

# Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지  
Abiso ng Pagdinig sa Publiko • 公開聽證會通知  
Հանրային լսումների մասին ծանուցագիր

311

Traducción  
번역 • 翻译  
Pagsasalin  
Թարգմանություն



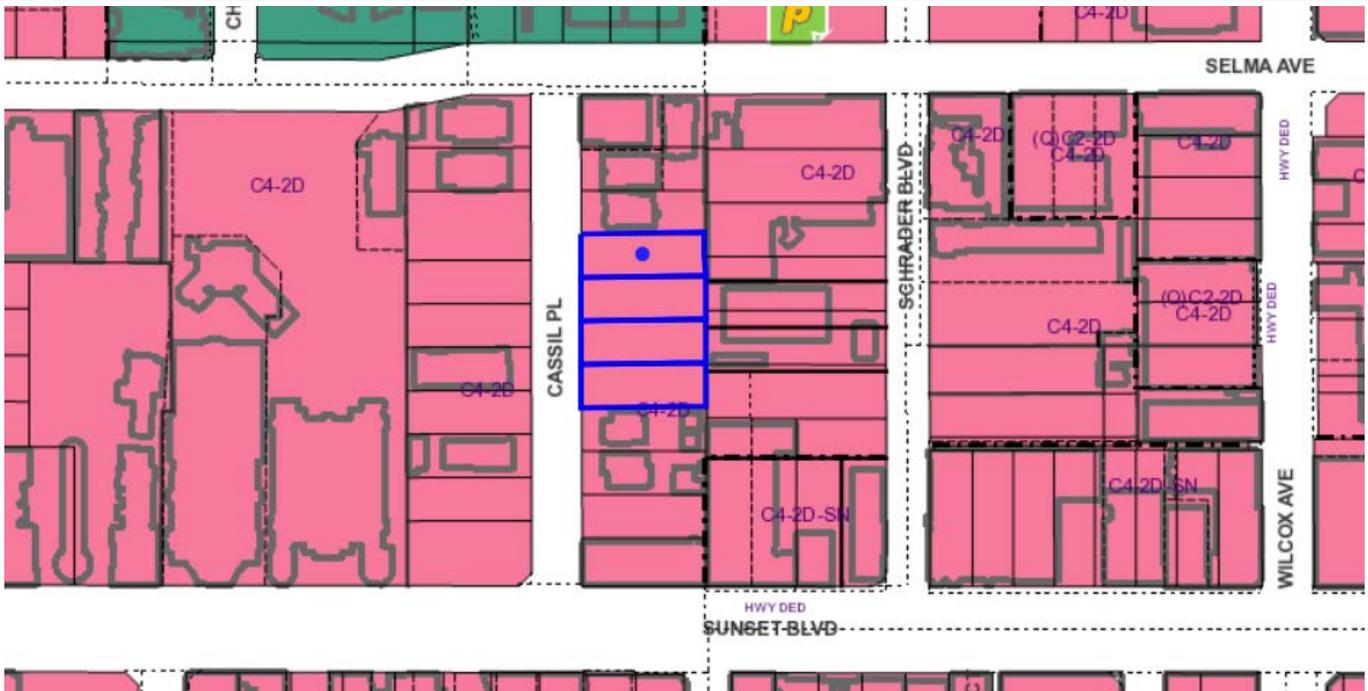
**May 28, 2024 after 4:30 pm**

Central Area Planning Commission

Los Angeles City Hall, 10th Floor, Room 1010  
200 North Spring Street  
Los Angeles, CA 90012

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information.

Please see [planning4la.org/hearings](https://planning4la.org/hearings) for the meeting agenda.



## Project Address

Sitio de Proyecto  
프로젝트 주소 • 項目地址  
Address ng Proyecto  
ծրագրի Հասցե

**1522-1538 Cassil Place  
Los Angeles, CA 90028**

## Proposed Project

Proyecto Propuesto  
프로젝트 제안 • 擬議項目  
Iminungkahing Proyekto  
Առաջարկվող ծրագիր

The proposed project involves 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 (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. (midnight) daily with alcoholic beverage service restricted to tenants and their guests only.

## Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求的事项 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

### Appeal:

Appeal of the entire Zoning Administrator's determination, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1, to approve 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 with a 769 square-foot club room with eight (8) interior seats and four (4) exterior seats located within an 804 square-foot outdoor deck on the fourth floor; and a 584 square-foot club room with 11 interior seats and 76 exterior seats located within a 2,060 square-foot outdoor deck on the eighth floor within a new mixed-use development in the C4 Zone.



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## Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

### Case Number(s):

**ZA-2023-4977-CUB-1A**

### Environmental Case Number(s):

**ENV-2023-4978-CE**

### Related Case Number(s):

**ZA-2023-4977-CUB**

### Overlay(s):

**Adaptive Reuse Incentive Areas Specific Plan**

### Zone:

**C4-2D**

### Community Plan Area:

Hollywood

### Land Use Designation:

**Regional Center Commercial**

### Assigned Staff Contact Information:

Stephanie Escobar, City Planning Associate  
Stephanie.Escobar@lacity.org  
213-978-1492  
200 North Spring Street  
Los Angeles, CA 90012 Room 763

### Council District:

**13 - Hugo Soto-Martinez**

### Appellant:

Casey Maddren  
Citizens for a Better Los Angeles  
2141 Cahuenga Boulevard, Apt. 17  
Los Angeles, CA 90068

### Applicant:

Inspire Hollywood Propco, LLC  
11601 Wilshire Boulevard, #2060  
Los Angeles, CA 90025

### Applicant Representative:

Brett Engstrom, LiquorLicense.com  
2222 Damon Street  
Los Angeles, CA 90021

### Appellant Representative:

N/A

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## Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

**General Information** - Visit our website at [planning4la.org/hearings](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

**File Review** - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before the hearing.

**Agendas And Reports** - Commission Agendas are accessible online at [planning4la.org/hearings](http://planning4la.org/hearings). Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

**Testimony And Correspondence** - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**Requirements For Submission Of Materials** - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at [planning4la.org/hearings](http://planning4la.org/hearings) and selecting the specific Commission.

**Exhaustion Of Administrative Remedies And Judicial Review** - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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.

**Accommodations** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. To request a reasonable accommodation, such as translation or interpretation, please contact the Commission Executive Assistant at (213)978-1299, the Commission Office Main Line at (213) 978-1300 or by email at [apccentral@lacity.org](mailto:apccentral@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

# **MASTER APPEAL FORM**

**WITH ATTACHMENTS**

# APPLICATIONS



## APPEAL APPLICATION Instructions and Checklist

### RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

### PURPOSE

This application is for the appeal of Los Angeles City Planning determinations, as authorized by the LAMC, as well as first-level Building and Safety Appeals.

### APPELLATE BODY

**Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.**

- Area Planning Commission (APC)       City Planning Commission (CPC)       City Council  
 Zoning Administrator (ZA)       Director of Planning (DIR)

### CASE INFORMATION

**Case Number:** ZA-2023-4977-CUB

**Project Address:** 1522-1538 North Cassil Place

**Final Date to Appeal:** March 15, 2024

### APPELLANT

**For main entitlement cases, except for Building and Safety Appeals:**

**Check all that apply.**

- Person, other than the Applicant, Owner or Operator claiming to be aggrieved  
 Representative       Property Owner       Applicant       Operator of the Use/Site

**For Building and Safety Appeals only:**

**Check all that apply.**

- Person claiming to be aggrieved by the determination made by **Building and Safety**<sup>1</sup>  
 Representative       Property Owner       Applicant       Operator of the Use/Site

<sup>1</sup> Pursuant to LAMC Section 13B.2.10.B.1 of Chapter 1A, Appellants of a Building and Safety Appeal are considered the Applicant and must provide the Noticing Requirements identified on page 4 of this form at the time of filing. Pursuant to LAMC Section 13B.10.3 of Chapter 1A, an appeal fee shall be required pursuant to LAMC Section 19.01 B.2 of Chapter 1.

**APPELLANT INFORMATION**

**Appellant Name:** Casey Maddren

**Company/Organization:** Citizens for a Better Los Angeles

**Mailing Address:** 2141 Cahuenga Blvd., Apt. 17

**City:** Los Angeles **State:** CA **Zip Code:** 90068

**Telephone:** 3234627804 **E-mail:** cblacontact@gmail.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

Self  Other: Citizens for a Better Los Angeles

Is the appeal being filed to support the original applicant's position?

YES  NO

**REPRESENTATIVE / AGENT INFORMATION**

**Representative/Agent Name (if applicable):** \_\_\_\_\_

**Company:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**JUSTIFICATION / REASON FOR APPEAL**

Is the decision being appealed in its entirety or in part?

Entire  Part

Are specific Conditions of Approval being appealed?

YES  NO

If Yes, list the Condition Number(s) here: \_\_\_\_\_

On a separate sheet provide the following:

- Reason(s) for the appeal
- Specific points at issue
- How you are aggrieved by the decision

**APPLICANT'S AFFIDAVIT**

I certify that the statements contained in this application are complete and true.

**Appellant Signature:**  **Date:** 3-11-24

## GENERAL NOTES

*A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.*

*The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.*

### THIS SECTION FOR CITY PLANNING STAFF USE ONLY

**Base Fee:** \_\_\_\_\_

**Reviewed & Accepted by (DSC Planner):** \_\_\_\_\_

**Receipt No.:** \_\_\_\_\_ **Date :** \_\_\_\_\_

Determination authority notified       Original receipt and BTC receipt (if original applicant)

## GENERAL APPEAL FILING REQUIREMENTS

If dropping off an appeal at a Development Services Center (DSC), the following items are required. See also additional instructions for specific case types. To file online, visit our [Online Application System \(OAS\)](#).

### APPEAL DOCUMENTS

#### 1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

- Appeal Application
- Justification/Reason for Appeal
- Copy of Letter of Determination (LOD) for the decision being appealed

#### 2. Electronic Copy

- Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as [individual PDFs](#) and labeled accordingly (e.g., “Appeal Form”, “Justification/Reason Statement”, or “Original Determination Letter”). No file should exceed 70 MB in size.

#### 3. Appeal Fee

- Original Applicant.* The fee charged shall be in accordance with LAMC Section 19.01 B.1(a), or a fee equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.
- Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b).

#### 4. Noticing Requirements (Applicant Appeals or Building and Safety Appeals Only)

- Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals. Appellants for BSAs are considered [Original Applicants](#).
- BTC Receipt.* Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the [Applicant](#) to City Planning’s mailing contractor (BTC).

See the Mailing Procedures Instructions (CP13-2074) for applicable requirements.

## SPECIFIC CASE TYPES

### ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

#### DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITIES (TOC)

Appeal procedures for DB/TOC cases are pursuant to LAMC Section 12.22 A.25(g) of Chapter 1.

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.
- Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

#### WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to LAMC Section 12.37 I of Chapter 1.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

#### [VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant LAMC Section 17.54 A of Chapter 1.

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

#### BUILDING AND SAFETY APPEAL

##### First Level Appeal

Procedures for an appeal of a determination by the Los Angeles Department of Building and Safety (LADBS) (i.e., Building and Safety Appeal, or BSA) are pursuant LAMC Section 13B.10.2. of Chapter 1A.

- The Appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

##### 1. Appeal Fee

- Appeal fee shall be in accordance with LAMC Section 19.01 B.2 of Chapter 1 (i.e., the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code, plus surcharges).

##### 2. Noticing Requirement

- Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable

LAMC Section(s). Original Applicants must provide noticing per LAMC Section 13B.10.2.C. of Chapter 1A. Appellants for BSAs are considered Original Applicants.

- BTC Receipt*. Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

See the Mailing Procedures Instructions (CP13-2074) for applicable requirements.

## Second Level Appeal

Procedures for a appeal of the Director's Decision on a BSA Appeal are pursuant to LAMC Section 13B.10.2.G. of Chapter 1A. The original Appellant or any other aggrieved person may file an appeal to the APC or CPC, as noted in the LOD.

### 1. Appeal Fee

- Original Applicant*. Fees shall be in accordance with the LAMC Section 19.01 B.1(a) of Chapter 1.

### 2. Noticing Requirement

- Copy of Mailing Labels*. All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per LAMC Section 13B.10.2.C of Chapter 1A. Appellants for BSAs are considered Original Applicants.
- BTC Receipt*. Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

See the Mailing Procedures Instructions (CP13-2074) for applicable requirements.

## NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to LAMC Section 12.27.1 C.4 of Chapter 1. Nuisance Abatement/Revocations cases are only appealable to the City Council.

### 1. Appeal Fee

- Applicant (Owner/Operator)*. The fee charged shall be in accordance with the LAMC Section 19.01 B.1(a) of Chapter 1.

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under LAMC Section 19.01 B.1(a) of Chapter 1 shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

- Aggrieved Party*. The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b) of Chapter 1.

# **1522-1538 North Cassil Place**

## **Appeal Justification**

**CASE NO. ZA-2023-4977-CUB**

**CEQA: ENV-2023-4978-CE**

### **Reason for the Appeal**

Citizens for a Better Los Angeles has multiple concerns about the request to serve alcohol at this so-called "residential" building, but in looking more closely at the project we have found a number of issues that alarm us. First, the city can't make the required findings to approve the liquor permit. The determination letter includes substantial errors of fact, the authors' reasoning is not based in actual fact, and the findings are not supported by the evidence. Second, in granting this permit, the city is bestowing a valuable entitlement on a developer that has not complied with local and State requirements for affordable housing in this project. Third, the developer did not disclose important features of the project during the initial approval process. Finally, there is substantial evidence that this so-called "residential" project is being converted into a resort hotel.

Members of CBLA live, work and recreate in the Hollywood area. We are impacted by the over-concentration of ABC locations, which contributes to violent crime. We are impacted by the City of LA's failure to hold developers accountable with regard to their obligations to provide affordable housing. We are impacted by the city's apparent indifference to whether developers comply with the law, allowing them to build whatever they please and operate as they like, with no consequences for those who flout the law.

### **Specific Points at Issue**

#### **The First Three Findings Appear to Be an Illegal After-the-Fact Approval of Some Project Features**

The first three findings listed under Conditional Use Findings are not required for the granting of an alcohol permit, but appear to be an after-the-fact attempt to approve some features of the project that were not previously disclosed. A review of the project's original October 11, 2019 determination letter appears to show that there are no references to "club rooms", "music" or "short-term rentals to corporate clients", yet all of these are mentioned in the first three findings.

It appears that the applicant did not disclose significant aspects of the project in the original application, and those aspects were never analyzed or approved in the original determination letter. It is illegal for City Planning to fold approval of these features into a separate action which was presented to the public as a request for a conditional use to sell alcohol.

### The Findings Necessary for the Granting of the Permit Can't Be Made

The city cannot make the findings necessary to grant the CUB.

*(1) that the proposed use will not adversely affect the welfare of the pertinent community;*

There is already an extremely high concentration of ABC locations both across Hollywood and in this census tract. Hollywood already has a higher than average share of crime, including violent crime and crimes related to public intoxication. The oversaturation of ABC locations has already impacted the area. And again, the concern is not just this permit, but the precedent it sets for the service of alcohol in residential buildings. If this is approved, no doubt owners of other residential buildings will also be asking for liquor permits.

*(2) that 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 [...]*

There is already an undue concentration of ABC locations in the area. Unfortunately, there are important factual errors in the determination letter, and the authors do not base their conclusions on facts.

On page 18, the determination letter states:

"Data provided on the ABC's License Query System indicates that there are currently one existing on-site and 50 existing off-site licenses within this Census Tract."

The numbers given are grossly inaccurate. In our January 7, 2024 letter to City Planning Associate Stephanie Escobar, we included a spreadsheet downloaded from California Alcoholic Beverage Control which shows that within this census tract there are 48 locations serving alcohol on-site, including 28 Type 47 licenses and 9 Type 48 licenses.

The determination letter also states:

“Additionally, the sale and dispensing of a full-line of alcoholic beverages for onsite consumption at the subject property will not result in an overwhelming presence of alcohol sale in the neighborhood as the quantity of active licenses in the surrounding area is significantly low.” [Emphasis added.]

“The presence of alcohol sale [...] is significantly low”??? What!? There is an extremely high concentration of establishments serving a full-line of alcohol in a single census tract, one of the highest in the city. The census tract has 28 Type 47 licenses and 9 Type 48 licenses. Having begun with inaccurate statistics regarding ABC locations, here the authors draw a conclusion that has no basis in fact.

The determination letter also states:

“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.”

This makes no sense. Even if we accept the questionable assertion that “the project provides a unique amenity for its residents”, this has nothing to do with assessing undue concentration. The applicant can’t guarantee that alcohol will be “will be wholly confined within the building” because residents will be free to buy “pre-mixed container[s]” which they can take wherever they want. And even if tenants do their drinking on site, they’ll still be able to leave the building in an intoxicated state, and there’s no way to monitor their behavior in the surrounding community.

At the bottom of page 18 we do find some very valuable statistics”

“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 1,095 crimes and arrests were reported in 2022, including 789 for Part I Crimes and 306 Part for II Arrests, compared to the Citywide average of 156 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 (49), Liquor Laws (8), Public Drunkenness (2), Disturbing the Peace (0), Disorderly Conduct (1 ), and Driving Under the Influence (21 ). 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.”

Here the determination letter makes clear that the crime rate in the area is extremely high already. It states that in Crime Reporting District. 646, there were a total of 1,095 crimes and arrests were reported in 2022, compared to the Citywide average of 156 crimes and arrests, and compared to the High Crimes average of 187 crimes for the same reporting period. **In other words, the crime rate in this reporting district is seven times higher than the Citywide average, and more than five times higher than even High Crimes areas.**

This is an extremely high crime rate, and it's astounding that the authors do not see a problem here. There are numerous studies that show the risk of violent crime increases with an increase in alcohol density, and we find it disturbing that the authors seem determined to ignore the connection. We also point to the 2014 letter written by former LAPD Chief Charlie Beck, which we submitted with our January 7, 2024 letter. Chief Beck saw a clear connection between alcohol density and crime in Hollywood, specifically noting that: "Problems include public intoxication, traffic collisions involving pedestrians, driving under the influence, assault with a deadly weapon, robberies, thefts, fights with serious injuries, shootings and rapes as well."

We remind that City that, in making its findings, the LAMC specifically instructs City Planning to consider "the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol [...])" The determination letter states that, "Alcohol-related Part II crimes reported by LAPD include, Narcotic Drug Laws (49), Liquor Laws (8), Public Drunkenness (2), Disturbing the Peace (0), Disorderly Conduct (1 ), and Driving Under the Influence (21 )" The fact that there were 49 violations of Narcotic Drug Laws, 8 violations of Liquor Laws, and 21 arrests for DUIs should be a matter of concern to the authors of the determination, but aside from reporting the numbers, the authors make no attempt to consider these statistics in making their findings.

*(3) that 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.*

There is no doubt that this will affect nearby residential areas, as the granting of this permit would set a precedent allowing owners of other residential buildings in the area to offer alcohol. This is especially concerning because of the presence of schools, churches, public playgrounds, etc., in the surrounding area.

We ask that the city grant our appeal since, based on the foregoing, it's clear that, 1) there are clear, fundamental errors of fact in the determination letter; and 2) the findings are not supported by the evidence.

Proposed Card System Could Allow Minors to Obtain Alcohol

The proposed system to give tenants cards and require them to enter a PIN to obtain alcohol is not secure. We believe this system could easily be used by minors to obtain alcohol. All an underage person would need to do would be to get access to the card and learn the PIN. Teenagers have shown a great deal of ingenuity in finding ways to obtain alcohol illegally. They could easily find ways to get around the proposed card system.

#### Insufficient Oversight of Locations Where Alcohol Is Served

The proposal for a limited number of staff to supervise areas where alcohol is being served is not sufficient. The fact that there will not always be a staff member on hand in areas where alcohol is available is a matter of serious concern.

### **ADDITIONAL ISSUES**

#### The Request for a CUB Is Piecemealing

This is piecemealing. The request for a CUB should have been included with the requests for other entitlements in this recently built project. The fact that the developer included "club rooms" in the design of the building shows that service of alcohol was likely contemplated all along. We have to ask if the developer chose to hold off on this request since it would likely have been met with opposition from the community. It also would have raised suspicions that the project was not, in fact, a residential project, but actually a resort hotel.

