

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:	
ZA-2023-4977-CUB-1A	ENV-2023-4978-CE-1A	13	
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:	
ZA-2023-4977-CUB; ENV-2023-4978; DIR-2019-2593-TOC-SPR <input type="checkbox"/> N/A	 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input checked="" type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)	
PROJECT ADDRESS / LOCATION:			
1522-1538 North Cassil Place			
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:	
Lawrence Bond, Bond Companies	310-696-2059	wmort@bondcompanies.com	
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:	
Brett Engstrom, LiquorLicense.com	626-993-7350	brett@liquorlicense.com	
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:	
Casey Maddren, Citizens for a Better Los Angeles	323-462-7804	cblcontact@gmail.com	
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:	
<input checked="" type="checkbox"/> N/A			
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:	
Stephanie Escobar	213-978-1492	stephanie.escobar@lacity.org	
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):			
ENV-2023-4978-CE-1A (CEQA Class 32 Categorical Exemption)			
FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)			
Conditional Use (CU) <input type="checkbox"/> N/A			
ITEMS APPEALED:			
ENV-2023-4978-CE-1A (CEQA Class 32 Categorical Exemption)			
ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input checked="" type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>		

<input type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mailing List (both Word and PDF)	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Interested Parties List	<input type="checkbox"/>	<input type="checkbox"/> Other:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input type="checkbox"/> Other:	<input type="checkbox"/>		

NOTES / INSTRUCTIONS:

☒ N/A

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input checked="" type="checkbox"/> 24 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Adjacent/Abutting <input type="checkbox"/> 100' radius <input type="checkbox"/> 300' radius <input type="checkbox"/> 500' radius <input type="checkbox"/> Neighborhood Council <input type="checkbox"/> Interested Parties <input checked="" type="checkbox"/> Other: [Appellant]	<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input type="checkbox"/> 24 days <input checked="" type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]

FISCAL IMPACT STATEMENT:

☐ Yes

☒ No

*If determination states administrative costs are recovered through fees, indicate "Yes."

PLANNING COMMISSION:

<input type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input checked="" type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission
PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
June 11, 2024	3 – 0
LAST DAY TO APPEAL:	DATE APPEALED:
July 12, 2024	July 8, 2024

COUNCIL TIME TO ACT:	TIME TO ACT START:
<input type="checkbox"/> 30 days <input type="checkbox"/> 45 days <input type="checkbox"/> 60 days <input checked="" type="checkbox"/> 75 days <input type="checkbox"/> 90 days <input type="checkbox"/> 120 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> Appeal Filing Date <input type="checkbox"/> Received by Clerk <input type="checkbox"/> Last Day to Appeal <input type="checkbox"/> N/A / None <input checked="" type="checkbox"/> Other: [Decision Letter Date]
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission Executive Assistant II	July 16, 2024



CENTRAL AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **JUN 27 2024**

Case No.: **ZA-2023-4977-CUB-1A**
CEQA: ENV-2023-4978-CE
Plan Area: Hollywood
Related Case: DIR-2019-2593-TOC-SPR

Council District: 13 – Soto-Martinez

Project Site: 1522 – 1538 North Cassil Place
Applicant: Inspire Hollywood Propco, LLC
Representative: Brett Engstrom, LiquorLicense.com
Appellant: Casey Maddren, Citizens for a Better Los Angeles

At its meeting of **June 11, 2024**, the Central Los Angeles Area Planning Commission took the actions below in conjunction with the following Project:

A Conditional Use permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a private residents' club within a new mixed-use development previously approved under Case No. DIR-2019-2593-TOC-SPR. The sale of alcoholic beverages will be located within a 769 square-foot club room located on the fourth floor with eight interior seats and four exterior seats within a 804 square-foot outdoor deck as well as an additional 584 square foot club room located on the eighth floor with 11 interior seats and 76 exterior seats within a 2,060 square foot outdoor deck. The proposed hours of operation are from 9:00 a.m. to 12:00 a.m. (midnight) daily with alcoholic beverage service restricted to tenants and their guests only.

1. **Determined**, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2, applies;
2. **Granted** the appeal in part and **denied** the appeal in part, **sustained** the Zoning Administrator's Determination dated February 29, 2024;
3. **Approved**, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code, a Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a private residents club within a residential mixed-use development in the C4 Zone;
4. **Adopted** the attached Modified Conditions of Approval; and
5. **Adopted** the attached Amended Findings.

