOOLS, CHILD-CARE FACILITIES,
PARKS, PUBLIC PLAYGROUNDS,
RECREATIONAL AREAS AND HOSPITALS
LIST**

SITE LOCATION

BEST WESTERN HOLLYWOOD HILLS HOTEL

6141 Franklin Avenue
Los Angeles, CA 90028
A.P.N.: 5586-007-016,028,045

**600 FT. RADIUS CHURCHES, SCHOOLS, NURSERY
SCHOOLS, CHILD-CARE FACILITIES, PARKS, PUBLIC
PLAYGROUNDS, RECREATIONAL AREAS AND HOSPITALS
LIST**

**Site Address: 6141 FRANKLIN AVENUE
LOS ANGELES CA 90028**

MONASTERY OF THE ANGELS	1977 CARMEN AVE
CHEREMOYA AVE ELEMENTARY SCHOOL	6017 FRANKLIN AVE
FOUNDATION FOR EARLY CHILDHOOD EDUCATION	6128 YUCCA ST
PRESBYTERIAN CHURCH	6057 CARLOS AVE
STEPHEN'S EPISCOPAL CHURCH	6125 CARLOS AVE

RADIUS MAPS, ETC.

3544 Portola Avenue

Los Angeles, CA. 90032

Tel/Fax: (323) 221-4555

radiusmapsetc@sbcglobal.net

CITY OF LOS ANGELES 600 FT. TO 1,000 FT. RADIUS CHURCHES, SCHOOLS, NURSERY SCHOOLS, CHILD-CARE FACILITIES, PARKS, PUBLIC PLAYGROUNDS, RECREATIONAL AREAS AND HOSPITALS LIST

SITE LOCATION

BEST WESTERN HOLLYWOOD HILLS HOTEL

6141 Franklin Avenue

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A.P.N.: 5586-007-016,028,045

**600 FT. TO 1,000 FT. RADIUS CHURCHES, SCHOOLS,
NURSERY SCHOOLS, CHILD-CARE FACILITIES, PARKS,
PUBLIC PLAYGROUNDS, RECREATIONAL AREAS AND
HOSPITALS LIST**

**Site Address: 6141 FRANKLIN AVENUE
LOS ANGELES CA 90028**

**PROTECTION OF THE HOLY VIRGIN
ORTHODOX CHURCH & SUNDAY SCHOOL**

2041 ARGYLE AVE

AMERICAN MUSICAL & DRAMATIC ACADEMY

6305 YUCCA ST

DELANEY WRIGHT FINE ARTS PRESCHOOL

6125 CARLOS AVE

**PRESBYTERIAN CHURCH OF HOLLYWOOD
PRESCHOOL**

1785 LA BAIG AVE

KingEitzenbergArchitecture
 1101 25th St, Suite 500, San Francisco, CA 94105
 415.774.8321
 king@kingeitzenberg.com
 1101 25th St, Suite 500, San Francisco, CA 94105
 415.774.8321
 king@kingeitzenberg.com

All work shall be performed in accordance with the applicable building codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for coordinating with all other trades and agencies. The contractor shall be responsible for protecting existing work and materials. The contractor shall be responsible for maintaining site access and safety. The contractor shall be responsible for maintaining site cleanliness and safety. The contractor shall be responsible for maintaining site security and safety. The contractor shall be responsible for maintaining site access and safety. The contractor shall be responsible for maintaining site cleanliness and safety. The contractor shall be responsible for maintaining site security and safety.