Also, this kind of piecemealing has become commonplace in Hollywood. To cite just a few examples: 1) The Godfrey, 1400 Cahuenga, where the developers came back to ask for a liquor license and live music after the project had been approved; 2) 1850 Cherokee, where the owners of this boutique hotel returned after the project was approved to ask for a liquor permit; 3) The Whiskey Hotel, 1717 Wilcox, where the developer recently asked for an expansion of the liquor permit, and is now also asking for the city to allow live music on the premises. This is a disturbing pattern and practice whereby the public is not allowed the opportunity to weigh all the impacts of a proposed project.

#### Failure to Disclose Aspects of Project for Environmental Review

While the project was reviewed as a Sustainable Communities project and was given the opportunity for streamlined environmental review, the developer was still required to disclose all aspects of the project, including: 1) that 25 of the units would be available as lodging for corporate travellers; 2) that alcohol would be served in "club rooms"; and 3) that music would be played on outdoor decks, creating the potential for noise that would disturb surrounding residential uses.

## This "Residential" Building is Being Converted into a Resort Hotel

It appears that the original application for a housing project at this site was deliberately misleading. A review of the project's original October 11, 2019 determination letter appears to show that there are no references to "club rooms", "music" or "short-term rentals to corporate clients", yet all of these are mentioned in the determination letter for the CUB.

We're extremely concerned about the applicant's acknowledgement that 25 units are set aside for "short term rentals to corporate clients". This project was approved under the Transit-Oriented Communities Guidelines, and the developer received a 70% density bonus for the commitment to set aside 20 units for Extremely Low Income households. We'd like to remind the city that the TOC Guidelines came about as a result of the voter-approved Measure JJJ. One of the findings that Measure JJJ was:

"As LA continues to suffer through a homeless and affordable housing crisis, we need a General Plan and zoning codes that create incentives for projects that create affordable housing and provide local jobs at the income levels needed to pay the rents found throughout the City."

Measure JJJ was approved, and the TOC Guidelines were created because voters agreed that there was a need to "create incentives for projects that create affordable housing". Voters did not approve JJJ in order to build "short-term rentals to corporate clients". Looking at the original determination letter for the project, it appears that the developer did not disclose the plan to include short-term rentals. When we add the fact that the developer is now asking for a permit to serve liquor in on-site private club rooms, and the fact that the project is operated by Sentral, a housing/hotel company, it appears that the developer illegally exploited the TOC Guidelines to get a 70% density bonus, when in fact, the developer had planned all along to build a resort hotel.

Furthermore, through a Public Records Act request filed with LAHD, we found that LAHD has only received documentation confirming that three of the 20 ELI units are occupied by qualifying households. Why aren't the other 17 units occupied by ELI households? Sentral at Inspire Hollywood has been open for about ten months, but only 15% of the required affordable housing is occupied by verified low-income households. And to add insult to injury, the owner is offering "short term rentals to corporate clients".

We also believe the project is in violation of State law. Sentral at Inspire Hollywood was approved as a Sustainable Communities Project under CA PRC Sec. 21155.1. The law states that:

*The transit priority project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for very low, low-, and moderate-income households at monthly housing costs with an affordable housing cost or affordable rent, as defined in Section 50052.5 or*

*50053 of the Health and Safety Code, respectively, for the period required by the applicable financing. [Emphasis added.]*

Please note that the law requires **both continued availability and use** of the required affordable units. By leaving 17 of the ELI units vacant, the owner is in violation of CA PRC Sec. 21155.1.

It appears that the developer has misrepresented the project, and it's clear that they have failed to honor the legal requirements of Measure JJJ and CA PRC Sec. 21155.1. And unbelievably, the City, rather than requiring the developer to fulfill their obligations under the law, is now granting the developer another valuable entitlement.

### **How We Are Aggrieved by the Decision**

Members of CBLA live, work and recreate in the Hollywood area. We are impacted by the over-concentration of ABC locations, which contributes to violent crime. We are impacted by the City of LA's failure to hold developers accountable with regard to their obligations to provide affordable housing. We are impacted by the city's apparent indifference to whether developers comply with the law, allowing them to build whatever they please and operate as they like, with no consequences for those who flout the law.

In general, CBLA is aggrieved by City Planning's failure to adhere to basic planning principles, to consider how projects will impact the community, to base their decisions on actual evidence, and to follow State and local law.

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CALIFORNIA



KAREN BASS  
MAYOR

LOS ANGELES DEPARTMENT  
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LISA M. WEBBER, AICP  
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Decision Date: February 29, 2024

Last Day to Appeal Decision: March 15, 2024

Lawrence Bond (A)  
Bond Companies  
11601 Wilshire Boulevard, #2060  
Los Angeles, CA 90025

Inspire Hollywood Propco, LLC (O)  
11601 Wilshire Boulevard, #2060  
Los Angeles, CA 90025

Brett Engstrom (R)  
LiquorLicense.com  
2222 Damon Street  
Los Angeles, CA 90021

CASE NO. ZA-2023-4977-CUB  
CONDITIONAL USE  
1522-1538 North Cassil Place  
Hollywood Community Plan  
Zone : C4-2D  
D.M. : 147A185, 147A187  
C.D. : 13  
CEQA: ENV-2023-4978-CE  
Legal Description: Rawlings-Lounsbery  
Tract; Lots 4-7

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

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 there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

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

a Conditional Use to allow the continued 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,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan 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 4<sup>th</sup> floor, and b) a 584 square-foot club room and a 2,060 square-foot outdoor deck on the 8<sup>th</sup> 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 12:00 a.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 4<sup>th</sup> floor, and 11 seats within the 584 square-foot indoor club room on the 8<sup>th</sup> 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 804 square-foot outdoor club deck area on the 4<sup>th</sup> floor, and 76 seats within the 2,060 square-foot outdoor club deck area of the 8<sup>th</sup> 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.

#### **ADMINISTRATIVE CONDITIONS**

25. **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.
26. **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.

27. 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.

28. 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**

29. 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.

### **OBSERVANCE OF CONDITIONS – TIME LIMIT – LAPSE OF PRIVILEGES**

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within a said time and carried on diligently to completion, the authorization shall terminate and become void.

### **TRANSFERABILITY**

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

## **VIOLATIONS OF THESE CONDITIONS A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

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

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

### **FINDINGS OF FACT**

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on October 26, 2022 all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use plan approval under the provisions of Section 12.24-W have been established by the following facts:

### **BACKGROUND**

The proposed project involves 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 resident's club located within a new mixed-use residential 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 of the building consisting of 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 consisting of 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. The applicant intends to provide an amenity for its residents within the residents club areas.

On October 11, 2019, the Director of Planning approved the construction, use, and maintenance of a new, eight-story, 107,012 square-foot mixed-use building with 200 dwelling units, including 20 dwelling units set aside for Extremely Low-Income Households (or 10% of the proposed density). The building is developed with seven (7) residential levels above one (1) level of ground floor parking and commercial use and three (3) levels of subterranean parking. The project includes 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.

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 and is currently developed with the eight-story mixed-use development.

The subject property is also located within the Hollywood Plan Area with a land use designation of Regional Center Commercial with corresponding HI, CM, and P Zones. The project site is zoned C4-2D which is consistent with the existing land use designation. The project is also located within the Redevelopment Project Area: Hollywood, a Transit Priority Area in the City of Los Angeles, a State Enterprise Zone: Los Angeles, a Revised Hollywood Community Plan Injunction, a Local Emergency Temporary Regulations – Time Limits and Parking Relief and the Adaptive Reuse Incentive Areas Specific Plan. Additionally, the project site is located within an Urban Agriculture Incentive Zone, Outside Flood Zone and is located 0.88 kilometers from the Hollywood Fault.

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 the Blessed Sacrament School.

## **STREETS**

Cassil Place, adjoining the property to the north, is designated as a Local Street - Standard, with a right of way width of 60 feet and a roadway width of 36 feet.

## **Previous Cases, Affidavits, Permits, and Orders on the Applicants Property:**

Case No: DIR-2019-2593-SPR-TOC: On October 11, 2019, the Director of Planning approved the construction, use, and maintenance of a new, eight-story, 107,012 square-foot mixed-use building with 200 dwelling units, including 20 dwelling units set aside for Extremely Low-Income Households (or 10% of the proposed density). The building will be constructed with seven (7) residential levels above one (1) level of ground floor parking and commercial use and three (3) levels of subterranean parking. The project includes 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, located at the subject property.

## **Previous Cases, Affidavits, Permits, and Orders on Surrounding Properties (since 2010):**

There are no relevant surrounding cases within 1,000 feet from the subject property.

## **PUBLIC CORRESPONDENCE**

On January 7, 2024 a letter was received in opposition of the proposed project from Casey Maddren on behalf of the Citizens for a Better Los Angeles. The letter contested that there is no need for a full-line of alcoholic beverages in a residential building, the project is setting a precedent for service of alcohol in other residential buildings, the Hollywood neighborhood is already oversaturated with alcohol licenses, the findings cannot be made to grant the conditional use and that the subject request is a form of piecemealing.

## **PUBLIC HEARING**

A public hearing was held before the Zoning Administrator on January 9, 2024, at 9:30 a.m. Due to COVID-19 and continued concerns that meeting in person would present imminent risks to the health and safety of the attendees, the hearing was conducted entirely by Zoom teleconference. The hearing was attended by the applicant's representative, Brett Engstrom, and members of the community.

Mr. Engstrom made the following statements:

- The building is located at 1530 Cassil Place. It is known as Inspire, which is an 8,000 square-foot residential development.
- Site is zoned C4-2D and has a Regional Center Commercial land use designation.
- There are 230 parking spaces on-site. There will be four employees during the day time and two at night time.
- Those entering the building must go through the lobby and concierge.
- There will be many cameras all throughout the site and building.
- There will be a private tenants' club within the building.
- The applicant will obtain an ABC Type 57 license, which involves the sale of alcohol to tenants and invited guests for on-site consumption.
- The private club areas will be within the 4<sup>th</sup> and 8<sup>th</sup> floors, and will have daily hours of operation of 9 a.m. to 12 a.m.
- There is a proposed card system, where there will be a predetermined amount that limits how much to buy. Cardholders will be the residents, and they will be required to enter a PIN for each use of the card for purchases.
- This will limit the amount of each pour, and can be adjusted.
- Central Hollywood Neighborhood Council issued a letter of support on November 27, 2023.
- Council District 13 was presented the project. Emma Howard noted the speakers on the top deck, and asked that they be oriented back towards the property. She also inquired if the 8<sup>th</sup> floor outdoor area was counted as open space.
- The club areas will be open to the tenants.
- The sale of alcohol is not intended as a business or income venture. This will be a unique amenity to bring in new tenants.

During the public comment portion of the public hearing, three people provided public testimony.

The first speaker, David Carrera, stated he does not understand what they applicant is trying to do. He stated concern for a precedent for CUBs for private clubs. Other clubs have different ABC clubs. This is a threat to the community with the outdoor component of the project. This will not operate by the Noise Ordinance. The Godfrey Hotel is a frequent problem. Enforcement is an issue. If the operator owner is in charge of enforcement, will there be any conditions will ensure enforcement? He asked to look at the 2019 approval. This was supposed to be affordable housing. Today, their website shows they allow 7-day stays, which is shown on their website. There are issues of no hearing notice of this meeting at the location. He also asked to keep the record open. Hollywood is in decay because of alcohol.

The second speaker, Doug Haines, asked how can this project be enforced. There is a concern for the rooftop. This is not an apartment building. The applicant is motivated by making money and not the welfare of guests. The idea that you can control all this by the applicant is ridiculous. People who stay here are here to party with their seven day stays.

The third speaker, Shawn Griffin, stated he lives near the project site. He is concerned of the rooftop. Music blows into his unit, and he can feel the DJ in his unit. The project site is on a hill and music flows down. People will come to party. The police have not been able to control these issues. There is crime in Hollywood that is 145 percent higher than the average. We can't depend on the police. We can hear people talking loudly. He stated he lives on Leland Way behind the Scientology museum.

At the conclusion of the hearing, the representative requested the case be taken under advisement to respond to questions of the occupancy of the mentioned areas. Also, he stated ABC has access during any time of the operation. He would also look into the dispensing component of the operation.

The Zoning Administrator stated he would keep the record open until January 23, 2024. In response to correspondence requested, the applicant's representative provide the following information from January 23 to February 14:

- *Self Service: The ABC is aware of the swipe card mechanism and does not consider it self-service.*
- *Length of stay: A majority of the units are leased on a yearly basis. 25 units are furnished and set aside for short-term rentals to corporate clients. The shortest length of stay is 30 days, however the average stay is 4-5 months. No airbnb is allowed.*
- *Speakers on roof: There are speakers on the roof, but they are aimed back into the property to avoid noise escaping into the neighborhood. Management maintains control of the speakers.*
- *Use of Rooftop: Rooftop is open for use of all tenants. No one is required to purchase alcoholic beverages at any time. The rooftop will not be rented out to outside persons or entities.*
- *Rooftop noise: There is a quiet time for rooftop use; 10pm Sunday through Thursday and 11pm Friday and Saturday. This includes speakers and tenant noise.*
- *No entertainment or dancing is requested or proposed.*

*The property will operate as a standard residential property, not as a short-term rental property. In regards to rooftop parties, the main focus and income revenue is based on the residential uses.*

*Anything that disrupts that will not be tolerated and addressed immediately. Alcohol sales are not meant as an income source, but as an added amenity to their on-site tenants.*

- Is it for all types of full line of alcohol or will it be limited to specific types like beer and wine? Beer & wine will be available from an automated tap. Cocktails would be generally available as pre-mixed in containers via an automated cooler system and offered by Staff on specific occasions.*
- Will all dispensation on the premises be automated? If not, where specifically would it be automated? Dispensing will be automated for most operations, then offered by Staff on specific occasions.*
- Will there be an employee right there when a resident purchases through the automated service? If not, when will this be manned if at all? Generally on-site staff and security will not be stationed at the taps during the day, but all employees walk the property constantly and will specifically be instructed to monitor these areas during the day and will be stationed at the taps on the 4<sup>th</sup> and 8<sup>th</sup> floors during busier hours.*
- Is there an example and recent CUB of something like this? I do not have one in my files, but it is an understood process that ABC is aware of and allows. I believe Dave & Buster operations use this system.*

**CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES**

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- No "Happy Hour" type of reduced-price alcoholic beverage or "2 for 1" promotion shall be allowed at any time. Discounted food promotions are encouraged.
- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.

## **BASIS FOR CONDITIONAL USE PERMITS**

A particular type of development is subject to the conditional use plan approval process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for sale of a full line of alcoholic beverages for on-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

## **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 4<sup>th</sup> and 8<sup>th</sup> 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.

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 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 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 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. 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. During busier times, an employee will be stationed on the fourth and eight floors where alcohol is sold and dispensed. 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. 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 and commercial 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 maintains offers a desirable commercial service within an existing area designated for such uses. Alcohol is an ancillary use, and will not be made available to the general public but will be an amenity for residents and their guests through a monitored process.

The project follows an established pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding area, which is a walkable and accessible through public transit boulevard which includes a variety of industrial and commercial uses. 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 4<sup>th</sup> and 8<sup>th</sup> floors of the subject 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 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 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 taps, employees still be 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. 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, 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 one existing on-site and 50 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 overwhelming presence of alcohol sale in the neighborhood as the quantity of active licenses in the surrounding area is significantly low. 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 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 1,095 crimes and arrests were reported in 2022, including 789 for Part I Crimes and 306 Part for II Arrests, compared to the Citywide average of 156 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 (49), Liquor Laws (8), Public Drunkenness (2), Disturbing the Peace (0), Disorderly Conduct (1), and Driving Under the

Influence (21). 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 for 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 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.

- 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  
Mother Wolf

1541 Wilcox Avenue  
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 4<sup>th</sup> floor and 8<sup>th</sup> floor, and will not directly impact sensitive uses, and 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 and will serve the neighboring residents and the local employees as well as visitors. 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.

## **APPEAL PERIOD - EFFECTIVE DATE**

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. 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 the Development Services Center

(DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

**Online Application System (OAS):** The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment 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  
[planning.figcounter@lacity.org](mailto:planning.figcounter@lacity.org)

Van Nuys DSC  
(818) 374-5050  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401  
[planning.mbc2@lacity.org](mailto:planning.mbc2@lacity.org)

West Los Angeles DSC  
(CURRENTLY CLOSED)  
(310) 231-2901  
1828 Sawtelle Boulevard  
West Los Angeles, CA 90025  
[planning.westla@lacity.org](mailto:planning.westla@lacity.org)

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 LAMC provisions.

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.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](https://build.lacity.org) portal ([appointments.lacity.org](https://appointments.lacity.org)). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to  
Online Appeal  
Filing



QR Code to Forms for In-  
Person Appeal Filing



QR Code to BuildLA Appointment Portal  
for Condition Clearance

Inquiries requiring this matter shall be directed to Stephanie Escobar, Planning Staff for the Department of City Planning at (213) 978-1492.

A handwritten signature in blue ink, appearing to read 'Henry Chu', written over the typed name.

HENRY CHU  
Associate Zoning Administrator

HC:SE:nm

cc: Councilmember Hugo Soto-Martinez  
Thirteenth Council District  
Adjoining Property Owners



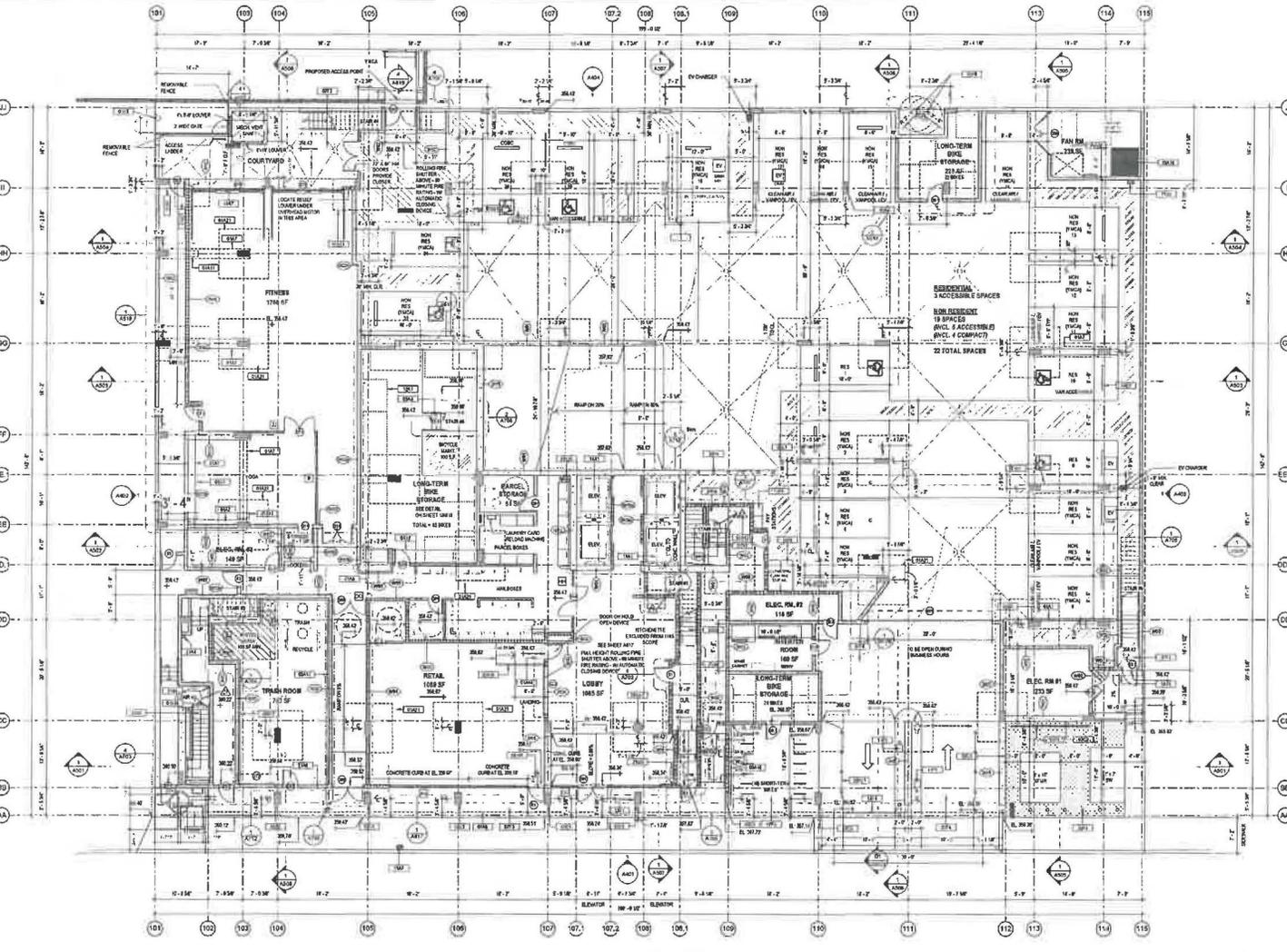
REV FOR CONSTRUCTION ONLY  
ISSUED BY THE ARCHITECT

INSPIRE | Hollywood  
1522-1538 N. CASSIL PLACE,  
LOS ANGELES CA 90028

SHEET TITLE  
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CASSIL PLACE

GROUND FLOOR  
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET 101 FOR GENERAL NOTES AND SEE PLAN NOTES FOR DETAILS OF THE DRAWING. LANDSCAPE DESIGN SHOULD BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES LANDSCAPE DESIGN ORDINANCE. SEE CITY OF LOS ANGELES WEBSITE FOR THE LATEST VERSION OF THE ORDINANCE. LANDSCAPE DESIGN SHOULD BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES LANDSCAPE DESIGN ORDINANCE. SEE CITY OF LOS ANGELES WEBSITE FOR THE LATEST VERSION OF THE ORDINANCE. LANDSCAPE DESIGN SHOULD BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES LANDSCAPE DESIGN ORDINANCE. SEE CITY OF LOS ANGELES WEBSITE FOR THE LATEST VERSION OF THE ORDINANCE.

2. CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL REINFORCEMENT. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE CITY OF LOS ANGELES CONSTRUCTION CODE. SEE CITY OF LOS ANGELES WEBSITE FOR THE LATEST VERSION OF THE CODE. CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL REINFORCEMENT. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE CITY OF LOS ANGELES CONSTRUCTION CODE. SEE CITY OF LOS ANGELES WEBSITE FOR THE LATEST VERSION OF THE CODE.

3. WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES CONSTRUCTION CODE. SEE CITY OF LOS ANGELES WEBSITE FOR THE LATEST VERSION OF THE CODE. WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES CONSTRUCTION CODE. SEE CITY OF LOS ANGELES WEBSITE FOR THE LATEST VERSION OF THE CODE. WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES CONSTRUCTION CODE. SEE CITY OF LOS ANGELES WEBSITE FOR THE LATEST VERSION OF THE CODE.

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LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for concrete wall, steel wall, masonry wall, etc.

EXHIBIT "A"  
Page N  
Case N  
2023-V-977  
RD

DATE: 1801  
07-07-2022  
SCALE: 1/8" = 1'-0"  
SHEET NO: A204











SHEET TITLE  
SEVENTH FLOOR

Table with 2 columns: Item, Description. Lists construction items for the 7th floor such as 11-12.000 CONCRETE SLAB, 11-12.010 CONCRETE PARTITION, etc.

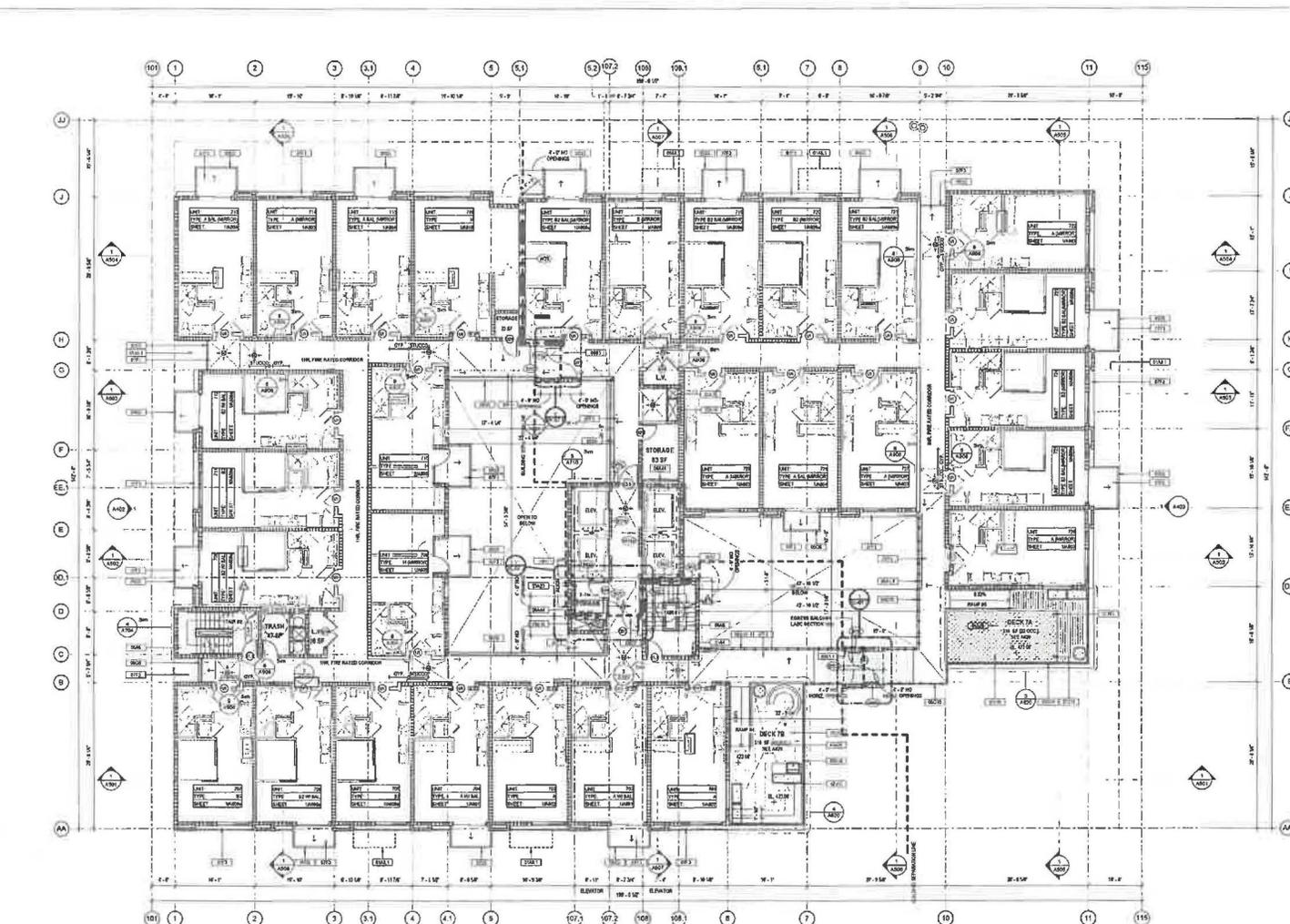
LEGEND

Legend table with 2 columns: Symbol, Description. Defines symbols for fire-rated walls, fire-rated doors, fire-rated windows, etc.

DATE: 07-07-2022  
SCALE: 1/8" = 1'-0"  
SHEET NO: A210

EXHIBIT "A"  
Paco Case  
11 of 11  
2023-4490

KEYNOTES table with 2 columns: No., Description. Lists notes for construction details like 100.1 LINE OF ROOF DRAIN BELOW TOP, 100.2 STILES OVER DRAIN FOR WEATHERING, etc.



SEVENTH FLOOR  
1/8" = 1'-0"

GENERAL NOTES

1. SEE 101 TO 105 SHEET FOR GENERAL NOTES AND SPECIFICATIONS FOR CONSTRUCTION OF THIS PROJECT. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SCHEDULED DATE AND WITHIN THE BUDGET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SCHEDULED DATE AND WITHIN THE BUDGET.

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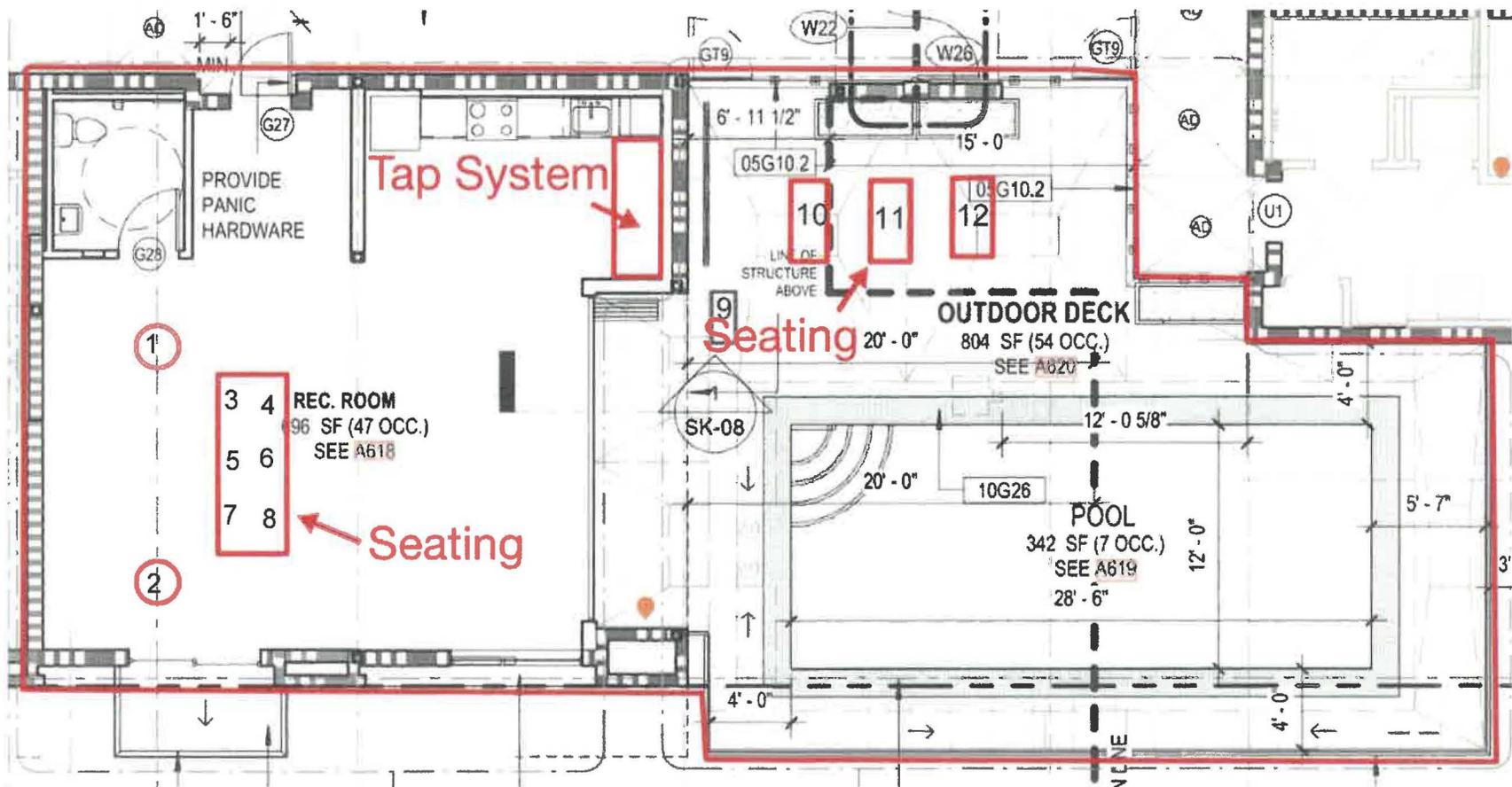
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SCHEDULED DATE AND WITHIN THE BUDGET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SCHEDULED DATE AND WITHIN THE BUDGET.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SCHEDULED DATE AND WITHIN THE BUDGET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SCHEDULED DATE AND WITHIN THE BUDGET.

DEA: IF THIS SHEET IS NOT BY DE, IT IS A REVISION.







INSPIRE HOLLYWOOD  
 1530 CASSIL PLACE  
 LOS ANGELES, CA 90028

LOTS: 4,5,6,7  
 BLOCK: NONE  
 TRACT: RAWLINGS-  
 LOUNSEBURY

APN: 5547-018-035

LOT AREA: 28,686.9 SF

ON-SITE BUILDING AREA: 107,012 SF

ON-SITE PARKING: 230 SPACES

SEATING  
 8TH FLR: 11 INTERIOR  
 76 EXTERIOR

4TH FLR: 8 INTERIOR  
 4 EXTERIOR

**EXHIBIT "A"**  
 Page No. 11 of 11  
 Case No. 2A 2023-4977  
*(Handwritten signature)*

**Applicant Copy**

Office: Downtown

Application Invoice No: 94367



\*6800194367\*

City of Los Angeles  
Department of City Planning



### City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

If you have questions about this invoice, please contact the planner assigned to this case. To identify the assigned planner, please the assigned planner, please visit <https://planning.lacity.gov/pdiscaseinfo/> and enter the Case Number.

**Payment Info: \$204.18 was paid on 03/12/2024 with receipt number 200070703940**

Applicant: Casey Maddren (Citizens for a Better Los Angeles)
Representative:
Project Address: 1532 N CASSIL PL, 90028

NOTES:

ZA-2023-4977-CUB-1A			
Item	Fee	%	Charged Fee
Appeal by Person Other Than The Applicant	\$166.00	100 %	\$166.00
<b>Case Total</b>			<b>\$166.00</b>
* Fees Subject to Surcharges			\$166.00
Fees Not Subject to Surcharges			\$0.00
Plan & Land Use Fees Total			\$0.00
Expediting Fee			\$0.00
Development Services Center Surcharge (3%)			\$4.98
City Planning Systems Development Surcharge (6%)			\$9.96
Operating Surcharge (7%)			\$11.62
General Plan Maintenance Surcharge (7%)			\$11.62

* Fees Subject to Surcharges	\$166.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$0.00
Expediting Fee	\$0.00
Development Services Center Surcharge (3%)	\$4.98
City Planning Systems Dev. Surcharge (6%)	\$9.96
Operating Surcharge (7%)	\$11.62
General Plan Maintenance Surcharge (7%)	\$11.62
Grand Total	\$204.18
Total Overpayment Amount	\$0.00
Total Paid (amount must equal sum of all checks)	\$204.18

Council District:

Plan Area:

Processed by CLAUDE GOODING on 3/12/2024

Signature:

**DETERMINATION  
LETTER**

OFFICE OF ZONING ADMINISTRATION  
200 N. SPRING STREET, ROOM 763  
LOS ANGELES, CA 90012-4801  
(213) 978-1318

ESTINEH MAILIAN  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG  
HENRY CHU  
TIM FARGO  
JONATHAN A. HERSHEY, AICP  
PHYLLIS NATHANSON  
CHARLES J. RAUSCH JR.  
CHRISTINE M. SAPONARA  
COURTNEY SHUM  
CHRISTINA TOY LEE  
JORDANN TURNER

CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
MAYOR

LOS ANGELES DEPARTMENT  
OF CITY PLANNING  
EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP  
DIRECTOR  
SHANA M.M. BONSTIN  
DEPUTY DIRECTOR  
ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR  
LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
planning.lacity.org

Decision Date: February 29, 2024

Last Day to Appeal Decision: March 15, 2024

Lawrence Bond (A)  
Bond Companies  
11601 Wilshire Boulevard, #2060  
Los Angeles, CA 90025

Inspire Hollywood Propco, LLC (O)  
11601 Wilshire Boulevard, #2060  
Los Angeles, CA 90025

Brett Engstrom (R)  
LiquorLicense.com  
2222 Damon Street  
Los Angeles, CA 90021

CASE NO. ZA-2023-4977-CUB  
CONDITIONAL USE  
1522-1538 North Cassil Place  
Hollywood Community Plan  
Zone : C4-2D  
D.M. : 147A185, 147A187  
C.D. : 13  
CEQA: ENV-2023-4978-CE  
Legal Description: Rawlings-Lounsbery  
Tract; Lots 4-7

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

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 there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

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

a Conditional Use to allow the continued 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,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan 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 4<sup>th</sup> floor, and b) a 584 square-foot club room and a 2,060 square-foot outdoor deck on the 8<sup>th</sup> 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 12:00 a.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 4<sup>th</sup> floor, and 11 seats within the 584 square-foot indoor club room on the 8<sup>th</sup> 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 804 square-foot outdoor club deck area on the 4<sup>th</sup> floor, and 76 seats within the 2,060 square-foot outdoor club deck area of the 8<sup>th</sup> 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.

#### **ADMINISTRATIVE CONDITIONS**

25. **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.
26. **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.
27. 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.

28. 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**

29. 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.

### **OBSERVANCE OF CONDITIONS – TIME LIMIT – LAPSE OF PRIVILEGES**

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within a said time and carried on diligently to completion, the authorization shall terminate and become void.

### **TRANSFERABILITY**

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

## **VIOLATIONS OF THESE CONDITIONS A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

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

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

### **FINDINGS OF FACT**

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on October 26, 2022 all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use plan approval under the provisions of Section 12.24-W have been established by the following facts:

### **BACKGROUND**

The proposed project involves 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 resident's club located within a new mixed-use residential 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 of the building consisting of 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 consisting of 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. The applicant intends to provide an amenity for its residents within the residents club areas.

On October 11, 2019, the Director of Planning approved the construction, use, and maintenance of a new, eight-story, 107,012 square-foot mixed-use building with 200 dwelling units, including 20 dwelling units set aside for Extremely Low-Income Households (or 10% of the proposed density). The building is developed with seven (7) residential levels above one (1) level of ground floor parking and commercial use and three (3) levels of subterranean parking. The project includes 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.

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 and is currently developed with the eight-story mixed-use development.

The subject property is also located within the Hollywood Plan Area with a land use designation of Regional Center Commercial with corresponding HI, CM, and P Zones. The project site is zoned C4-2D which is consistent with the existing land use designation. The project is also located within the Redevelopment Project Area: Hollywood, a Transit Priority Area in the City of Los Angeles, a State Enterprise Zone: Los Angeles, a Revised Hollywood Community Plan Injunction, a Local Emergency Temporary Regulations – Time Limits and Parking Relief and the Adaptive Reuse Incentive Areas Specific Plan. Additionally, the project site is located within an Urban Agriculture Incentive Zone, Outside Flood Zone and is located 0.88 kilometers from the Hollywood Fault.

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 the Blessed Sacrament School.

## **STREETS**

Cassil Place, adjoining the property to the north, is designated as a Local Street - Standard, with a right of way width of 60 feet and a roadway width of 36 feet.

## **Previous Cases, Affidavits, Permits, and Orders on the Applicants Property:**

Case No: DIR-2019-2593-SPR-TOC: On October 11, 2019, the Director of Planning approved the construction, use, and maintenance of a new, eight-story, 107,012 square-foot mixed-use building with 200 dwelling units, including 20 dwelling units set aside for Extremely Low-Income Households (or 10% of the proposed density). The building will be constructed with seven (7) residential levels above one (1) level of ground floor parking and commercial use and three (3) levels of subterranean parking. The project includes 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, located at the subject property.

## **Previous Cases, Affidavits, Permits, and Orders on Surrounding Properties (since 2010):**

There are no relevant surrounding cases within 1,000 feet from the subject property.

## **PUBLIC CORRESPONDENCE**

On January 7, 2024 a letter was received in opposition of the proposed project from Casey Maddren on behalf of the Citizens for a Better Los Angeles. The letter contested that there is no need for a full-line of alcoholic beverages in a residential building, the project is setting a precedent for service of alcohol in other residential buildings, the Hollywood neighborhood is already oversaturated with alcohol licenses, the findings cannot be made to grant the conditional use and that the subject request is a form of piecemealing.