The vote proceeded as follows:

Moved: Kang
Second: Geaga
Ayes: Lawrence
Absent: DelGado, Stromberg

Vote: 3 – 0



Cecilia Lamas, Commission Executive Assistant II
Central Area Planning Commission

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

Effective Date/Appeals: The decision of the Central Area Planning Commission is not further appealable and shall become final upon the mailing of this determination letter.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable and the decision is final.**

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

Attachments: Modified Conditions of Approval, Amended Findings, Appeal Filing Procedures (CEQA)

cc: Henry Chu, Associate Zoning Administrator
Stephanie Escobar, City Planning Associate

CONDITIONS OF APPROVAL

(As Modified by the Central Area Planning Commission at its meeting on June 11, 2024)

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Zoning Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.
7. Authorized herein is the on-site sale and dispensing of a full-line of alcoholic beverages in conjunction with a private residents club areas located within a) a 769 square-foot club room and 804 square-foot outdoor deck on the 4th floor, and b) a 584 square-foot club room and a 2,060 square-foot outdoor deck on the 8th floor of a mixed-use development. The grant shall be subject to the following limitations:
 - a. The hours of operation for residents and their guests shall be limited to 9:00 a.m. to 10:00 p.m., daily. The identified residents club areas are not open

to the general public. Guests shall be required to check-in to enter the premises.

- b. Indoor seating shall be limited to a maximum of 8 seats within the 769 square-foot indoor club room on the 4th floor, and 11 seats within the 584 square-foot indoor club room on the 8th floor. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
 - c. Outdoor seating shall be limited to a maximum of 4 seats within the 804 square-foot outdoor club deck area on the 4th floor, and 76 seats within the 2,060 square-foot outdoor club deck area of the 8th floor. The final number of seats and their location may be modified by said agency to meet accessibility and existing requirements. A copy of the building permit shall be provided to the Department of City Planning prior to the effectuation of this grant.
 8. After hour use shall be prohibited, except routine clean-up.
 9. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
 10. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
 11. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
 12. **Complaint Log.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
 - a. Ground floor entry, visible to pedestrians
 - b. Customer service desk, front desk or near the reception area.
- Complaints shall be responded to within 24-hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.
13. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training

- program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
14. The applicant shall be responsible for monitoring both patron/residents/residents' guests and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
 15. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
 16. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.
 17. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, or the Department of Building and Safety. The on-site Manager and employees shall be knowledgeable of the conditions herein.
 18. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris or litter.
 19. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual, including all guests of the residents in the residents club areas, and shall be installed on at each point-of-sales location or prior to the issuance of any swipe card. This device shall be maintained in operational condition and all employees shall be instructed in its use.
 20. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in

conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.

21. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.
22. Any music, sound or noise which is under control of the applicant shall not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.
23. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.
24. Any outdoor speakers shall be oriented towards the subject building and away from abutting uses or the public right-of-way. All outdoor ambient music shall cease by 10:00 p.m., daily.
25. A minimum of one staff person shall be present at all times at either the fourth floor or eighth floor residents club areas where and when alcohol is sold and dispensed. In no event shall both floors operate to sell and dispense alcohol concurrently.

ADMINISTRATIVE CONDITIONS

26. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
27. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per L.A.M.C Section 19.01-E,3 - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations and Section 19.04 - Miscellaneous ZA Sign Offs shall be paid to the City.
 - a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.

The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.

28. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement or number of seats of the new operation.
29. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon his/her initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-E, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

INDEMNIFICATION AND REIMBURSTMENT OF LITIGATION COSTS

30. Applicant shall do the following:
 - a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack,

- challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgements or awards against the City (including an award of attorney's fees), damages, and /or settlement costs.
 - c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from the responsibility to reimburse the City pursuant to the requirement in paragraph (b).
 - d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
 - e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of this action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

FINDINGS

(As Amended by the Central Area Planning Commission at its meeting on June 11, 2024)

CONDITIONAL USE FINDINGS

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The Conditional Use allows the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a private residents club areas of the 4th and 8th floor of a mixed-use development previously approved under Case No. DIR-2019-2593-TOC-SPR. According to the applicant, a majority of the units are leased on a yearly basis. Of the total number of units, 25 units are furnished and set aside for short-term rentals to corporate clients. The shortest length of stay is 30 days. The operator does not allow Airbnb on the site.