100% CD ISSUE FOR CONSTRUCTION	3.21.19
PLAN CHECK CORRECTORS	1.15.19
PLAN CHECK	12.11.18
PLAN CHECK	11.22.18
100% CD	3.19.19
100% CD	4.29.19

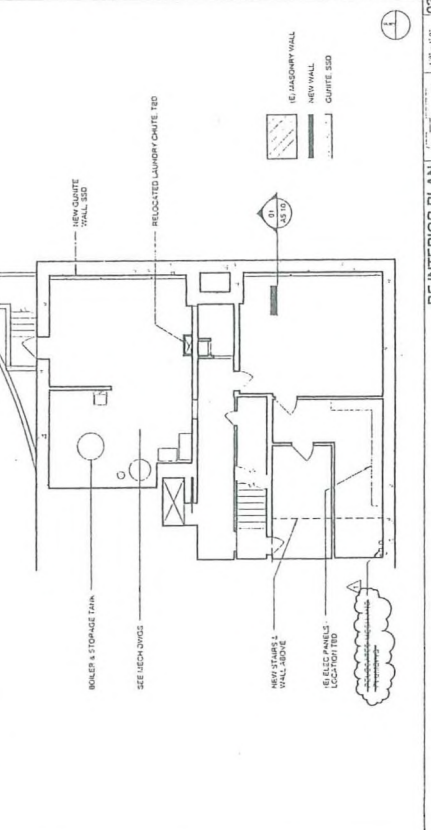
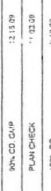
PROJECT TITLE
Best Western Hollywood Hills Hotel
 5141 Forest Ave
 Hollywood, CA 90028