## **PUBLIC HEARING**

A public hearing was held before the Zoning Administrator on January 9, 2024, at 9:30 a.m. Due to COVID-19 and continued concerns that meeting in person would present imminent risks to the health and safety of the attendees, the hearing was conducted entirely by Zoom teleconference. The hearing was attended by the applicant's representative, Brett Engstrom, and members of the community.

Mr. Engstrom made the following statements:

- The building is located at 1530 Cassil Place. It is known as Inspire, which is an 8,000 square-foot residential development.
- Site is zoned C4-2D and has a Regional Center Commercial land use designation.
- There are 230 parking spaces on-site. There will be four employees during the day time and two at night time.
- Those entering the building must go through the lobby and concierge.
- There will be many cameras all throughout the site and building.
- There will be a private tenants' club within the building.
- The applicant will obtain an ABC Type 57 license, which involves the sale of alcohol to tenants and invited guests for on-site consumption.
- The private club areas will be within the 4<sup>th</sup> and 8<sup>th</sup> floors, and will have daily hours of operation of 9 a.m. to 12 a.m.
- There is a proposed card system, where there will be a predetermined amount that limits how much to buy. Cardholders will be the residents, and they will be required to enter a PIN for each use of the card for purchases.
- This will limit the amount of each pour, and can be adjusted.
- Central Hollywood Neighborhood Council issued a letter of support on November 27, 2023.
- Council District 13 was presented the project. Emma Howard noted the speakers on the top deck, and asked that they be oriented back towards the property. She also inquired if the 8<sup>th</sup> floor outdoor area was counted as open space.
- The club areas will be open to the tenants.
- The sale of alcohol is not intended as a business or income venture. This will be a unique amenity to bring in new tenants.

During the public comment portion of the public hearing, three people provided public testimony.

The first speaker, David Carrera, stated he does not understand what they applicant is trying to do. He stated concern for a precedent for CUBs for private clubs. Other clubs have different ABC clubs. This is a threat to the community with the outdoor component of the project. This will not operate by the Noise Ordinance. The Godfrey Hotel is a frequent problem. Enforcement is an issue. If the operator owner is in charge of enforcement, will there be any conditions will ensure enforcement? He asked to look at the 2019 approval. This was supposed to be affordable housing. Today, their website shows they allow 7-day stays, which is shown on their website. There are issues of no hearing notice of this meeting at the location. He also asked to keep the record open. Hollywood is in decay because of alcohol.

The second speaker, Doug Haines, asked how can this project be enforced. There is a concern for the rooftop. This is not an apartment building. The applicant is motivated by making money and not the welfare of guests. The idea that you can control all this by the applicant is ridiculous. People who stay here are here to party with their seven day stays.

The third speaker, Shawn Griffin, stated he lives near the project site. He is concerned of the rooftop. Music blows into his unit, and he can feel the DJ in his unit. The project site is on a hill and music flows down. People will come to party. The police have not been able to control these issues. There is crime in Hollywood that is 145 percent higher than the average. We can't depend on the police. We can hear people talking loudly. He stated he lives on Leland Way behind the Scientology museum.

At the conclusion of the hearing, the representative requested the case be taken under advisement to respond to questions of the occupancy of the mentioned areas. Also, he stated ABC has access during any time of the operation. He would also look into the dispensing component of the operation.

The Zoning Administrator stated he would keep the record open until January 23, 2024. In response to correspondence requested, the applicant's representative provide the following information from January 23 to February 14:

- *Self Service: The ABC is aware of the swipe card mechanism and does not consider it self-service.*
- *Length of stay: A majority of the units are leased on a yearly basis. 25 units are furnished and set aside for short-term rentals to corporate clients. The shortest length of stay is 30 days, however the average stay is 4-5 months. No airbnb is allowed.*
- *Speakers on roof: There are speakers on the roof, but they are aimed back into the property to avoid noise escaping into the neighborhood. Management maintains control of the speakers.*
- *Use of Rooftop: Rooftop is open for use of all tenants. No one is required to purchase alcoholic beverages at any time. The rooftop will not be rented out to outside persons or entities.*
- *Rooftop noise: There is a quiet time for rooftop use; 10pm Sunday through Thursday and 11pm Friday and Saturday. This includes speakers and tenant noise.*
- *No entertainment or dancing is requested or proposed.*

*The property will operate as a standard residential property, not as a short-term rental property. In regards to rooftop parties, the main focus and income revenue is based on the residential uses.*

*Anything that disrupts that will not be tolerated and addressed immediately. Alcohol sales are not meant as an income source, but as an added amenity to their on-site tenants.*

- Is it for all types of full line of alcohol or will it be limited to specific types like beer and wine? Beer & wine will be available from an automated tap. Cocktails would be generally available as pre-mixed in containers via an automated cooler system and offered by Staff on specific occasions.*
- Will all dispensation on the premises be automated? If not, where specifically would it be automated? Dispensing will be automated for most operations, then offered by Staff on specific occasions.*
- Will there be an employee right there when a resident purchases through the automated service? If not, when will this be manned if at all? Generally on-site staff and security will not be stationed at the taps during the day, but all employees walk the property constantly and will specifically be instructed to monitor these areas during the day and will be stationed at the taps on the 4<sup>th</sup> and 8<sup>th</sup> floors during busier hours.*
- Is there an example and recent CUB of something like this? I do not have one in my files, but it is an understood process that ABC is aware of and allows. I believe Dave & Buster operations use this system.*

**CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES**

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- No "Happy Hour" type of reduced-price alcoholic beverage or "2 for 1" promotion shall be allowed at any time. Discounted food promotions are encouraged.
- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.

## **BASIS FOR CONDITIONAL USE PERMITS**

A particular type of development is subject to the conditional use plan approval process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for sale of a full line of alcoholic beverages for on-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

## **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 4<sup>th</sup> and 8<sup>th</sup> 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.

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 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 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 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. 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. During busier times, an employee will be stationed on the fourth and eight floors where alcohol is sold and dispensed. 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. 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 and commercial 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 maintains offers a desirable commercial service within an existing area designated for such uses. Alcohol is an ancillary use, and will not be made available to the general public but will be an amenity for residents and their guests through a monitored process.

The project follows an established pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding area, which is a walkable and accessible through public transit boulevard which includes a variety of industrial and commercial uses. 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 4<sup>th</sup> and 8<sup>th</sup> floors of the subject 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 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 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 taps, employees still be 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. 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, 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 one existing on-site and 50 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 overwhelming presence of alcohol sale in the neighborhood as the quantity of active licenses in the surrounding area is significantly low. 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 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 1,095 crimes and arrests were reported in 2022, including 789 for Part I Crimes and 306 Part for II Arrests, compared to the Citywide average of 156 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 (49), Liquor Laws (8), Public Drunkenness (2), Disturbing the Peace (0), Disorderly Conduct (1), and Driving Under the

Influence (21). 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 for 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 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 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  
Mother Wolf

1541 Wilcox Avenue  
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 4<sup>th</sup> floor and 8<sup>th</sup> floor, and will not directly impact sensitive uses, and 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 and will serve the neighboring residents and the local employees as well as visitors. 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.

## **APPEAL PERIOD - EFFECTIVE DATE**

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. 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 the Development Services Center

(DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

**Online Application System (OAS):** The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment 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  
[planning.figcounter@lacity.org](mailto:planning.figcounter@lacity.org)

Van Nuys DSC  
(818) 374-5050  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401  
[planning.mbc2@lacity.org](mailto:planning.mbc2@lacity.org)

West Los Angeles DSC  
(CURRENTLY CLOSED)  
(310) 231-2901  
1828 Sawtelle Boulevard  
West Los Angeles, CA 90025  
[planning.westla@lacity.org](mailto:planning.westla@lacity.org)

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 LAMC provisions.

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.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](https://build.lacity.org) portal ([appointments.lacity.org](https://appointments.lacity.org)). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to  
Online Appeal  
Filing



QR Code to Forms for In-  
Person Appeal Filing



QR Code to BuildLA Appointment Portal  
for Condition Clearance

Inquiries requiring this matter shall be directed to Stephanie Escobar, Planning Staff for the Department of City Planning at (213) 978-1492.

A handwritten signature in blue ink, appearing to read 'Henry Chu', written over the printed name.

HENRY CHU  
Associate Zoning Administrator

HC:SE:nm

cc: Councilmember Hugo Soto-Martinez  
Thirteenth Council District  
Adjoining Property Owners



















01-0000	FINISH	SEE SCHEDULE
02-0000	MECHANICAL	SEE SCHEDULE
03-0000	ELECTRICAL	SEE SCHEDULE
04-0000	PLUMBING	SEE SCHEDULE
05-0000	PAINT	SEE SCHEDULE
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10-0000	WOOD	SEE SCHEDULE
11-0000	CONCRETE	SEE SCHEDULE
12-0000	ASPH/FLT	SEE SCHEDULE
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14-0000	LANDSCAPE	SEE SCHEDULE
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8001

DATE 11-02-2021

SCALE As Indicated

SHEET NO A621

11-02-2021

As Indicated

A621

11-02-2021

As Indicated

A621

11-02-2021

As Indicated

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### KEYNOTES

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### DECK AREA SCHEDULE

DECK AREA 01	78
DECK AREA 02	112
DECK AREA 03	28
DECK AREA 04	11
TOTAL DECK AREA	229

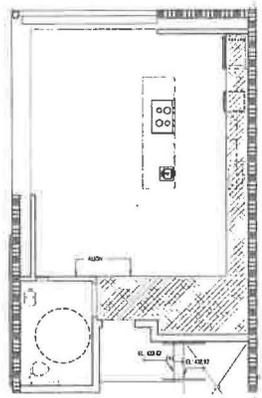
INSPIRE HOLLYWOOD  
 1530 CASSILL PLACE  
 LOS ANGELES, CA 90028

LOTS: 4, 5, 6, 7  
 BLOCK: NONE  
 TRACT: RAWLINGS-  
 LOUNSEBURY

APN: 5547-018-035  
 LOT AREA: 28,686.9 SF  
 ON-SITE BUILDING AREA: 107,012 SF  
 ON-SITE PARKING: 230 SPACES

SEATING  
 8TH FLR: 11 INTERIOR  
 76 EXTERIOR

4TH FLR: 8 INTERIOR  
 4 EXTERIOR

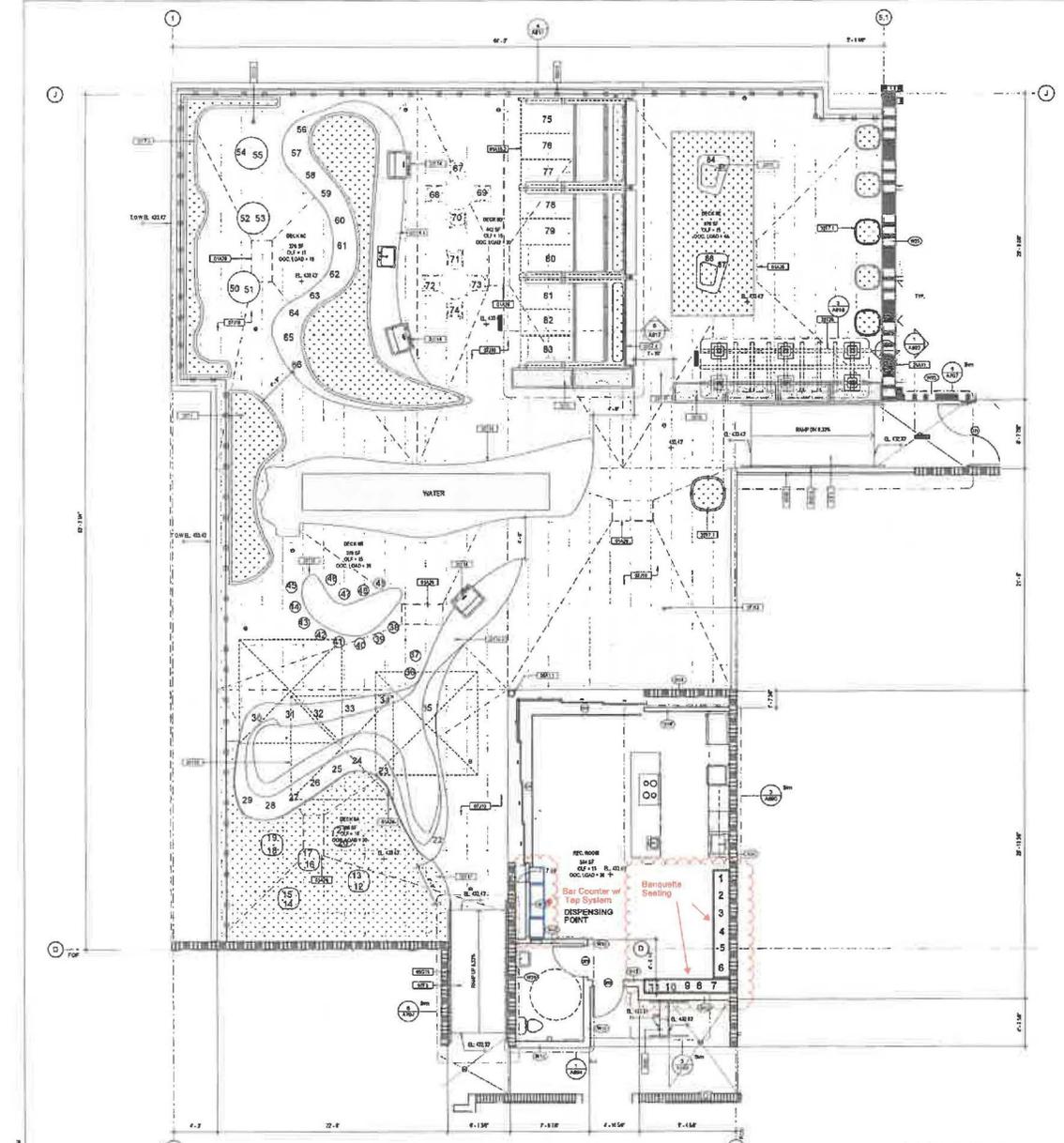


1 8TH FL. DECK - A  
 1/4" = 1'-0"

1A 8TH FL. DECK - A - RCP  
 1/4" = 1'-0"

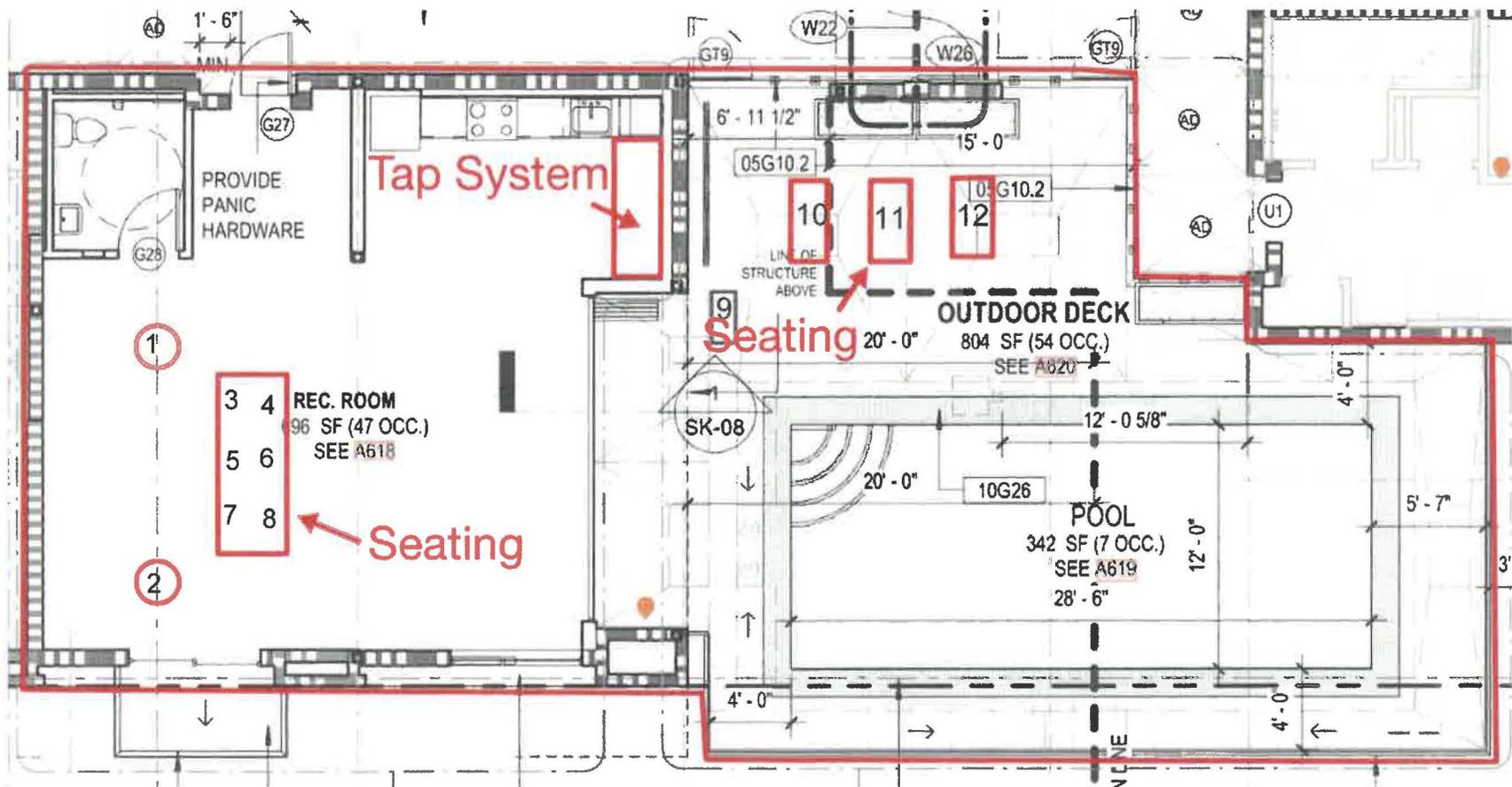
### RCP LEGEND

[Symbol]	TYPE OF CONSTRUCTION
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1:12 SCALE

SCALE: IF THIS SHEET IS NOT 24" X 36" IT IS A REDUCED PRINT



INSPIRE HOLLYWOOD  
 1530 CASSIL PLACE  
 LOS ANGELES, CA 90028

LOTS: 4,5,6,7  
 BLOCK: NONE  
 TRACT: RAWLINGS-  
 LOUNSEBURY

APN: 5547-018-035

LOT AREA: 28,686.9 SF

ON-SITE BUILDING AREA: 107,012 SF

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SEATING  
 8TH FLR: 11 INTERIOR  
 76 EXTERIOR

4TH FLR: 8 INTERIOR  
 4 EXTERIOR

**EXHIBIT "A"**  
 Page No. 11 of 11  
 Case No. 2A 2023-4977  
 (Handwritten signature)

**DEPARTMENT OF  
CITY PLANNING  
APPLICATION**



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number ZA 2023-4977-CUB

Env. Case Number ENV. 2023-4978-CE

Application Type CONDITIONAL USE

Case Filed With (Print Name) G. ACOSTA Date Filed 7/20/23

Application includes letter requesting:  
 Waived hearing     Concurrent hearing     Hearing not be scheduled on a specific date (e.g., vacation hold)

Related Case Number(s):

**Provide all information requested. Missing, incomplete or inconsistent information will cause delays.**

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Refer to the Department of City Planning Application Filing Instructions ([CP-7810](#)) for more information.