The sale of alcoholic beverages for on-site consumption will be located within 1) a 769 square-foot club room located on the fourth floor with eight interior seats and four exterior seats within a 804 square foot outdoor deck as well as 2) a 584 square-foot club room located on the eighth floor with 11 interior seats and 76 exterior seats within a 2,060 square foot outdoor deck. Proposed hours of operation are from 9:00 a.m. to 12:00 a.m., daily. Alcoholic beverage service will be restricted to tenants and their guests only and will not be made available to the public. Residents and their guests will consume their beverages on-site. The residents club will not operate as a restaurant, bar, and nightclub, and will only serve as an amenity for residents and their guests of the subject building.

At the June 11, 2024 Central Area Planning Commission ("Planning Commission") meeting, the Planning Commission modified the hours of operation to 9:00 a.m. to 10 p.m., daily. In addition, the Planning Commission added a condition requiring a minimum of one staff person be present when and where alcohol is sold and dispensed, and reduced the intensity of the use by regulating the project so that in no event shall the fourth floor and eighth floor operate to sell and dispense alcohol concurrently. The Planning Commission took such action as a result of the evidence of the area's high concentration of alcohol in the area (see Finding No. 5) and the presence and concern of families in the 200-unit residential development. They also expressed concern for the availability of alcohol around minors through the applicant's proposed tap card with Personal Identification Number code system. The Commission determined that with the presence of an employee at either of the fourth or eighth floor, when alcohol is sold and dispensed, and the reduction of hours, their concerns would be addressed.

A variety of commercial uses are an intrinsic part of the service amenities necessary for the conservation, development, and success of a vibrant

neighborhood. Alcoholic beverage service is a complementary amenity that will allow tenants and their guests to enjoy the service of a full-line of alcoholic beverages within their very own housing development. Additionally, the sale of alcoholic beverages within the subject building will provide a convenient amenity to residents and their guests. Residents will not need to walk or drive outside of the building to a market or liquor store for such service. They could go to these levels and purchase an alcoholic beverage to be consumed within these amenity areas of the building. The general public will not be served.

The site currently operates as a long term residence. This amenity will be ancillary to the residential use, and with the subject conditions, the project will continue to be compatible with the surrounding commercial uses. Alcohol will not be sold to the general public, and the areas where alcohol will be sold and dispensed will be wholly confined within the subject building. The proposed sale of a full-line of alcoholic beverages within a new mixed-use residential building will offer a convenient service for residents and their guests who would like to purchase alcoholic beverages within their building. The feature will allow for the long term residence building to be a more attractive and viable option for long term residence considerations and will not create a disturbance to abutting uses or the public right-of-way.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The subject property is a flat, rectangular, 28,686 square-foot lot comprised of four continuous parcels with a frontage of 202 feet along Cassil Place. The subject property is located within the Hollywood Community Plan Area with a land use designation of Regional Center Commercial. The building was approved and developed under Case No. DIR-2019-2593-TOC-SPR with seven residential levels above one level of ground floor parking and commercial use and three levels of subterranean parking. The project was approved for 45 two-bedroom units, 82 studios, and 73 one-bedroom units, 1,249 square feet of commercial space and a total of 15,000 square feet of open space for residents.

Surrounding land uses are within commercial zones and are generally developed with residential, office and other commercial structures. Properties to the north, adjacent to the subject property are zoned C4-2D with a land use designation of Regional Center Commercial and developed with two-story residential buildings. Properties to the east, abutting the subject property, are zoned C4-2D with a land use designation of Regional Center Commercial and developed with the Hollywood YMCA and a parking facility. Properties to the south are zoned C4-2D with a land use designation of Regional Center Commercial and developed with one and two-story residential buildings. Properties to the west, across Cassil Place, are zoned

C4-2D with a land use designation of Regional Center Commercial and developed with the Blessed Sacrament School.

The Conditional Use allows the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a private residents club within a new mixed-use development. The sale of alcoholic beverages will be located within a 769 square-foot club room located on the fourth floor with eight (8) interior seats and four (4) exterior seats within a 804 square-foot outdoor deck as well as an additional 584 square-foot club room located on the eighth floor with 11 interior seats and 76 exterior seats within a 2,060 square-foot outdoor deck. Proposed hours of operation are from 9:00 a.m. to 12:00 a.m., daily, and alcoholic beverage service will be restricted to tenants and their guests only.