PROJECT NUMBER
0605

DATE
 05.21.19

DRAWING TITLE
ENLARGED AND PARTIAL PLANS

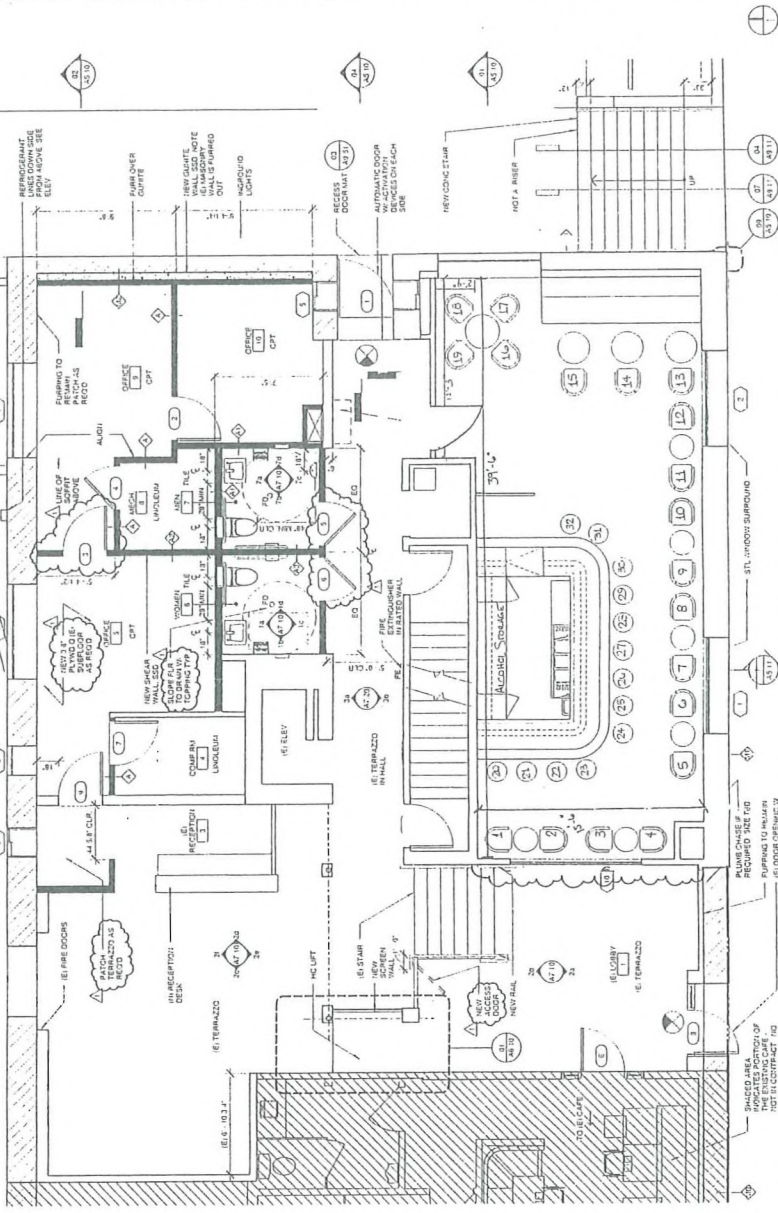
DRAWING NUMBER
A6.00



PARTIAL ROOF PLAN 0' 1" = 1" 1/4" x 1" 1/4" 05

*PROJECT SIZE = 645,94 SQ.FT.
 SEAT COUNT = 32 SEATS*

BF INTERIOR PLAN 0' 1" = 1" 1/4" x 1" 1/4" 03



GF INTERIOR PLAN 0' 1" = 1" 1/4" x 1" 1/4" 01