1. PROJECT LOCATION

Street Address<sup>1</sup> 1532 Cassil Place, Los Angeles, CA 90028 Unit/Space Number N/A

Legal Description<sup>2</sup> (Lot, Block, Tract) Lots: 4,5,6,7; Block: None; Tract: RAWLINGS-LOUNSBURY

Assessor Parcel Number 5547-018-035 Total Lot Area 28,687 sf

2. PROJECT DESCRIPTION

Present Use New construction

Proposed Use Mixed use building with private clubhouse for tenants

Project Name (if applicable) Inspire Hollywood

Describe in detail the characteristics, scope and/or operation of the proposed project \_\_\_\_\_

Please see attached Project Description

Additional information attached     YES     NO

Complete and check all that apply:

**Existing Site Conditions**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Site is undeveloped or unimproved (i.e., vacant)  | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad                           |
| <input type="checkbox"/> Site has existing buildings (provide copies of building permits)   | <input checked="" type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g., school, park) |
| <input type="checkbox"/> Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g., National Historic Register, Survey LA)         |

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

<sup>2</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

**Proposed Project Information**

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Removal of any on-site tree
- Removal of any street tree
- Removal of protected trees onsite / public right-of-way
- Grading
- Haul Route
- New construction: \_\_\_\_\_ square feet
- Additions to existing buildings
- Interior tenant improvement
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Uses or structures in public right-of-way
- Phased project

**Housing Component Information**

Number of Residential Units: Existing 0 – Demolish(ed)<sup>3</sup> 0 + Adding 0 = Total 0

Number of Affordable Units<sup>4</sup> Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Mixed Use Projects, Amount of Non-Residential Floor Area: 0 square feet

**Public Right-of-Way Information**

Have you submitted the Planning Case Referral Form to BOE? (required)  YES  NO

Is your project required to dedicate land to the public right-of-way?  YES  NO

If so, what is/are your dedication requirement(s)? 0 ft.

If you have dedication requirements on multiple streets, please indicate: N/A

**3. ACTION(S) REQUESTED**

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36?  YES  NO

Authorizing Code Section LAMC 12.24-W,1

Code Section from which relief is requested (if any): \_\_\_\_\_

Action Requested, Narrative: Please see attached Action Requested.

Authorizing Code Section \_\_\_\_\_

Code Section from which relief is requested (if any): \_\_\_\_\_

Action Requested, Narrative: \_\_\_\_\_

Additional Requests Attached  YES  NO

**4. RELATED DEPARTMENT OF CITY PLANNING CASES**

Are there previous or pending cases/decisions/environmental clearances on the project site?  YES  NO

If YES, list all case number(s) DIR-2019-2593-SPR-TOC

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>4</sup> As determined by the Housing and Community Investment Department

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. N/A

Ordinance No.: N/A

- Condition Compliance Review
- Modification of Conditions
- Revision of Approved Plans
- Renewal of Entitlement
- Plan Approval subsequent to Main Conditional Use

- Clarification of Q (Qualified) Condition
- Clarification of D (Development) Limitation
- Amendment to T (Tentative) Classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?  YES  NO

Have you filed, or is there intent to file, a Subdivision with this project?  YES  NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City: N/A

#### 5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

Specialized Requirement Form CUB findings attached

Geographic Project Planning Referral N/A

Case Consultation Referral Form N/A

Redevelopment Project Area – Administrative Review and Referral Form N/A

HPOZ Authorization Form N/A

Affordable Housing Referral Form N/A

Transit Oriented Communities Referral Form N/A

Preliminary Zoning Assessment Referral Form (Plan Check #) N/A

Housing Development Project determination (PZA Sec. II) N/A

Optional HCA Vesting Preliminary Application N/A

Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A

Mello Form N/A

Citywide Design Guidelines Compliance Review Form N/A

GPA Initiation Request Form N/A

Expedite Fee Agreement N/A

Department of Transportation (DOT) Referral Form N/A

Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A

Hillside Referral Form (BOE) N/A

Building Permits and Certificates of Occupancy To be submitted at the end of construction

Order to Comply N/A

Low Impact Development (LID) Referral Form (Stormwater Mitigation) N/A

Replacement Unit Determination (LAHD) N/A

Are there any recorded Covenants, affidavits or easements on this property?  YES (provide copy)  NO

**PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>5</sup> name** Lawrence Bond  
Company/Firm Bond Companies  
Address: 11601 Wilshire Blvd. Unit/Space Number #2060  
City Los Angeles State CA Zip Code: 90025  
Telephone (310) 696-2059 E-mail: wmort@bondcompanies.com  
Are you in escrow to purchase the subject property?  YES  NO

**Property Owner of Record**  Same as applicant  Different from applicant  
Name (if different from applicant) Inspire Hollywood Propco, LLC  
Address 11601 Wilshire Blvd. Unit/Space Number #2060  
City Los Angeles State CA Zip Code: 90025  
Telephone (310) 696-2059 E-mail: wmort@bondcompanies.com

**Agent/Representative name** Brett Engstrom  
Company/Firm LiquorLicense.com  
Address: 2222 Damon St. Unit/Space Number \_\_\_\_\_  
City Los Angeles State CA Zip: 90021  
Telephone (626) 993-7350 E-mail: brett@liquorlicense.com

**Other** (Specify Architect, Engineer, CEQA Consultant etc.) N/A  
Name \_\_\_\_\_  
Company/Firm \_\_\_\_\_  
Address: \_\_\_\_\_ Unit/Space Number \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**Primary Contact for Project Information**  Owner  Applicant  
(select only one)  Agent/Representative  Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

**PROPERTY OWNER**

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC, or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC, or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 12/9/2022

Print Name Lawrence S. Bond

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 12-09-2022 before me, Christopher Taylor Berman, Notary Public  
(Insert Name of Notary Public and Title)

personally appeared Lawrence S. Bond, 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 on 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]  
Signature

(Seal)



**APPLICANT**

- 8. APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
  - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
  - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
  - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
  - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
  - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
  - g. I understand that if this application is denied, there is no refund of fees paid.
  - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
  - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

Signature:   
Print Name: Lawrence S. Bond

Date: 12/9/2022

## **PROJECT DESCRIPTION**

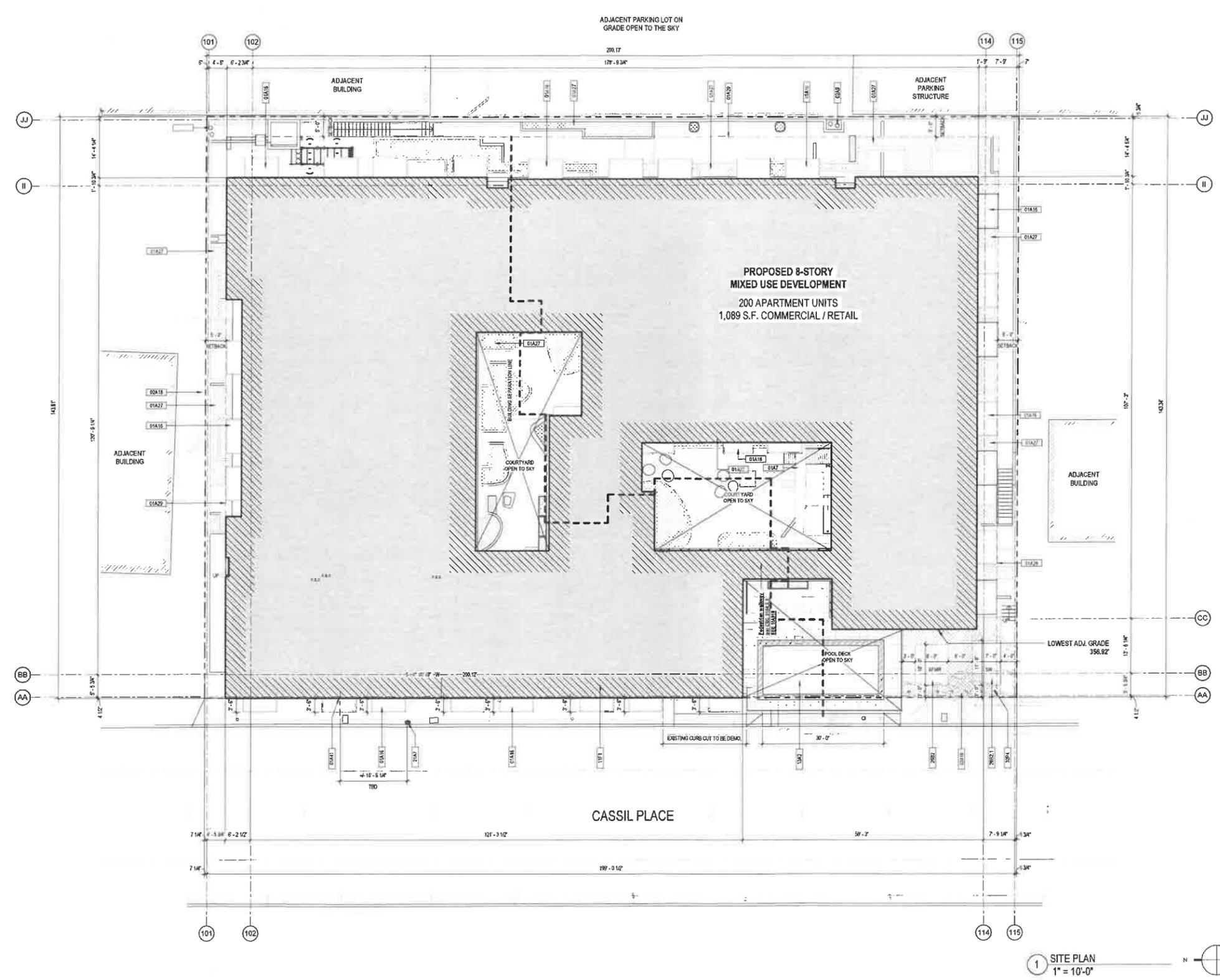
Applicant is requesting a Conditional Use Permit (CUB) to allow the sale and dispensing of a full line of alcohol for on-site consumption in conjunction with a private tenant's clubhouse within a new 107,012 sf residential building. Alcohol dispensing is available within the 912 sf fourth floor clubhouse (6 interior seats) and the 4,750 sf eighth floor clubhouse and patio (12 interior seats and 39 patio seats). Applicant will utilize an ABC Type 57 license. Hours of alcohol sales 6am to 2am daily.

## **ACTION REQUESTED**

Per LAMC Section 12.24 - W,1, The Applicant is requesting a Conditional Use Permit (CUB) to allow the sale and dispensing of a full line of alcohol for on-site consumption in conjunction with a private tenant's clubhouse within a new 107,012 sf residential building. Alcohol dispensing is available within the 912 sf fourth floor clubhouse (6 interior seats) and the 4,750 sf eighth floor clubhouse and patio (12 interior seats and 39 patio seats). Applicant will utilize an ABC Type 57 license. Hours of alcohol sales 6am to 2am daily.

# **ENVIRONMENTAL REPORT**

# **PLOT PLANS**



NO.	DESCRIPTION
01A7	LINE OF BEAM ABOVE
01A8	BALCONY BELOW TYP.
01A7	PLANTER BELOW TYP.
01A25	LINE OF SETBACK
01A41	FIRE DEPARTMENT CONNECTION (FDC), SEE SHEET A04
02A3	(C) POWER POLE TO BE REMOVED / RELOCATED COORDINATE WITH LADWP
01A18	(E) PALM TREE TO BE REMOVED
11F1	KNIX BOX KNOCKOUT SWITCH 3000 SERIES (SINGLE SWITCH MODEL 360)
13A2	STAINLESS STEEL POOL, SEE POOL CONSULTANT DRAWINGS
21A7	FIRE HYDRANT, REF. CIVIL DWGS., FINAL LOCATION TO BE VERIFIED BY FIRE DEPARTMENT
26E2	TRANSFORMER (SEE ELEC. DWGS.)
26E2.1	SWITCH (REF. ELEC. DWGS.)
32F4	BOLLARD, TYP.

**DEA**  
 DE ARCHITECTS AIA  
 1535 6th STREET, SUITE 602  
 LOS ANGELES, CA 90015  
 (213) 481-1000  
 WWW.DEAARCHITECTS.COM

STAMP

NOT FOR CONSTRUCTION UNLESS  
 SIGNED BY THE ARCHITECT

WORKING SET - NOT FOR  
 CONSTRUCTION

**INSPIRE | Hollywood**  
 1522 - 1538 N. CASSIL PLACE,  
 LOS ANGELES CA 90028

SHEET TITLE  
**SITE PLAN**

11-16-2019	50% PDPP SUBMITTAL
02-27-2019	100% PLAN CHECK SUBMITTAL
05-15-2019	FINAL BID #1
10-08-2019	PERMISSION
11-12-2019	PERMIT SET
11-13-2019	REVISION
01-01-2020	PLAN CHECK COORDINATION
06-10-2020	YMCA ENTRANCE
07-2-2020	ELEVATOR SHAFT DEPTH
07-8-2020	SHR WALL
10-16-2020	PARKING ENTRY
10-27-2020	STOREFRONT REVISIONS
11-05-2020	FIRE PUMP
11-06-2020	SHOWERS
11-08-2020	CV CHARGERS
01-05-2021	VEHICULAR GATE
02-02-2021	LAUNDRY ROOMS
02-02-2021	LAUNDRY ROOMS
02-15-2021	POWER POLE EASEMENT
03-02-2021	CONTROL JOINTS
03-16-2021	MECH. SHAFT REVISION
03-18-2021	RELOCATE PARKING / FITNESS ROOM
04-23-2021	LAUNDRY ROOMS
05-15-2021	CONTRACTOR'S SET
06-02-2021	YMCA ADA PARKING
06-24-2021	7TH & 8TH FLOOR UNIT REV. GROUND LOBBY KITCHEN

DATE 11-02-2021  
 SCALE As indicated  
 SHEET NO **A101**

**SITE PLAN NOTES**

- DO NOT SCALE DRAWING. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO BIDDING AND START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
- THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION AND SERVICES NECESSARY FOR THE SATISFACTORY COMPLETION OF WORK. ALL EQUIPMENT, WORK AND MATERIALS SHALL COMPLY WITH ALL CURRENT AND LOCAL APPLICABLE CODES AND GOVERNING REGULATIONS. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS.
- IF THE CONTRACTOR ASCERTAINS AT ANY TIME THAT REQUIREMENTS OF THIS CONTRACT CONFLICT WITH OR ARE IN VIOLATION OF APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, HE SHALL NOT PROCEED WITH WORK IN QUESTION, EXCEPT AT HIS OWN RISK, UNTIL ARCHITECT HAS BEEN NOTIFIED IN WRITING AND A WRITTEN DETERMINATION HAS BEEN MADE BY THE ARCHITECT.
- WHEN IT IS NECESSARY TO INTERRUPT ANY EXISTING UTILITY SERVICES TO MAKE CONNECTIONS AND/OR CONNECTION TO A MINIMUM OF 48 HOURS ADVANCE NOTICE SHALL BE GIVEN TO THE OWNER. INTERRUPTIONS IN UTILITY SERVICES SHALL BE OF THE SHORTEST POSSIBLE DURATION FOR THE WORK AT HAND AND SHALL BE APPROVED IN ADVANCE BY THE OWNER.
- ALL SURFACES DAMAGED DURING THE COURSE OF WORK BY THE CONTRACTOR OR SUBCONTRACTORS SHALL BE REPAIRED AT NO COST TO THE OWNER.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. FOR PERMIT INFORMATION CONTACT THE PLUMBING DIVISION.
- LANDSCAPE EGRESS REQUIRE 100% DRIP IRRIGATION WITHIN 5 FT OF BUILDING PERIMETER FOOTING. SPRAY HEADS NOT ALLOWED IN THIS PROJECT.
- CONTRACTOR TO PROVIDE SECURITY BY MEANS OF A MINIMUM EIGHT FOOT HIGH FENCE MAINTAINED AROUND THE ENTIRE SITE PRIOR TO START OF WORK.
- PLANTER WALLS AND FENCES IN THE PUBLIC WAY REQUIRE AN ENCROACHMENT PERMIT PRIOR TO INSTALLATION. DRAINAGE SHALL NOT FLOW OVER PUBLIC PROPERTY OR ACROSS ADJACENT PRIVATE PROPERTY. DRAINAGE SECTION LOGS, ROOF DRAINAGE SHALL NOT BE CARRIED OVER SIDEWALKS. CONDUCT ALL CONVEYMENT AND ROOF DRAINAGE TO THE DRAINAGE SYSTEM. CONCENTRATED DRAINAGE SHALL BE DISCHARGED INTO AN APPROVED LOCATION.
- ALL WALK SURFACES TO BE SLIP-RESISTANT SURFACES.
- PROVIDE 30' CLEAR ACCESS AROUND BUILDING.
- BALCONY PROJECT INTO FRONT YARD IS 3" MAXIMUM.
- WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. IF THERE ARE GRATINGS, GRID OPENINGS ARE TO BE NO MORE THAN 12" IN THE DIRECTION OF TRAFFIC FLOW.
- SEE PLUMBING DRAWINGS FOR UTILITIES.
- ACCURACY OF DATA FROM SURVEY NOT GUARANTEED BY ARCHITECT.
- SEE 1/4" AND 1/8" SCALE DRAWINGS FOR MORE DIMENSIONS, NOTES AND INFORMATION. ALL DRAINAGE FROM ROOF AND SITE DRAINAGE ARE SHOWN ON PLUMBING DRAWINGS.
- ALL CONSTRUCTION SHOWN ON SITE IS NEW.
- PROVIDE 1/4" FOOT MIN. SLOPE TO DRAIN TYP. AT YARDS AND BALCONIES PROVIDE 1/4" FOOT SLOPE AWAY FROM THE BUILDING AT SIDEWALKS TYP.
- BUILDING ADDRESS SHALL BE PROVIDED AT OR NEAR THE ENTRANCE OF THE BUILDING IN ACCORDANCE WITH CITY AND FIRE DEPARTMENT REQUIREMENTS.
- VERIFY LOCATION OF SECURITY GATES WITH OWNER. PROVIDE KEY BOX AT AN ACCESSIBLE LOCATION FOR FIRE DEPARTMENT EMERGENCY ACCESS. THE KEY BOX SHALL BE OF AN APPROVED TYPE & SHALL CONTAIN KEYS TO GAIN NECESSARY ACCESS AS REQUIRED BY FIRE DEPARTMENT.
- TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 3306, WITHIN PUBLIC WORKS APPROVAL, (32D 3, 3302.4, 3306)
- SCREENS, BARRICADES, OR FENCES MADE OF MATERIAL WHICH PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES. (P70)
- SEE CIVIL DRAWINGS FOR DRAIN LOCATIONS AND SITE DRAINAGE
- IT IS THE INTENT OF THE ARCHITECTS TO TIE THE FINISH FLOOR ELEVATIONS WITH THE EXISTING SIDEWALK TO MEET APPLICABLE CODE AND A.D.A. REQUIREMENTS. THE GRADES SHOWN WERE INTERPOLATED FROM THE SURVEY PROVIDED TO THE ARCHITECT AND CAN NOT BE VERIFIED FOR ACCURACY. THEREFORE, CONTRACTOR TO NOTIFY BOTH CIVIL ENGINEER AND ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- SITE DEVELOPMENT AND GRADING SHALL BE DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS, AND ACCESS TO NORMAL PATHS OF TRAVEL AND WHERE NECESSARY TO PROVIDE ACCESS. SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC. (1110A.1)
- CONCRETE STAIR REQUIREMENT 1" MIN. TREADS - 7" MAX. RISE. CONTRACTOR TO VERIFY GRADES AND ADJUST NUMBER OF RISERS REQUIRED, IF NECESSARY. STAIRS SHALL CONFORM WITH CODE REQUIREMENTS. REF STRUCTURAL DRAWINGS AND SHEET A000 SERIES.
- SEE LANDSCAPE DRAWINGS FOR IRRIGATION CONTROLLER LOCATION AND TYPE.
- SEE LANDSCAPE DRAWINGS FOR HARDSCAPE, LANDSCAPE AND COMMON SPACE FURNITURE LAYOUT
- AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED SUCH THAT IT DOESN'T SPRAY ON THE BUILDING.