According to the applicant, alcohol will be sold and dispensed to residents through a swipe card and from employees subject to the regulations of the State Department of Alcoholic Beverage Control. The applicant will utilize a device that reads the card and dispenses beer and wine through a tap, and cocktails through sealed pre-mixed container via an automated cooler system offered by staff on busier times of the day. The applicant will have the ability to control to whom and how much can be dispensed through the regulations of the State Department of Alcoholic Beverage Control. The applicant proposed that employees will not be stationed by the taps at all times. However, they will walk throughout the property and will be instructed to monitor the areas where alcohol is sold and consumed. Guests of residents will be required to check in and be identified at the lobby area. Guests may also be served, but will be required to be accompanied by the resident since the swipe card will only be assigned to the resident.

There will be no live entertainment and no patron dancing on the premises. There will be speakers within the outdoor patios that will play background ambient music. However, the speakers will be oriented towards the building and not towards the public right-of-way or adjacent uses. The applicant's representative has indicated that "quiet hours" will be implemented starting at 10 p.m., Sunday through Thursday, and 11 p.m., Friday and Saturday. Tenant noise and speakers will be addressed through these hours. The grant restricts any outdoor background music from playing past 10 p.m., daily. According to the applicant, the eighth floor outdoor patio will not be rented out to outside persons or entities.

The proposed private residents club with the sale and service of a full-line of alcoholic beverages for on-site consumption through the proposed system will be compatible with surrounding uses. The general public will not be served, and guests of residents will be required to provide identification and sign in at the ground floor lobby area. Additionally, the proposed private residents club will be fully contained within the premises of the mixed-use building, thus, giving tenants the opportunity to enjoy the sale of alcoholic beverages without needing to leave the subject property.

Conditions have been imposed to encourage responsible management and deter criminal activity. Such conditions include required training for the sale and dispensing of alcohol, maintaining mode and character of private residents club and safety and surveillance. There will be no dancing permitted on the premises and no live entertainment as previously stated. Nuisances, including noise, litter, loitering, graffiti removal, and public drinking, are addressed through this grant. The residents club areas will be required to be within the thresholds of the City's Noise Ordinance. In addition, in the event the outdoor areas in addition to the residents club areas become a disturbance, anyone from the public can call in to the required 24 hour hotline and submit a complaint.

At the June 11, 2024 Central Area Planning Commission ("Planning Commission") meeting, the Planning Commission modified the hours of operation to 9:00 a.m. to 10 p.m., daily. In addition, the Planning Commission added a condition requiring a minimum one staff person be present when and where alcohol is sold and dispensed, and reduced the intensity of the use by regulating the project so that in no event shall the fourth floor and eighth floor operate to sell and dispense alcohol concurrently. The Planning Commission took such action as a result of the evidence of the area's high concentration of alcohol in the area (see Finding No. 5) and the presence and concern of families in the 200-unit residential development. They also expressed concern for the availability of alcohol around minors through the applicant's proposed tap card with Personal Identification Number code system. The Commission determined that with the presence of an employee at either of the fourth or eighth floor, when alcohol is sold and dispensed, and the reduction of hours, their concerns would be addressed. The conditions have been modified through Case No. ZA-2023-4977-CUB-1A, and included as part of this grant.

Any evidence of non-compliance with these conditions will allow for the grant to be considered for a Plan Approval to review the conditions of the grant and consider public testimony. This process will allow for any modification of conditions, or lead to a hearing for revocation. As conditioned, the proposed private residents club with the sale and dispensing of a full-line of alcoholic beverages for on-site consumption will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety and the development of the community.

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

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The Land Use element of the City's General Plan divides the City into 35 Community Plans. The subject site is located within the Hollywood Community Plan with a land use designation Regional Center Commercial. The proposed private residents club with the sale of a full-line of alcoholic beverages is consistent with this zone and land use designation.

The Land Use element of the City's General Plan divides the City into 35 Community Plans. The subject site is located within the Hollywood Community Plan with a land use designation of Regional Center Commercial. The subject mixed-use development with a private resident's club and the sale and dispensing of a full-line of alcoholic beverages is consistent with this zone and land use designation. The Hollywood Community Plan text is silent in regard to alcohol sales. In such cases, the Zoning Administrator must interpret the intent of the Plan. The Hollywood Community Plan serves to address a number of issues and opportunities present in the area and recognizes the importance of retaining a viable and vibrant commercial sector. Additionally, the project is consistent with the following goals, objectives and policies of the Community Plan:

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

The project will enable a mixed-use residential building to improve their on-site amenities by providing the sale and dispensing of a full-line of alcoholic beverages for on-site consumption. Thus, the project furthers the function and identity of the commercial area of the Hollywood Community Plan area and enhances this portion of Cassil Place that is predominantly utilized for residential uses. The project offers convenience for its residents and ensures the use will not interfere with any of the surrounding uses or the public right-of-way. The project offers an amenity to the residents of the building and their guests through a monitored process with surveillance cameras as an added measure. Alcohol is an ancillary use, and will not be made available to the general public. The Planning Commission modified the hours of operation as well as added a condition regulating the operation of the fourth and eighth floors and required a staff person present during the sales and dispensing of alcohol. With the conditions, the project will operate in a compatible manner with surrounding uses.