PARTIAL ROOF PLAN 0' 1" = 1" 1/4" x 1" 1/4" 05

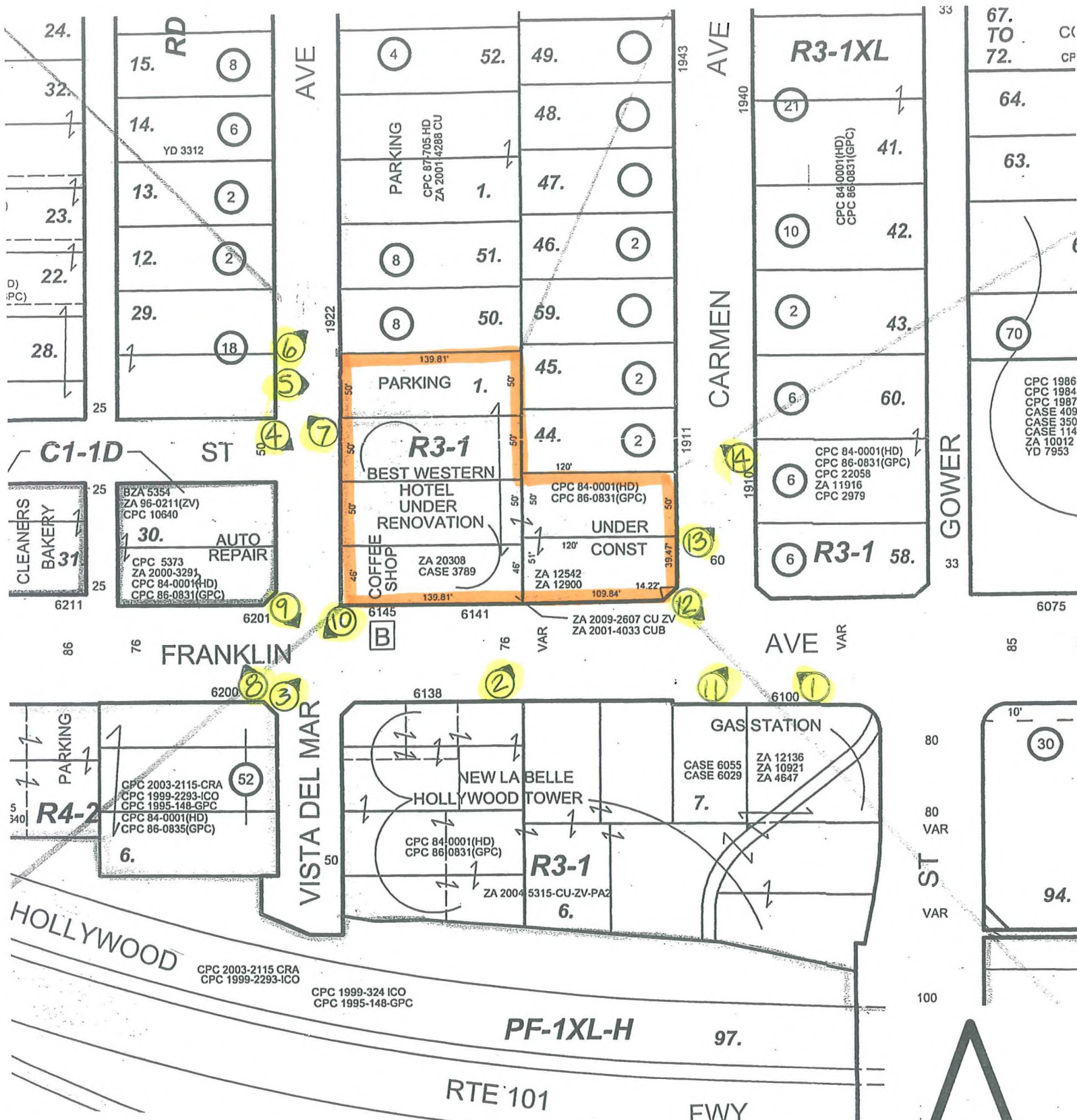


PHOTO BROCHURE

RADIUS MAPS ETC

3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 (323) 221-4555 FAX (323) 226-9492
radiusmapsetc@sbcglobal.net

SITE LOCATION:

BEST WESTERN HOLLYWOOD HILLS HOTEL
 6141 FRANKLIN AVENUE
 LOS ANGELES CA 90028

LEGAL DESCRIPTION:

LOTS 1,3,5 AND 7, INGLESIDE TRACT, M.B.5-79
 & LOTS 1 AND 2, CARMEN TRACT, M.B.15-159.

CASE NO.:

DATE: 10 - 11 - 2010
 SCALE: NONE
 D.M.: 150 A 189
 T.B. PAGE: 593 GRID: F-3
 APN: 5586-007-016,028,045

2011



MAPPING AND GIS SERVICES SCALE 1" = 100'



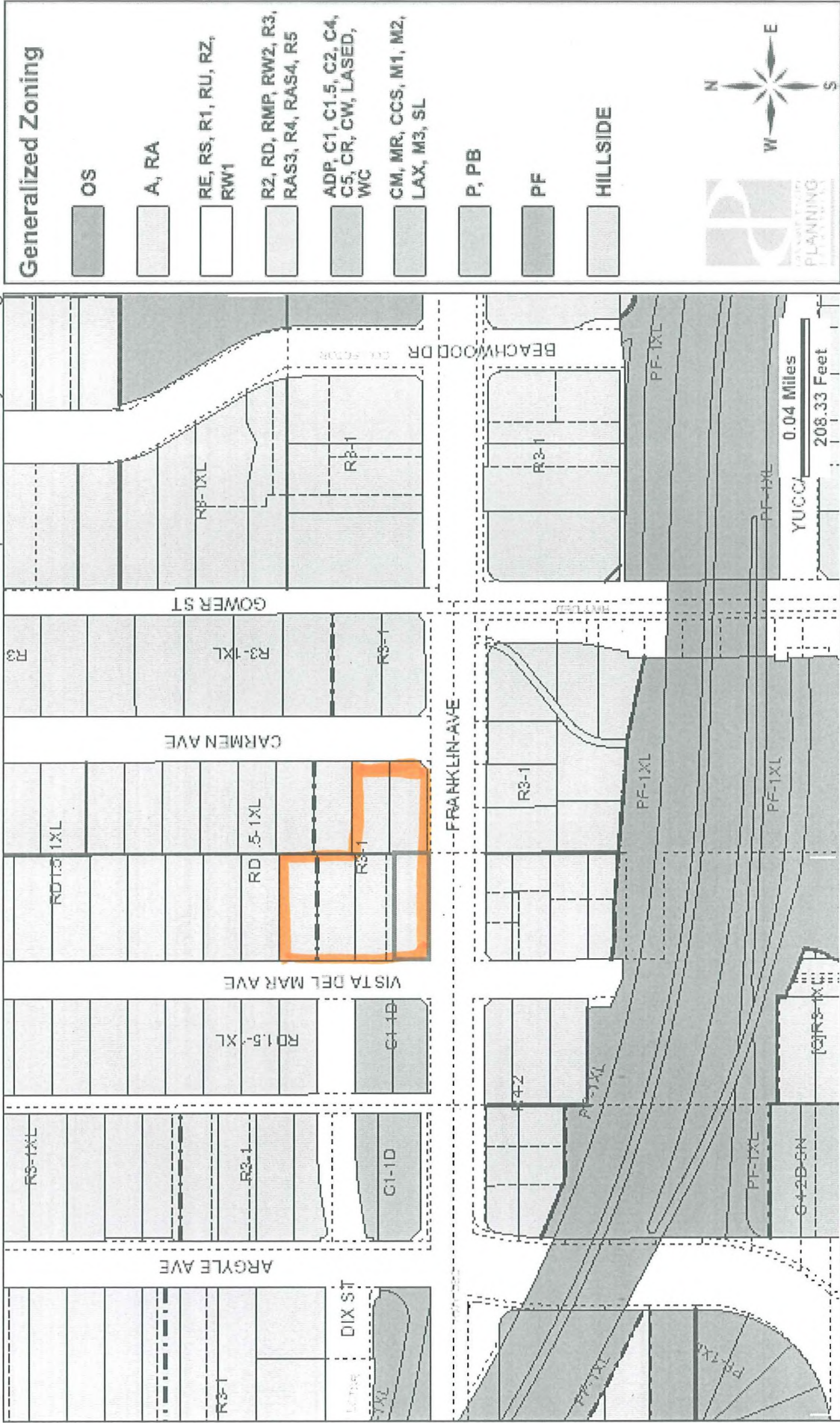
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VARIES