1 SITE PLAN  
 1" = 10'-0"

**EXHIBIT "A"**  
 Page No. 1 of 11  
 Case No. 2A-2023-4977-000  
 (Handwritten initials)





DE ARCHITECTS AIA  
1716 G STREET, SUITE 101  
LOS ANGELES, CA 90012  
310.207.1917  
WWW.DEARCHITECTS.COM

STAMP

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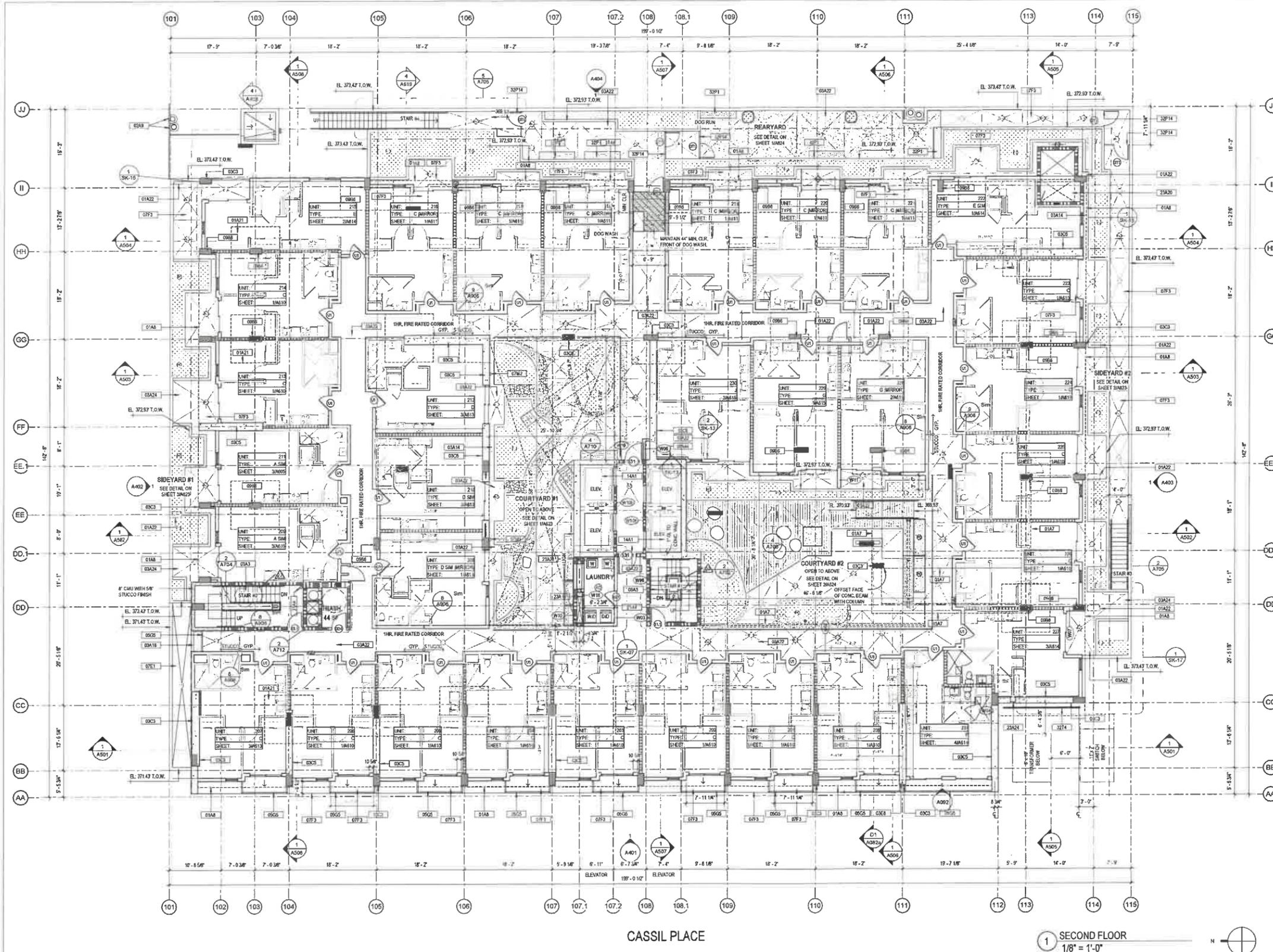
**INSPIRE | Hollywood**  
1922 - 1938 N. CASSIL PLACE,  
LOS ANGELES CA 90028

**SHEET TITLE**  
SECOND FLOOR

11.16.2018	50% PDP SUBMITTAL
02.27.2019	100% PLAN CHECK SUBMITTAL
05.15.2019	INITIAL BID #2
10.08.2019	(1) REVISION
11.12.2019	PERMIT SET
11.13.2019	(1) REVISION
01-31-2020	(1) VENDOR COORDINATION
06-10-2020	(3) YMCA ENTRANCE
07-2-2020	(4) ELEVATOR SHAFT DEPTH
07-4-2020	(5) 3RD WALL
10-16-2020	(6) PARKING ENTRY
10-21-2020	(7) STOREFRONT REVISIONS
11-05-2020	(8) FIRE PUMP
11-05-2020	(9) SHOWERS
11-09-2020	(10) EV CHARGERS
01-05-2021	(11) VEHICULAR GATE
02-02-2021	(12) ELEVATOR SHAFT
02-15-2021	(13) POWER POLE EASEMENT
03-02-2021	(14) CONTROL JOINTS
06-16-2021	(15) MECH. SHAFT REVISION
08-18-2021	(16) RELOCATE PARKING / FITNESS ROOM
04-25-2021	(17) LAUNDRY ROOMS
05-13-2021	(18) CMU WALL RFT 307
08-02-2021	(19) YMCA ADA PARKING
08-24-2021	(20) 7TH & 8TH FLOOR REVISION / GROUND LEVEL KITCHEN
11-22-2021	(21) FITNESS RM DOORS
01-28-2022	(22) POOL LEFT RELOCATION
02-01-2022	(23) COMMERCIAL BATH

**LEGEND**

	PROPERTY LINE
	CONCRETE WALL PER STRUCTURAL
	CMU WALL PER STRUCT.
	2X STUD WALL UTD.
	FIRE RATED WALL - 2HR
	DEMISING PARTITION WALL - 1HR
	PLUMBING WALL
	AREA DRAIN ALL DRAINS TO DRAIN TO DRYWELLS (REF. CIVIL & PLUMBING DWGS.)
	FIRE EXTINGUISHER CABINET - RECESSED AT RESIDENTIAL FLOORS & SURFACE MOUNTED GARAGES MAX. 75 FROM ANY PORTION OF BUILDING. SEE 90406
	F.E.C.
	HOSE BIB
	3000X3 WATERPROOFING W/ CLEAR EOP COAT, 30 MESH SAND
	WALL TYPE SEE SHEETS A501 A503 A505
	24 MIL. SLOPE
	WATER CURTAIN REF. A504



**GENERAL NOTES**

REFER TO SHEET A101 FOR GRADES AND SITE PLAN NOTES NOT CONTAINED IN THIS DRAWING. LANDSCAPE DESIGN REQUIRES 100% DRIP IRRIGATION WITH 5 FT OF BUILDING PERMITEER FOOTING. SPRAY HEADS NOT ALLOWED IN THIS PROJECT.  
SEAL EXTERNAL CRACKS, JOINTS ETC. WITH CAULKING AND INSTALL PEST-PROOF SCREENS WHERE REQUIRED.  
POST SIGN STAKING "NO SMOKING WITHIN 25 FEET OF BUILDING ENTRANCE." PLEASE DO NOT THROW BUTTS ON GROUND AT ALL BUILDING ENTRIES.  
REFLECTIVE SIGNAGE SHALL BE PROVIDED AT TRANSITIONS TO LESS THAN 8" VERTICAL CLEARANCE THROUGHOUT PARKING GARAGE.  
DOUBLE STAIRING ON STALLS SHALL BE PER ZONING CODE SECTION 02.2140, CHART NO. 5. SEE 16400.  
SEE SOFFIT PLAN FOR HEAD CLEARANCE REQUIREMENT ON SLO. A502.  
ALL TRASH BINS SHALL BE COVERED.

**REINFORCING:**  
ALL REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-11. ALL REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-11. ALL REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-11.

**CONCRETE:**  
CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-11. ALL CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-11.

**STEEL:**  
STEEL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-11. ALL STEEL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-11.

**WOOD:**  
WOOD SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-11. ALL WOOD SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-11.

**MECHANICAL:**  
MECHANICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-11. ALL MECHANICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-11.

**ELECTRICAL:**  
ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-11. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-11.

**PLUMBING:**  
PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-11. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-11.

**PAINTING:**  
PAINTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-11. ALL PAINTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-11.

**LANDSCAPE:**  
LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-11. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-11.

**EXHIBIT "A"**  
Page No. 7 of 11  
A. 2023 497

DATE: 07-07-2022  
SCALE: 1/8" = 1'-0"  
SHEET NO.: A205

11.18.2018	50% PDP SUBMITTAL
02.27.2019	100% PLAN CHECK SUBMITTAL
05.15.2019	INITIAL BID #2
10.08.2019	1. REVISION
11.12.2019	PERMIT SET
11.13.2019	1. REVISION
01-31-2020	2. LIAISON COORDINATION
08-19-2020	3. YMCA ENTRANCE
07-2-2020	4. ELEVATOR SHAFT DEPTH
07-8-2020	5. 3HR WALL
10-18-2020	6. PARKING ENTRY
08-21-2020	7. STOREFRONT REVISIONS
11-05-2020	8. FIRE PUMP
11-09-2020	9. SHOWERS
11-09-2020	10. EV CHARGERS
01-06-2021	11. VEHICULAR GATE
02-02-2021	12. FULFILL CORE FALL
02-15-2021	13. POWER POLE FASEMENT
03-02-2021	14. CONTROL JOINTS
03-16-2021	15. MECH. SHAFT REVISION
03-18-2021	16. RELOCATE PARKING / FITNESS ROOM
04-28-2021	17. LAUNDRY ROOM
05-13-2021	18. CMU WALL RFT 303
08-03-2021	19. YMCA ADA PARKING
08-24-2021	20. FULFILL STA 1.80 UNIT REV / GROUND LOBBY KITCHEN
12-22-2021	21. FITNESS RM. DOORS
01-19-2022	22. POOL LIFT RELOCATION
02-01-2022	23. COMMERCIAL BATH REVISION

KEYNOTES

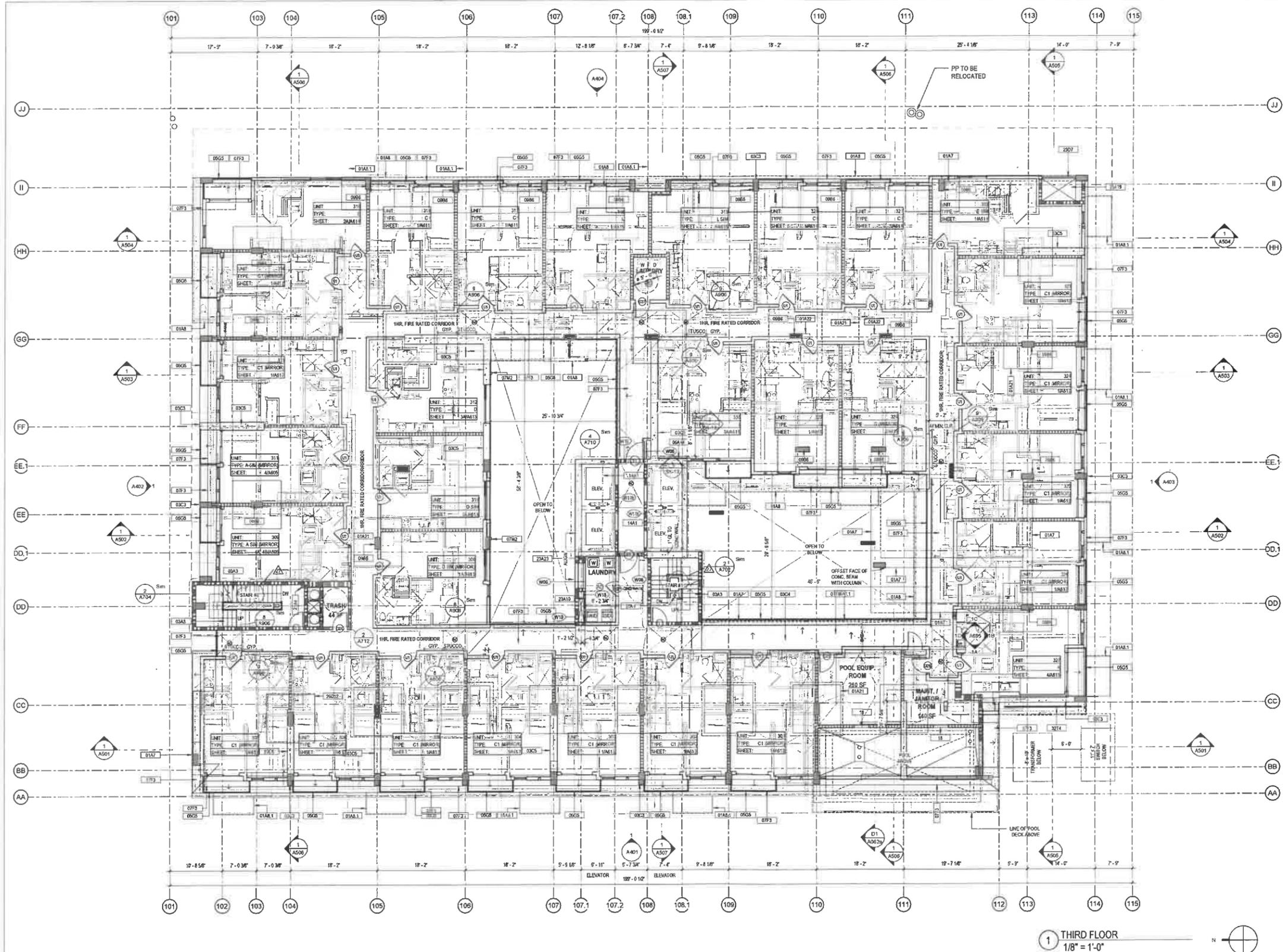
NO.	DESCRIPTION
03A2	LINE OF BEAM ABOVE
03A3	C.I.P.C STAIRS
03C3	ARCHITECTURAL CAST-IN PLACE CONCRETE - SMOOTH FACED FRESH PAINTED TYPICAL CONCRETE SLAB OVER METAL DECK, REF. STRUCT. DWGS. - WATERPROOF WITH WESTCOAT MAOACAT OR APPROVED EQ.
03C5	RECESS ELECTRICAL OUTLETS IN CONCRETE WALL
05C6	4" STEEL GUARDRAIL W/ METAL SALES TIE CORRUGATED PERFORATED METAL INFL.
05A4	2"X4 FURRED WALL WITH ONE LAYER OF 5/8" TYPE-X GYPSUM BOARD
07F3	WESTCOAT CEMENTITIOUS WATERPROOFING, ALX. CUSTOM FINISH 1" WOOD APPLICATIONS, MAOACAT AT CONCRETE APPLICATIONS, ICC ESR #2261
07A2	METAL DOWNSPOUT, PAINTED
09B6	WRAP EXPOSED PORTIONS OF COLUMN WITH 5/8" GYPSUM BOARD OVER 1/2" METAL FURRING
14A1	OTIS GEN2 300 LB. DBL. PASSENGER ELEVATOR
18	30"X30" ACCESS DOOR
21A4	CLASS 1 WET STANDPIPE
23A10	MECHANICAL SHAFT - SEE MECH DWGS.
23A23	SHAFT FOR GAS CONDUIT
23K7	GARAGE EXHAUST VENT (REF. MECH DWGS.)
32T4	FACE MOUNTED GREEN SCREEN - 18" OFFSET CLIPS

UNIT BREAKDOWN - 3RD FLOOR

UNIT TYPE	COUNT
A SM MIRROR	1
C1	4
D (PARKING)	1
D SIM	1
D SIM (MIRROR)	1
E SM	1
G	3
G (MIRROR)	1
K	1
L	1
M	1
N	1
SM	1
LAUNDRY	1
TOTAL UNITS	18

LEGEND

(---)	PROPERTY LINE
(---)	CONCRETE WALL PER STRUCTURAL
(---)	CMU WALL PER STRUCT.
(---)	2X STUD WALL U.N.O.
(---)	FIRE RATED WALL - 2HR
(---)	DEMISING PARTITION WALL - 1HR
(---)	PLUMBING WALL
(---)	AREA DRAIN ALL ORAINS TO DRAIN
(---)	CITY WELLS (REF. CIVIL & PLUMBING DWGS.)
(---)	PLANTER/AREA DRAIN - ALL DRAINS TO DRAIN TO DRY WELLS (REF. CIVIL & PLUMBING DWGS.)
(---)	FIRE EXTINGUISHER CABINET - RECESSED AT RESIDENTIAL FLOORS & SURFACE MARKED GARAGES (MAX. 72" FROM ANY PORTION OF BUILDING), SEE 80905
(---)	HOSE BIB
(---)	1000XX WATERPROOFING W/ CLEAR TOP COAT 30 MESH SAND
(---)	WALL TYPE SEE SHEETS A01 A01A A01D
(---)	2% MIN. SLOPE
(---)	WATER CURTAIN REF. A04



**GENERAL NOTES**

REFER TO SHEET A01 FOR GRADES AND SITE PLAN NOTES NOT CONTAINED IN THIS DRAWING.

LANDSCAPE DESIGN: PROVIDE 100% DRIP IRRIGATION WITHIN 5 FT OF BUILDING PERIMETER. FOOTING, SPREAD HEADS NOT ALLOWED IN THIS PROJECT.

SEAL EXTERNAL CRACKS, JOINTS ETC. WITH CAULKING AND INSTALL PEST-PROOF SCREENS WHERE REQUIRED.

POST SIGN STATING "NO SMOKING WITHIN 25 FEET OF BUILDING ENTRANCE." PLEASE DO NOT THROW BUTTS ON GROUND AT ALL BUILDING ENTRIES.

REFLECTIVE SIGNAGE SHALL BE PROVIDED AT TRANSITIONS 10 LESS THAN 12" VERTICAL CLEARANCE THROUGHOUT PARKING GARAGE.

DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 122.8A CHART NO. 5, SEE 80903.

SEE SOFFIT PLAN FOR HEAD CLEARANCE REQUIREMENT ON SHEET A02B.

ALL TRASH BINS SHALL BE COVERED.

**METAL LATH:**

ATTACH TO SUPPORTS AT 4" O.C. INSTALL LATH USING HOT-DIP GALVANIZED FASTENERS WITH NEOPRENE WASHERS. INSTALL SCREWS TO ENSURE THAT WASHERS HAS MAXIMUM CONTACT WITH BUILDING PARTITION/MEMBRANE WATERPROOFING. SCREWS SHALL PENETRATE THROUGH EXTERIOR TYPICAL SHEATHING INTO FRAMING.

IF STAPLES ARE USED TO ATTACH LATH ALL PENETRATIONS SHALL BE CAULKED AND SEALED.

TYPICAL

**FIRE PROTECTION**

PROVIDE FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. 12.21A108

CONTRACTOR SHALL PROVIDE SPRINKLER AT ALL CONCEALED SPACES LARGER THAN 6" PER 80914.3 OR SOLIDLY FILL WITH INSULATION.

INSTALL CONCEALED FIRE SPRINKLERS THROUGHOUT INT. & EXT.

**MATERIALS**

ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLENOID TOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF WEATHER BY CLOSING SUCH OPENINGS WITH GROUT/MORTAR CONCRETE MASONRY OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH CALIFORNIA PLUMBING CODE.

MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.

MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.

**MAINTENANCE MANUAL**

AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM THE ITEMS LISTED IN CAL GREEN SECTION 4.4.10.1. SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.

**OUTDOOR LIGHTING SYSTEMS**

OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH ALL OF THE FOLLOWING: (1) THE MINIMUM REQUIREMENTS IN CALIFORNIA ENERGY CODE FOR LIGHTING ZONES 1A, B, BACKLIGHT, UPLIGHT AND CLARE (B)A RATHMS AS DEFINED IN WESA TM-15-11. (2) ALLOWABLE RATHMS NOT EXCEEDING THOSE SHOWN IN ON PAGES 1, 10A, 10B.

DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 122.8A, CHART NO. 5

**OUTDOOR LIGHTING SHALL BE DESIGNED AND INSTALLED WITH SHIELDING, SUCH THAT THE LIGHT SOURCE CANNOT BE SEEN FROM ADJACENT RESIDENTIAL PROPERTIES OR THE PUBLIC RIGHT-OF-WAY, NOR FROM ABOVE.**

**OUTDOOR METALS:**

PROVIDE NEOPRENE GASKET AT GOSSE/METAL TYPICAL THROUGHOUT.

**POOL EQUIPMENT:**

POOL EQUIPMENT SHALL BE MOUNTED ON MECHANICAL PADS 3" HIGH WITH SPRINGS ISOLATORS. SIMILAR TO CONDENSING UNIT SPRING ISOLATORS.

PLUMBING LINES SHALL BE RAISED ABOVE ROOF AND ISOLATED WITH RUBBER SUPPORTS TYPICAL.

**FASING:**

THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED BY SPACES AT THE FULL RATED AMPERAGE OF THE DEVICE. PLEAS DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT.

**SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CHARGING ACCORDANCE WITH THE ELECTRICAL CODE.**

FOR PARKING STRIPING DETAIL, SEE SHEET A02B.

**ELECTRICAL NOTES:**

THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE MAIN FEEDER LOCATION ON MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED FOR FUTURE SOLAR ELECTRIC.

THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.

PROVIDE ASSOCIATE LIGHTING TO ENSURE SAFE ACCESS TO BICYCLE PARKING FACILITIES IN ACCORDANCE WITH SECTION 12.11A.09.01.

ELECTRIC VEHICLES AT THEIR FULL RATED AMPERAGE.

A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE RADIWAY METHOD(S), WIRING SCHEMATICS AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM. THE RADIWAY SHALL NOT BE LESS THAN THE TRACE SIZE 1.

**METAL STUD FRAMING @ SUBTERRANEAN PARKING GARAGE PL. PL. 1 @ GROUND FLOOR.**

**SECOND FLOOR, THIRD FLOOR:**

METAL STUD FRAMING, 1 1/2" @ TYPE 1 CONSTRUCTION

WOOD FRAMING NOT PERMITTED

**WOOD CONSTRUCTION @ 4th - 8th FLOORS:**

EXTERIOR WALLS TO BE FIRE TREATED WOOD (SEE FLOOR PLANS)

FIRE-RESISTANT 1-RATED WOODS LAMBS OR PLYWOOD IMPREGNATED WITH CHEMICALS AND WHICH WHEN TESTED IN ACCORDANCE WITH U.B.C. STANDARD NO. 42-1 FOR A PERIOD OF 30 MINUTES, SHALL HAVE A FLAME SPREAD OF NOT OVER 25 AND SHOW NO EVIDENCE OF PROGRESSIVE COMBUSTION. MATERIALS WHICH MAY BE EXPOSED TO THE WEATHER SHALL MAINTAIN THIS FIRE-RESISTANT CLASSIFICATION WHEN TESTED IN ACCORDANCE WITH THE RAIN AND WEATHERING TESTS OF U.B.C. STANDARD NO. 28.7.

ALL MATERIALS SHALL BEAR IDENTIFICATION SHOWING THE FIRE PERFORMANCE RATING (REFER AND, IF INTENDED FOR EXTERIOR USE, SHALL BE FURTHER IDENTIFIED TO INDICATE SUITABILITY FOR EXPOSURE TO THE WEATHER. SUCH IDENTIFICATION SHALL BE ISSUED BY AN APPROVED LA CITY AGENCY HAVING A SERVICE FOR INSPECTION OF MATERIALS AT THE FACTORY.

**LANDSCAPE:**

FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GPH 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.

PLANTERS AT FRONT YARD SHALL NOT EXCEED 42" ABOVE ADJACENT FINISH GRADE & PLANTERS AT SIDE YARD SHALL NOT EXCEED 6" ABOVE ADJACENT FINISH GRADE. (12, 22C(2)(f))

**PLUMBING:**

ALL CONDENSATES TO DRAIN TO CISTERN

FIREPROOFING:

APPLY 1HR CEMENTITIOUS FIREPROOFING (LARR #2478 OR APPROVED EQUAL) APPLY IN LOCATIONS NOTED. OTHERWISE PROVIDE INHERENTLY COATING AT ALL STEEL REQUIRED TO BE FIREPROOFED. 2-HR #2404 OR APPROVED EQUAL

SEE STRUCTURAL DWGS FOR REINFORCING CONSTRUCTION OF STEEL MEMBERS.

**INSULATION:**

WALL INSULATION SHALL FILL & CONTINUOUSLY TOUCH CAVITY ON ALL 4 SIDES - NO AIR GAPS.

FRONSE TYPE WRAP AT AIR GAP BETWEEN STUD AND RC CHANNEL, REF. WALL TYPE DETAILS ON SHEET A01 & A02.

CEILING/ROOF INSULATION SHALL CONTINUOUSLY TOUCH CAVITY ON 5 SIDES - NO AIR GAPS

EXHIBIT "A"  
Page No. 4 of 11  
Case No. 2023-497



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INSPIRE | Hollywood  
1522 - 1538 N. CASSIL PLACE,  
LOS ANGELES CA 90028

SHEET TITLE  
FIFTH FLOOR

Revision table with columns for date, description, and initials. Includes revisions for submittals, permit set, and various construction details.

UNIT BREAKDOWN - 5TH FLOOR table with columns for unit type and count. Includes units A through M.

KEYNOTES table with columns for NO. and DESCRIPTION. Lists specifications for power poles, steel columns, mirrors, stairs, and fireproofing.



LEGEND table with columns for symbol and description. Defines symbols for fire-rated walls, demising walls, plumbing walls, and other construction elements.

CASSIL PLACE

1 FIFTH FLOOR  
1/8" = 1'-0"



GENERAL NOTES

REFER TO SHEET A201 FOR GRADES AND SITE PLAN NOTES NOT CONTAINED IN THIS DRAWING. LANDSCAPE DESIGN INCLUDING: 1. NON-DRIP PROTECTION WITHIN 5 FT OF BUILDING PERIMETER. FOOTINGS, SPRAY HEADS NOT ALLOWED IN THIS PROJECT. 2. SEAL EXTERNAL CRACKS, JOINTS ETC. WITH CAULKING AND INSTALL PEST-PROOF SCREENS WHERE REQUIRED. 3. POST SIGN STATING NO SMOKING WITHIN 25 FEET OF BUILDING ENTRANCE. PLEASE DO NOT THROW BUTT OR CIGARETTES AT ALL BUILDING ENTRANCES. 4. REFLECTIVE SIGNAGE SHALL BE PROVIDED AT TRANSITIONS TO LESS THAN 8'-2" VERTICAL CLEARANCE THROUGHOUT PARKING GARAGE. 5. DOUBLE STRIPING OF STALLS SHALL BE PERFORMING CODE SECTION 12.21.A5. CHART NO. 3, SEE 16A033. 6. SEE SLOTTED PLANT OR LEAD CLEARANCE REQUIREMENT ON SHEET A202. ALL TRASH BINS SHALL BE COVERED.

FIRE PROTECTION: PROVIDE FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. 12.21.A11.6. CONTRACTOR SHALL PROVIDE SPRINKLES AT ALL CONCEALED SPACES LARGER THAN 4" PER IN-PATH, OR SMOKEY-FILL WITH INSULATION. 12.21.A11.6.1. INSTALL CONCEALED FIRE SPRINKLERS THROUGHOUT INT. A EXIT. MATERIALS: 1. ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PENETRATION OF RAIN OR MOISTURE BY CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PENETRATING TO CONDUIT SHALL BE PROTECTED IN ACCORDANCE WITH CALIFORNIA PLUMBING CODE. 2. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. 3. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. MAINTENANCE MANUAL: AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN CAL GREEN SECTION 4.4.1.1. SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.

OUTDOOR LIGHTING SYSTEMS: OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH ALL OF THE FOLLOWING: 1. THE MINIMUM REQUIREMENTS IN CALIFORNIA ENERGY CODE FOR LIGHTING ZONES 1-4 IN BLDG LIGHT, UPLIGHT AND GLAZE. (BUDGET RATINGS AS SET FORTH IN CALIFORNIA ENERGY CODE SECTION 12.21.A11.6.1). ALLOWABLE BUG RATINGS NOT EXCEEDING THOSE SHOWN IN TABLE 5.19A.8. OUTDOOR LIGHTING SHALL BE DESIGNED AND INSTALLED WITH SHIELDING, SUCH THAT THE LIGHT SOURCE CANNOT BE SEEN FROM ADJACENT RESIDENTIAL PROPERTIES OR THE PUBLIC RIGHT-OF-WAY, NOR FROM ABOVE. DISSIMILAR METALS: PROVIDE NEOPRENE GASKET AT DISSIMILAR METALS. TYPICAL THROUGHOUT. POOL EQUIPMENT: POOL EQUIPMENT SHALL BE MOUNTED ON MECHANICAL PADS & ATTACHED WITH SPRING ISOLATORS. SIMILAR TO CONDENSING UNIT SPRING ISOLATORS. PLUMBING LINES SHALL BE RIGID ABOVE ROOF AND ISOLATED WITH RUBBER SUPPORTS. FANINGS: THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED BY SPACES AT THE FULL RATED AMPERAGE OF THE VEHICLE. PLUMBING DESIGN SHALL BE BASED UPON 4.0 AMPERE MINIMUM BRANCHED CIRCUIT.

ELECTRICAL NOTES: 1. THE SERVICE PANEL OR SUB PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE (SPACES) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CHARGABLE IN ACCORDANCE WITH THE ELECTRICAL CODE. 2. FOR PARKING STRIPPING DETAIL. SEE SHEET A205. 3. DOUBLE STRIPING OF STALLS SHALL BE PERFORMING CODE SECTION 12.21.C5. CHART NO. 5. METAL STUD FRAMING @ 24" O.C. FOR INTERIOR PARTS OF GARAGE. 1. SECOND FLOOR, THIRD FLOOR, METAL STUD FRAMING, TYP. @ TYPE 1 CONSTRUCTION. WOOD FRAMING NOT PERMITTED. WOOD CONSTRUCTION @ 24" O.C. FLOOR JOISTS: EXTERIOR WALLS TO BE FIRE TREATED WOOD (SEE FLOOR PLANS). FIRE-RETARDANT TREATED WOOD IS LUMBER OR PLYWOOD IMPREGATED WITH CHEMICALS AND WHICH WHEN TESTED IN ACCORDANCE WITH U.S.C. STANDARD NO. 43-1 FOR A PERIOD OF 30 MINUTES, SHALL HAVE A FLAME SPREAD OF NOT OVER 25 AND SHOW NO EVIDENCE OF PROGRESSIVE COMBUSTION. MATERIALS WHICH MAY BE EXPOSED TO THE WEATHER SHALL MAINTAIN THIS FIRE RESISTANT CLASSIFICATION WHEN TESTED IN ACCORDANCE WITH THE BURN AND WEATHERING TESTS OF U.S.C. STANDARD NO. 302. ALL MATERIALS SHALL BEAR IDENTIFICATION SHOWING THE FIRE PERFORMANCE RATING. THEREOF AND IF INTENDED FOR EXTERIOR USE, SHALL BE FURTHER IDENTIFIED TO INDICATE SUITABILITY FOR EXPOSURE TO THE WEATHER. SUCH IDENTIFICATIONS SHALL BE ISSUED BY AN APPROVED L.A. CITY AGENCY HAVING A SERVICE FOR INSPECTION OF MATERIALS AT THE FACTORY.

LANDSCAPE: FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. 2. PLANTERS AT FRONT YARD SHALL NOT EXCEED 4" ABOVE ADJACENT FINISH GRADE (12.22C02). PLANTERS AT SIDE YARD SHALL NOT EXCEED 3'-0" ABOVE ADJACENT FINISH GRADE (12.22C02). PLUMBING: ALL DOWNSPOUTS TO DRAIN TO CISTERN. FIREPROOFING: 1. ALL CEMENTITIOUS FIREPROOFING (ARR 10473 OR APPROVED EQUAL) APPLY IN LOCATIONS NOTED. CEMENTITIOUS FIREPROOFING SHALL BE APPLIED TO ALL STEEL REQUIRED TO BE FIREPROOFED. (ARR 102544 OR APPROVED EQUAL). 2. SEE STRUCTURAL DWGS FOR RESTRAINED CONSTRUCTION OF STEEL MEMBERS. INSULATION: 1. WALL INSULATION SHALL FULLY AND CONTINUOUSLY TOUCH CAVITY ON ALL SIDES - NO AIR GAPS. PROVIDE TYPE V WRAP AT AIR GAP BETWEEN STUD AND RC CHAMFER. REF. WALL TYPE DETAILS ON SHEET A201 & A202. 2. CEILING/ROOF INSULATION SHALL CONTINUOUSLY TOUCH CAVITY ON 5 SIDES - NO AIR GAPS. 3. WATER CURTAIN.



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**INSPIRE | Hollywood**  
 1522 - 1538 N. CASSIL PLACE,  
 LOS ANGELES CA 90028

SHEET TITLE  
**SIXTH FLOOR**

11.14.2016	50% PDP SUBMITTAL
02.27.2019	100% PLAN CHECK SUBMITTAL
05.15.2019	INITIAL BID #2
03.08.2019	REV. ROOM
11.12.2019	PERMIT SET
11.13.2019	REVISION
01.31.2020	REV. CHECK COORDINATION
06.19.2020	YMOA ENTRANCE
07.2.2020	ELEVATOR SHEET DEPTH
07.6.2020	3/4" WALL
10.19.2020	PARKING ENTRY
10.21.2020	STOREFRONT REVISIONS
11.05.2020	FIRE PUMP
11.08.2020	SHOWERS
11.09.2020	EV CHARGERS
01.05.2021	VEHICULAR GATE
02.02.2021	SUPPLY RISERS
02.15.2021	POWER POLE EASEMENT
03.02.2021	CONTROL JOINTS
03.18.2021	MECH. SHAFT REVISION
03.18.2021	RELOCATE PARKING /
04.23.2021	LAUNDRY ROOMS
05.13.2021	CON. WALL, OTS 337
05.20.2021	YMOA ADA PARKING
09.24.2021	7TH & 8TH 1 BD UNIT REV./
12.29.2021	FITNESS RM, DOORS
01.28.2022	POOL LIFT RELOCATION
03.01.2022	COMMERCIAL BATH
02.09.2022	4TH FLOOR REC. ROOM
02.14.2022	RETAIL FIRE SHUTTER
03.11.2022	PLAN REVIEW CORRECTIONS

**EXHIBIT "A"**  
 of 11  
 07-07-2022  
 1801  
 DATE  
 SCALE 1/8" = 1'-0"  
**A209**  
 SHEET NO.

**KEYNOTE**

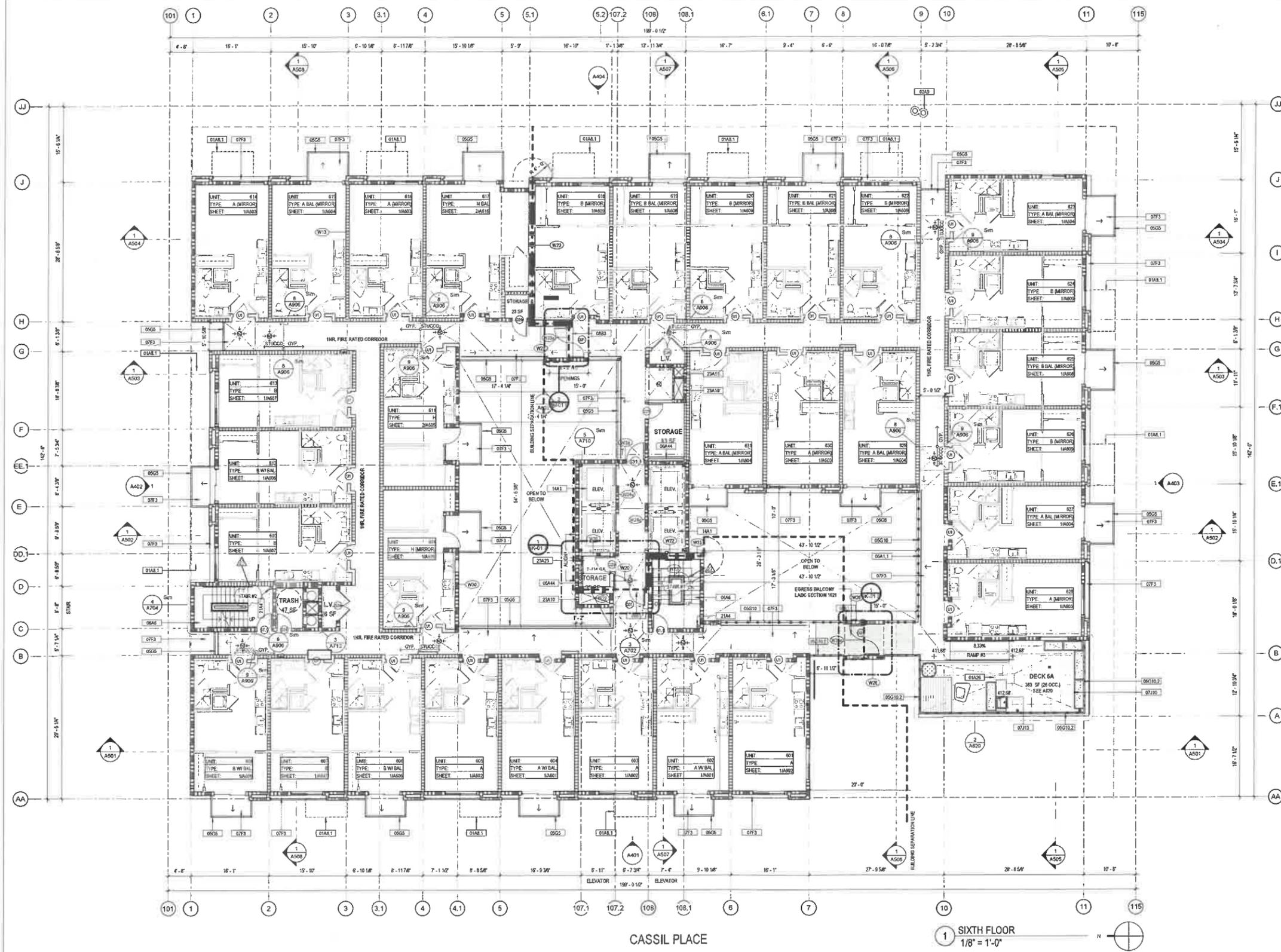
NO.	DESCRIPTION
01A08	LINE OF ROOF DRAIN BELOW, TYP.
02A09	(E) POWER POLE TO BE REMOVED / RELOCATED.
03A10	COURT/WATERWAY: WITH LAMP
05A11	STEEL COLUMN W/ 1HR FIREPROOFING
06A12	PAINT (REF. STRUCT. DWGS.)
06C05	4" STEEL GUARDRAIL W/METAL SIZES TIE
06C10	CORRUGATED PERFORATED METAL INFL.
06C10.2	4" SURFACE MOUNT FRAME LESS GLASS GALVFORMAL
06C10.2	CL. LAURENCE WINDSCREEN TYPE SYSTEM OR
06C10.2	APPROVED EQ. (SEE SPEC)
06C10.2	8" SURFACE MOUNTED GLASS POOL ENCLOSURE
06C10.2	CL. LAURENCE WINDSCREEN TYPE SYSTEM
06C10.2	SURFACE MOUNT FRAMELESS, OR APPROVED EQ.
06A45	WOOD FRAMED STAIR
06A44	2M FURRED WALL WITH ONE LAYER OF 5/8" TYPE X
06A44	CYDUM BOARD
07F3	WESTCOAT CEMENTITIOUS WATERPROOFING, ALX
07F3	CUSTOM FINISH AT WOOD APPLICATIONS, IMACAT AT
07F3	CONCRETE APPLICATIONS, (SEE EQ. #22)
07J10	PEDESTAL PAVEMENT SYSTEM BY TILE TECH PAVERS OR
07J10	APPROVED EQ. - CLASS A SINGLE PLY ROOFING
07J10	SYSTEM REL. (REF. LANDSCAPE DWGS.)
07J13	ROOF ANCHOR (REF. ROOF ACCESS DWGS.)
08C3	90 MIN. FIRE RATED DOOR ON HOLD OPEN DEVICE
10A1	OTIS GROUP SMOKE DEL. PASSENGER ELEVATOR
21A4	CLASS 1 WET SLOPE
23A10	MECHANICAL SHAFT - SEE MECH. DWGS.
23A23	SHAFT FOR DAS CONDUIT

**UNIT BREAKDOWN - 6TH FLOOR**

UNIT TYPE	COUNT
A	4
A (MIRROR)	4
A BAL. (MIRROR)	4
A W/BAL.	4
B	1
B (MIRROR)	1
B BAL. (MIRROR)	1
B W/BAL.	1
H	1
H (MIRROR)	1
M	1
M (MIRROR)	1
TOTAL UNITS	31

**LEGEND**

	PROPERTY LINE
	EXTERIOR WALL - 1HR
	FIRE RATED WALL - 2HR
	DEMISING PARTITION WALL - 1HR STC 50
	PLUMBING WALL
	2X STUD WALL U.N.O.
	FIRE RATED WALL - 3HR
	AREA DRAIN - ALL DRAINS TO DRAIN TO DRIVEWAYS (REF. CIVIL & PLUMBING DWGS.)
	FIRE EXIT/RASHERS CABINET - RECESSED AT RESIDENTIAL FLOORS & SURFACE MOUNTED GARAGES (MAX. 70' FROM ANY PORTION OF BUILDING). SEE GARAGE
	F.E.C.
	H.A.
	W.O.
	WALL TYPE SEE SHEETS A801, A804, A910
	2% MAX. SLOPE
	WATER CURTAIN



**GENERAL NOTES**

REFER TO SHEET A202 FOR GRADES AND SITE PLAN NOTES NOT CONTAINED IN THIS DRAWING.