The project does not modify the residential project but only offers an amenity to residents and their guests. The project will be consistent and compatible with other properties and uses in the surrounding area, which is a walkable and accessible. Thus, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the Community Plan.

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

The Conditional Use allows the sale and dispensing of a full-line of alcoholic beverages within proposed private residents club areas located on the fourth and eighth floors of the subject residential building. The alcohol use will not adversely affect the welfare of the community because this use will be entirely within the subject building.

With the modified conditions of approval, the project will not interfere with the surrounding uses and the public right-of-way since the general public will not be allowed entry onto the premises and no alcohol will be permitted to leave the premises. Only residents and guests will be allowed into the building, and guests will be required to sign-in with a valid form of identification.

Surrounding land uses are within commercial zones and are generally developed with residential, office and other commercial structures. Properties to the north, adjacent to the subject property are zoned C4-2D with a land use designation of Regional Center Commercial and is developed with two-story residential buildings. Properties to the east, abutting the subject property, are zoned C4-2D with a land use designation of Regional Center Commercial and developed with the Hollywood YMCA and a parking facility. Properties to the south are zoned C4-2D with a land use designation of Regional Center Commercial and developed with one and two-story residential buildings. Properties to the west, across Cassil Place, are zoned C4-2D with a land use designation of Regional Center Commercial and developed with the Blessed Sacrament School.

Conditional authorization for the sale and dispensing of a full-line of alcoholic beverages is allowed through the approval of the Zoning Administrator, subject to certain findings and conditions. Given the scope of the conditions and limitations established herein, the surrounding land uses will not be significantly impacted by the proposed use within the building.

Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring responsible management and deterrents against loitering. Even though the applicant proposes a swipe card system with a personal code, employees are still required to undergo training on the sale of alcoholic beverages, including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retainers (STAR) Program. Additionally, other conditions related to excessive noise, noise prevention, and litter will safeguard the community. Employees will be monitoring the areas to ensure there are no disturbances to other residents within the building as well as to surrounding uses.

At the June 11, 2024 Central Area Planning Commission ("Planning Commission") meeting, the Planning Commission modified the hours of operation to 9:00 a.m. to

10 p.m., daily. In addition, the Planning Commission added a condition requiring a minimum one staff person be present when and where alcohol is sold and dispensed, and reduced the intensity of the use by regulating the project so that in no event shall the fourth and eighth floor operate to sell and dispense alcohol concurrently. The Planning Commission took such action as a result of the evidence of the area's high concentration of alcohol in the area (see Finding No. 5) and the presence and concern of families in the 200-unit residential development. They also expressed concern for the availability of alcohol around minors through the applicant's proposed tap card with Personal Identification Number code system. The Commission determined that with the presence of an employee at either of the fourth or eighth floor, when alcohol is sold and dispensed, and the reduction of hours, their concerns would be addressed. Therefore, with the imposition of such conditions, the sale and dispensing of a full-line of alcoholic beverages at this location will not adversely affect the welfare of the pertinent community.

5. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the California Department of Alcoholic Beverage Control ("ABC") licensing criteria, and at the writing of this letter, one on-sale and one off-sale alcoholic beverage licenses are allocated to subject Census Tract No. 1907.01. Data provided on the ABC's License Query System indicates that there are currently 91 existing on-site and two existing off-site licenses within this Census Tract. Concentration can be undue when the addition of a license will negatively impact a neighborhood. However, concentration is not undue when the approval of a license provides a public service and benefits the community. In this case, the granting of the application will not result in undue concentration as the project provides a unique amenity for its residents, will be wholly confined within the building where access will be limited to residents and their guests, and will not disturb the surrounding community.