ZIMAS PUBLIC

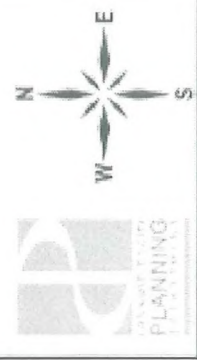
10/11/2010

City of Los Angeles
Department of City Planning



Generalized Zoning

- OS
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS3, R4, RAS4, R5
- ADP, C1, C1.5, C2, C4, C5, CR, CW, LASED, WC
- CM, MR, CCS, M1, M2, LAX, M3, SL
- P, PB
- PF
- HILLSIDE



Address: 6141 W FRANKLIN AVE
 APN: 5586007025
 PIN #: 150A189 174

Tract: INGLESIDE TRACT
 Block: None
 Lot: FR 1
 Arb: None

Zoning: R3-1
 General Plan: Medium Residential



6141 FRANKLIN AVE LOS ANGELES 90028



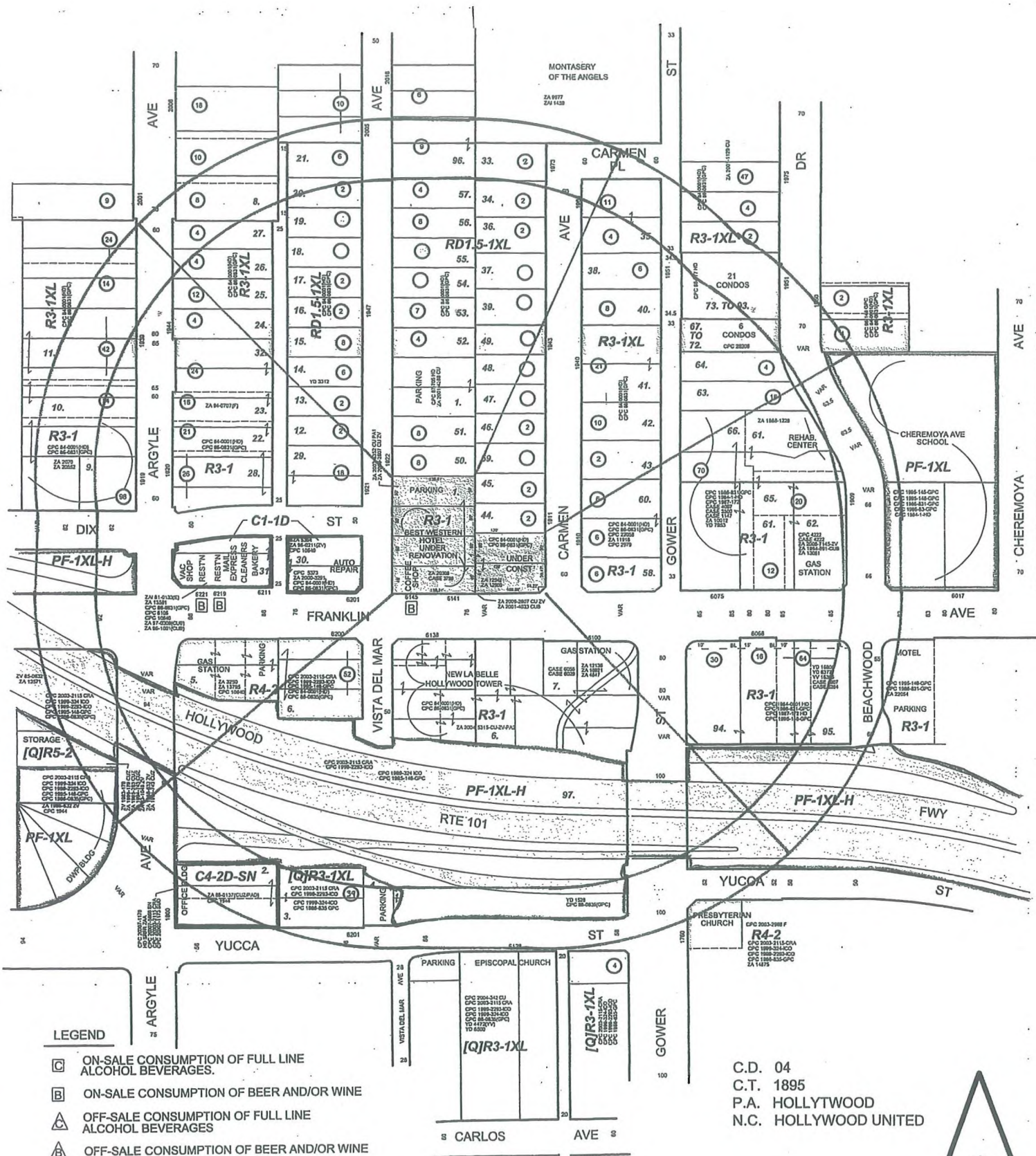
Google

©2010

Eye alt: 1130 ft

34°06'19.93" N 118°19'23.92" W elev: 445 ft

Imagery Date: Nov 15, 2009



LEGEND

- ☐ ON-SALE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES.
- ☐ ON-SALE CONSUMPTION OF BEER AND/OR WINE
- △ OFF-SALE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES
- △ OFF-SALE CONSUMPTION OF BEER AND/OR WINE