Additionally, the sale and dispensing of a full-line of alcoholic beverages for on-site consumption at the subject property will not result in an undue concentration of alcohol sales in the neighborhood because the sale of alcohol will be limited to residents and their guests, who will be required to sign in at the front lobby. Employee presence will be required to monitor the sale of alcohol, and the area

proposed where alcohol will be sold and dispensed will be under surveillance as well to ensure it does not spill out onto the public right-of-way. In active commercial areas where there is a demand for licenses beyond the allocated number, the ABC has recognized that high-activity retail and commercial centers are supported by a significant employee population, in addition to the increasing resident population base in the area. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. The proposed use will be contained entirely within the building with no access by the general public, so it will not disturb and interfere with the surrounding area.

According to statistics provided by the Los Angeles Police Department's Hollywood Division Unit, within the Crime Reporting District. 646, which has jurisdiction over the subject property, a total of 877 crimes and arrests were reported in 2023, including 585 for Part I Crimes and 292 Part for II Arrests, compared to the Citywide average of 162 crimes and arrests, and compared to the High Crimes average of 187 crimes for the same reporting period. Alcohol-related Part II crimes reported by LAPD include, Narcotic Drug Laws (57), Liquor Laws (2), Public Drunkenness (1), Disturbing the Peace (0), Disorderly Conduct (0), and Driving Under the Influence (9). These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

No evidence was submitted to the record establishing any link between the subject site and the area's crime rate. The statistics cover an entire district and do not pertain particularly to the subject site. The incorporation of conditions relative to the specific operation of the establishment will address and minimize any possible adverse impact on the welfare of the surrounding area, including restrictions on noise, safety and surveillance, and the presence of employees, to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. As such, approval of the request will not result in an undue concentration of licensed premises.

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

The project site is zoned for Regional Center Commercial uses and will continue to be a utilized as such with the proposed new restaurant within an existing one-story commercial building. The following sensitive uses are located within a 600-foot radius of the site:

Sensitive Uses

Blessed Sacrament Catholic Church	6657 West Sunset Boulevard
Eckankar the Path of Spiritual Freedom	6669 West Sunset Boulevard
Selma Avenue Elementary School	6611 Selma Avenue
Kings College	1555 Cassil Place
Blessed Sacrament School	6641 Sunset Boulevard
Selma Park	6567 Selma Avenue
YMCA	6567 Selma Avenue

Alcohol Uses

Mama Shelter	6516 Selma Avenue
Tommy Hollywood	6507 West Sunset Boulevard
Warwick Lounge	6523 West Sunset Boulevard
PH Day Club-Hollywood	6525 West Sunset Boulevard
Hollywood Athletic Club	6550 West Sunset Boulevard
Tocaya Modern Mexican Rest'n	6600 West Sunset Boulevard
Delicious Pizza	6601 West Sunset Boulevard
Thompson Hollywood	1541 Wilcox Avenue
Mother Wolf	1545 Wilcox Avenue

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The grant has been well conditioned, which would protect the health, safety, and welfare of the surrounding neighbors. No person from the general public can just walk into the premises. Only guests of residents may enter, and will be required to check in at the front lobby. In addition, the applicant is subject to the conditions of the State's Alcoholic Beverage Control, which would provide conditions of what and how alcohol can be sold to ensure alcohol is sold and dispensed in a responsible manner. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. All outdoor ambient music will cease by 10:00 p.m., daily. In addition, any outdoor speakers will be oriented towards the building and away from adjacent uses and public rights-of-way. Alcohol will not be sold to the general public. There will be no live entertainment and no patron dancing. Alcohol consumption would be within the 4th floor and 8th floor, and will not directly impact sensitive uses, or the public on the public right-of-way.

Additional conditions will be imposed to ensure alcohol is responsibly sold with hours of alcohol sales determined by the State. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will contribute to the neighborhood by maintaining the residential development and providing an amenity to its residents. Alcohol will be confined to

the building and will not impact the neighboring uses or public right-of-way. Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

FLOOD HAZARD FINDING

7. The National Flood Insurance Program rate maps, which are part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in a 500-year Flood Zone.



LOS ANGELES CITY PLANNING APPEAL FILING PROCEDURES

Entitlement and CEQA appeals may be filed using either the Online Application System (OAS) or in person Drop Off at DSC (Development Services Center).

Online Application System: The OAS (<https://planning.lacity.org/oas>) allows appeals to be submitted entirely electronically online; fee payment is by credit card or e-check.

Drop off at DSC: Appeals of this determination can be submitted in person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC

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

Van Nuys DSC

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

West Los Angeles DSC

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

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable Los Angeles Municipal Code provisions.

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure that DSC staff members have adequate time to review and accept the documents, and to allow appellants time to submit payment.



QR Code to Online
Appeal Filing



QR Code to Forms
for In-Person Filing