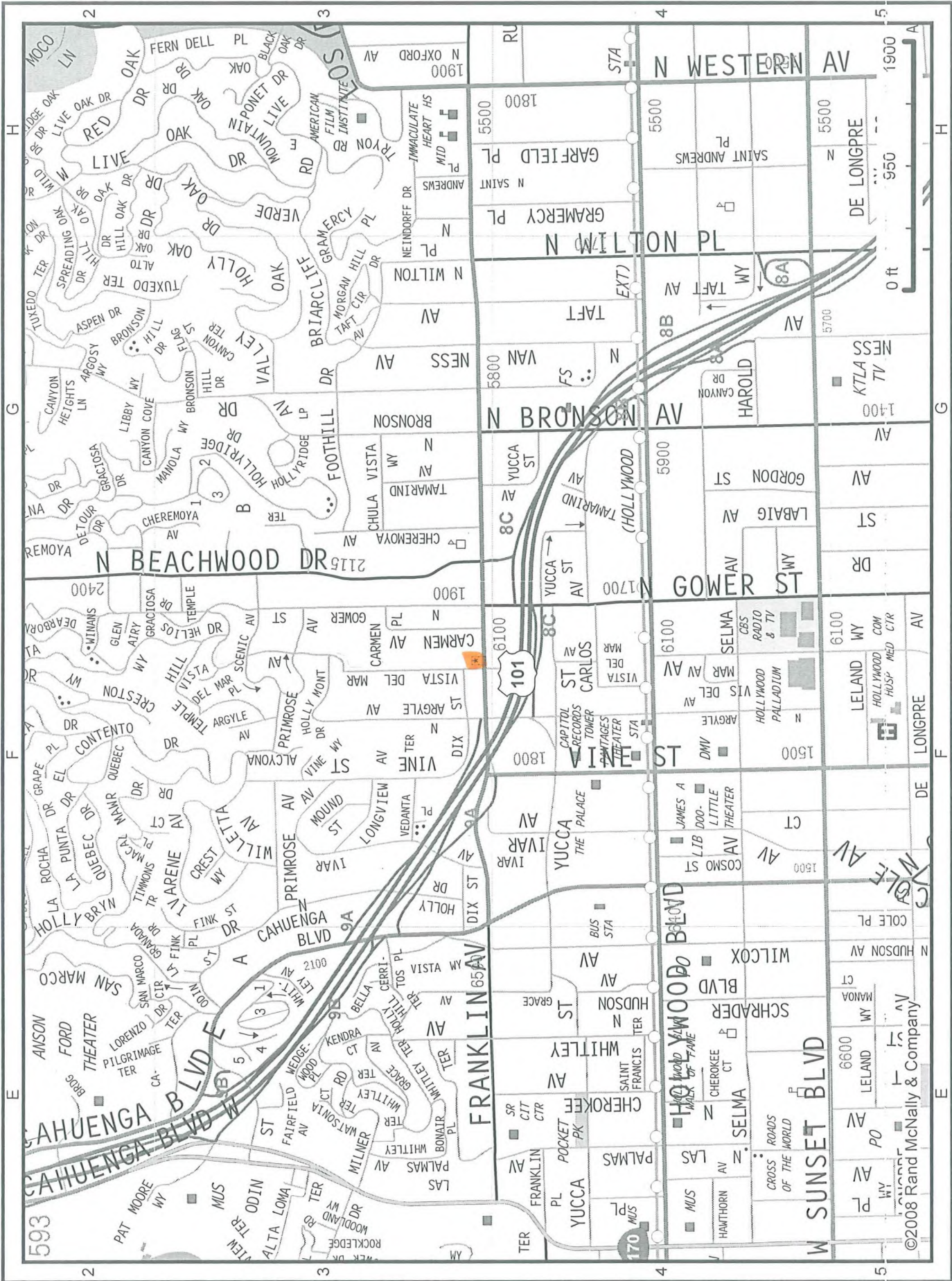
- C.D. 04
- C.T. 1895
- P.A. HOLLYWOOD
- N.C. HOLLYWOOD UNITED



NET AC. 0.59

CONDITIONAL USE- ALCOHOL BEVERAGE

<p>RADIUS MAPS ETC</p> <p>3544 PORTOLA AVENUE LOS ANGELES CA 90032 TEL/FAX: (323) 221-4555 radiusedtc@sbcglobal.net</p>	<p>SITE LOCATION: BEST WESTERN HOLLYWOOD HILLS HOTEL 6141 FRANKLIN AVENUE LOS ANGELES CA 90028</p> <p>LEGAL DESCRIPTION: LOTS 1,3,5 AND 7, INGLESIDE TRACT, M.B.5-79 & LOTS 1 AND 2, CARMEN TRACT, M.B.15-159.</p>	<p>CASE NO.:</p> <p>DATE: 10 - 11 - 2010 SCALE: 1" = 100' USES: FIELD D.M.: 150 A 189 T.B. PAGE: 593 GRID: F-3 APN: 5586-007-016,028,045</p>
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* SITE: 6141 Franklin Ave, Los Angeles, CA 90028, 593 - F3

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1.



2.



3.



4.



5.



6.



7.



8.



9.



10.



11.



12.



13.



14.