LANDSCAPE DESIGN REQUIRES 100% DRAIN DIRECTION WITHIN 5 FT OF BUILDING PERIMETER FOOTING. SPRAY HEADS NOT ALLOWED IN THIS PROJECT.

SEAL EXTERIOR CRACKS, JOINTS ETC. WITH CAULKING AND INSTALL PEST-PROOF SCREENS WHERE REQUIRED.

POST SIGN STATING "NO SMOKING WITHIN 25 FEET OF BUILDING ENTRANCE." PLEASE DO NOT TROW BUTTS OR CIGARETTES AT ALL BUILDING ENTRANCES.

REFLECTIVE SIGNAGE SHALL BE PROVIDED AT TRANSITIONS TO LESS THAN 8'-2" VERTICAL CLEARANCE THROUGHOUT PARKING GARAGE.

DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5, SEE 19A003.

ALL TRASH BINS SHALL BE COVERED.

**METAL LATH:**

- ATTACH LATH TO SUPPORTS AT 6" O.C. INSTALL LATH USING HOT-DIP GALVANIZED FASTENERS WITH NEPTUNE WASHERS. INSTALL SCREENS TO ENSURE THAT WASHERS HAS MAXIMUM CONTACT WITH BUILDING PARTS. MEMBRANE WATERPROOFING, SCREENS SHALL PENETRATE THROUGH EXTERIOR PLYWOOD SHEATHING INTO FRAMING.
- IF STAPLES ARE USED TO ATTACH LATH, ALL PENETRATIONS SHALL BE CAULKED AND SEALED TYPICAL.

**FIRE PROTECTION:**

- PROVIDE FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. 12.21A17(6)
- CONTRACTOR SHALL PROVIDE SPRINKLER AT ALL CONCEALED SPACES LARGER THAN 6" PER METALS, OR SOLID TIE WITH INSULATION.
- INSTALL CONCEALED FIRE SPRINKLERS THROUGHOUT INT. & EXT.

**MATERIALS:**

- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE MOUNTION PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES, PILING PROTECTOR TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH CALIFORNIA PLUMBING CODE.
- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.

**MAINTENANCE MANUAL:**

AN OPERATION AND MAINTENANCE MANUAL INCLUDING: AT A MINIMUM, THE ITEMS LISTED IN CALIFORNIA SECTION 410.1.3 SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.

**OUTDOOR LIGHTING SYSTEMS:**

- OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH ALL OF THE FOLLOWING: (1) THE MINIMUM REQUIREMENTS IN CALIFORNIA ENERGY CODE FOR LIGHTING ZONES 14, 15, AND 16; UPGRADE AND CLASS 2 (2) RATINGS AS DEFINED IN ENA 11A-11.1; (3) ALLOWABLE RUN TIMES NOT EXCEEDING THOSE SHOWN IN TABLE 5.306.8.

OUTDOOR LIGHTING SHALL BE DESIGNED AND INSTALLED WITH SHIELDING SUCH THAT THE LIGHT SOURCE CANNOT BE SEEN FROM ADJACENT RESIDENTIAL PROPERTIES OR THE PUBLIC RIGHT-OF-WAY, NOR FROM ABOVE.

**DISSIMILAR METALS:**

- PROVIDE NEPTUNE GASKETS AT DISSIMILAR METALS TYPICAL THROUGHOUT.

**POOL EQUIPMENT:**

- POOL EQUIPMENT SHALL BE MOUNTED ON MECHANICAL PADS & ATTACHED WITH SPRING ISOLATORS. SIMILAR TO CONDENSING UNIT SPRING ISOLATORS.
- SPRING LINES SHALL BE RAISED ABOVE ROOF AND ISOLATED WITH RUBBER SUPPORTS TYPICAL.

**WARNING:**

- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. CLEAN DESIGN SHALL BE BASED UPON A 40 AMPERE MINIMUM BRANCH CIRCUIT.

**ELECTRICAL NOTES:**

- THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER OR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE LOAD END FROM THE MAIN FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS FOR FUTURE SOLAR ELECTRIC.
- THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
- PROVIDE ACCESS LIGHTING TO ENSURE SAFE ACCESS TO CYCLE PARKING FACILITIES IN ACCORDANCE WITH SECTION 12.21A10.
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL ELECTRIC VEHICLES AT THEIR FULL RATED AMPERAGE.
- A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE RACEWAY METHODS, WIRING SCHEDULES AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM. THE RACEWAY SHALL NOT BE LESS THAN THE TRADE SIZE 1.

**THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE ELECTRICAL CODE.**

**FOR PARKING STRIPPING DETAIL, SEE SHEET A200.**

**DOUBLE STRIPPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21C5(2), CHART NO. 5.**

**WOOD CONSTRUCTION @ 4th - 8th FLOORS:**

- EXTERIOR WALLS TO BE FIRE TREATED WOOD (SEE FLOOR PLAN).
- FIRE-RESISTANT HEAVY DUTY LUMBER OR PLYWOOD IMPREGNATED WITH CHEMICALS AND WHICH, WHEN TESTED IN ACCORDANCE WITH U.L.C. STANDARD NO. 40-1 FOR A PERIOD OF 30 MINUTES, SHALL HAVE A FLAME SPREAD OF NOT OVER 25 AND SHOW NO EVIDENCE OF PROGRESSIVE COMBUSTION. MATERIALS WHICH MAY BE EXPOSED TO THE WEATHER SHALL MAINTAIN THIS FIRE-RESISTANT CLASSIFICATION WHEN TESTED IN ACCORDANCE WITH THE RAIN AND WEATHERING TESTS OF U.L.C. STANDARD NO. 32-1.
- ALL MATERIALS SHALL BEAR IDENTIFICATION SHOWING THE FIRE PERFORMANCE RATING THEREOF, AND, IF INTENDED FOR EXTERIOR USE, SHALL BE FURTHER IDENTIFIED TO INDICATE SUITABILITY FOR EXPOSURE TO THE WEATHER. SUCH IDENTIFICATIONS SHALL BE ISSUED BY AN APPROVED L.A. CITY AGENCY HAVING A SERVICE FOR INSPECTION OF MATERIALS AT THE FACTORY.

**METAL STUD FRAMING @ SUBTERRANEAN PARKING GARAGE F1, F2, P1 + GROUND FLOOR:**

- 4" METAL STUD FRAMING, TYP. @ TYPE 1 CONSTRUCTION
- WOOD FRAMING NOT PERMITTED

**WOOD CONSTRUCTION @ 4th - 8th FLOORS:**

- EXTERIOR WALLS TO BE FIRE TREATED WOOD (SEE FLOOR PLAN).
- FIRE-RESISTANT HEAVY DUTY LUMBER OR PLYWOOD IMPREGNATED WITH CHEMICALS AND WHICH, WHEN TESTED IN ACCORDANCE WITH U.L.C. STANDARD NO. 40-1 FOR A PERIOD OF 30 MINUTES, SHALL HAVE A FLAME SPREAD OF NOT OVER 25 AND SHOW NO EVIDENCE OF PROGRESSIVE COMBUSTION. MATERIALS WHICH MAY BE EXPOSED TO THE WEATHER SHALL MAINTAIN THIS FIRE-RESISTANT CLASSIFICATION WHEN TESTED IN ACCORDANCE WITH THE RAIN AND WEATHERING TESTS OF U.L.C. STANDARD NO. 32-1.
- ALL MATERIALS SHALL BEAR IDENTIFICATION SHOWING THE FIRE PERFORMANCE RATING THEREOF, AND, IF INTENDED FOR EXTERIOR USE, SHALL BE FURTHER IDENTIFIED TO INDICATE SUITABILITY FOR EXPOSURE TO THE WEATHER. SUCH IDENTIFICATIONS SHALL BE ISSUED BY AN APPROVED L.A. CITY AGENCY HAVING A SERVICE FOR INSPECTION OF MATERIALS AT THE FACTORY.

**LANDSCAPE:**

- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM CSM 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
- PLANTERS AT FRONT YARD SHALL NOT EXCEED 4" ABOVE ADJACENT FINISH GRADE & PLANTERS AT SIDE YARD SHALL NOT EXCEED 8" - 12" ABOVE ADJACENT FINISH GRADE (12.22C(2)).

**PLUMBING:**

- ALL DOWNSPOUTS TO DRAIN TO CISTERN

**FIREPROOFING:**

- APPLY 1HR CEMENTITIOUS FIREPROOFING (ARR 102/83 OR APPROVED EQUAL) APPLY IN LOCATIONS NOTED. OTHERWISE PROVIDE INTERMEDIATE COATING AT ALL STEEL REQUIRED TO BE FIREPROOFED. L.A. REQ. 254 OR APPROVED EQUAL.
- SEE STRUCTURAL DWGS FOR RESTRAINED CONSTRUCTION OF STEEL MEMBERS.

**INSULATION:**

- WALL INSULATION SHALL FILL & CONTINUOUSLY TOUCH CAVITY ON ALL 6 SIDES - NO AIR GAPS. PROVIDE TYVEK WRAP AT AIR GAP BETWEEN STUD AND RC CHANNEL. REF. WALL TYPE DETAILS ON SHEET A801 & A802.
- CEILING/ROOF INSULATION SHALL CONTINUOUSLY TOUCH CAVITY ON 4 SIDES - NO AIR GAPS.

11.16.2018	50% PDP SUBMITTAL
02.22.2019	100% PLAN CHECK SUBMITTAL
05.15.2019	INITIAL SUBMITTAL
10.08.2019	REVISION
11.12.2019	PERMIT SET
11-13-2019	REVISION
01-31-2020	MECHANICAL COORDINATION
06-13-2020	YACK ENTRANCE
07-02-2020	ELEVATOR SHAFT DEPTH
07-08-2020	SHR WALL
10-16-2020	PARKING ENTRY
10-21-2020	STOREROOM REVISIONS
11-05-2020	FIRE PUMP
11-08-2020	EV CHARGERS
01-05-2021	VEHICULAR GATE
02-02-2021	EV CHARGERS
02-15-2021	POWER POLE EASEMENT
03-02-2021	CONTROL JOINTS
03-18-2021	MEDICAL SHAFT REVISION
03-18-2021	RELOCATE PARKING / FITNESS ROOM
04-23-2021	LAUNDRY ROOMS
05-13-2021	DRY WASH UNIT 337
08-02-2021	YACK ADA PARKING
08-24-2021	7TH & 8TH 1 BD UNIT REV./ ROUND LOBBY KITCHEN
10-22-2021	FITNESS RM. DOORS
01-28-2022	POOL LIFT RELOCATION
02-01-2022	COMMERCIAL BATH

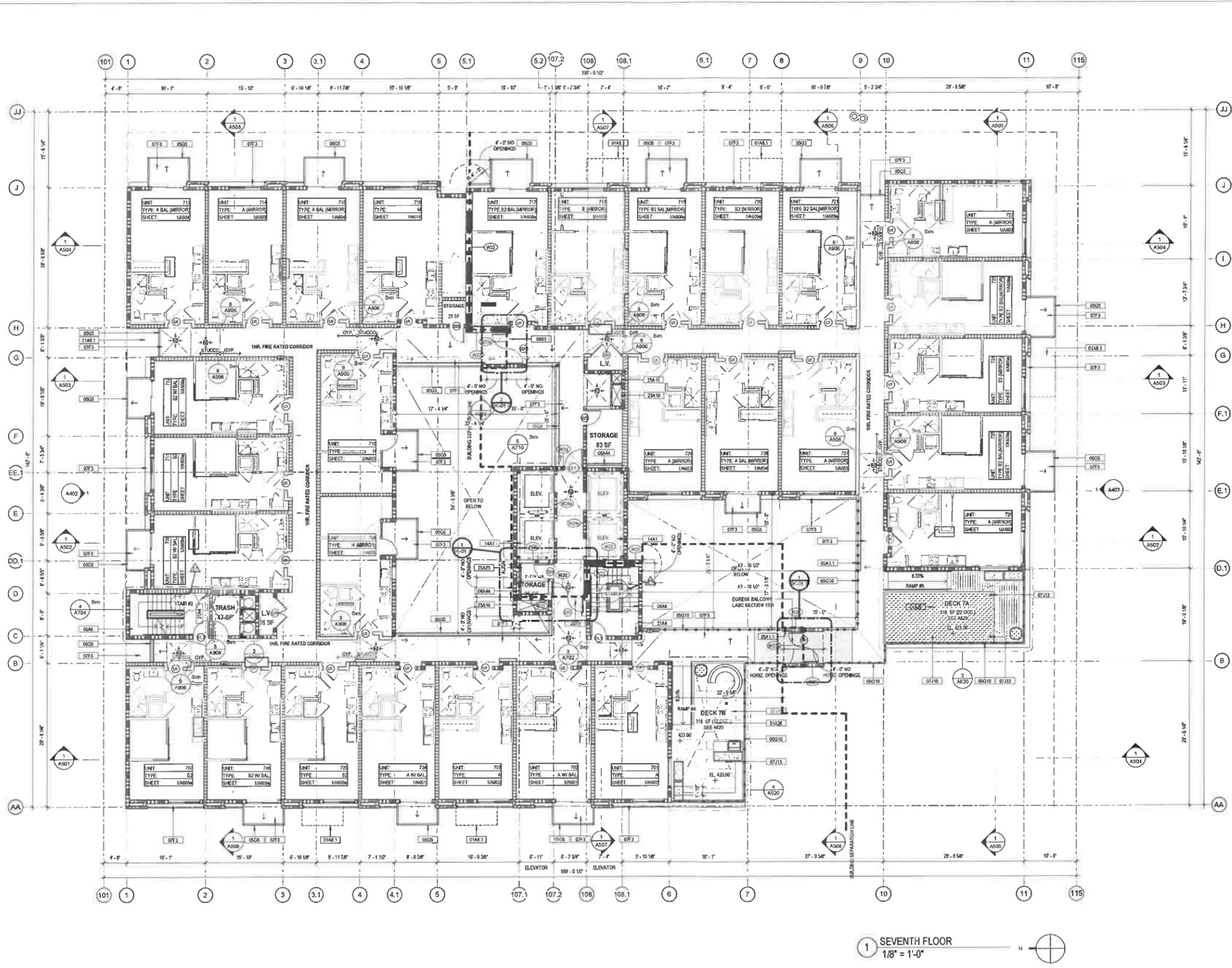
UNIT BREAKDOWN - 7TH FLOOR	
UNIT TYPE	COUNT
A (MIRROR)	2
A BAL (MIRROR)	3
A W BAL	2
B2 (MIRROR)	2
B2 BAL (MIRROR)	2
B2 W BAL	2
B (MIRROR)	1
H (MIRROR)	1
M	1

LEGEND	
---	PROPERTY LINE
---	EXTERIOR WALL - 1 HR
---	FIRE RATED WALL - 2HR
---	DEMISING PARTITION WALL - 1 HR STC 30
---	PLUMBING WALL
---	2x 5/8" WOOD UL-0
---	FIRE RATED WALL - 3HR
---	AREA DRAIN - ALL DRAINS TO DRAIN TO DRYWELLS (REF. CIVIL & PLUMBING DWGS.)
---	FIRE EXTINGUISHER CABINET - RECESSED AT RESIDENTIAL FLOORS & SURFACE MOUNTED GARAGES; MAX. 75' FROM ANY PORTION OF BUILDING; SEE GARAGE
---	HOSE BIB
---	WALL TYPE SEE SHEETS A801, A904a, A905
---	2% MAX. SLOPE
---	WATER CURTAIN

JOB NO: 1801  
DATE: 07-07-2022  
SCALE: 1/8" = 1'-0"  
SHEET NO: A210

EXTENSION "A"  
Page 10 of 11  
Case 2023-497

KEYNOTES	
NO.	DESCRIPTION
01A26	LINE OF ROOF DRAIN BELOW. TYP.
05A1.1	STEEL COLUMN WRAP IN ULTIMATE FIREPROOFING (PAINT REF. STRUCT. DWGS.)
05G5	4" STEEL GUARDRAIL W/METAL SALES TIE
05G10	CORRUGATED PERFORATED METAL INELL
05G10	4" SURFACE MOUNT FRAMELESS GLASS GUARDRAIL - CALIFORNIA FIRESCREEN TYPE SYSTEM OR APPROVED EQ. ICC ESR-2629
06A5	WOOD FRAMED STAIR
06A4	2x4 FURRED WALL WITH ONE LAYER OF 5/8" TYPE X GYPSUM BOARD
07G3	WESTCOAT CEMENTITIOUS WATERPROOFING, ALX CUSTOM FINISH AT WOOD APPLICATIONS, HMOAT AT CONCRETE APPLICATIONS, ICC ESR 42201
07A9	PRECAST PAVEMENT SYSTEM BY TLE TECH FIBERS OR APPROVED EQ. - CLASS A SINGLE L Y ROOFING SYSTEM BELOW (REF. LANDSCAPE DWGS.)
07A13	ROOF ANCHOR (REF. ROOF ACCESS DWGS.)
08B3	30 MIN FIRE RATED DOOR ON WOOD OPEN DEVICE
14A1	0715 G242 2500 LB. DEL. PASSENGER ELEVATOR CLASS 1 WET STANDPIPE
23A10	MEDICAL SHAFT - SEE MECH. DWGS.
23A23	SHAFT FOR GAS COMPART



**GENERAL NOTES**

REFER TO SHEET A210 FOR GRADES AND SITE PLAN NOTES NOT CONTAINED IN THIS DRAWING.  
LANDSCAPE DESIGN REQUIRES 100% DRIP IRRIGATION WITHIN 5 FT OF BUILDING PERIMETER.  
FOOTING SPRAY HEADS NOT ALLOWED IN THIS PROJECT.  
SEAL EXTERNAL CRACKS, JOINTS ETC. WITH GULFBOARD AND INSTALL PEST-PROOF SCREENS WHERE REQUIRED.  
POST SIGN STAINING: NO SMOKING WITHIN 25 FEET OF BUILDING ENTRANCE. PLEASE DO NOT THROW BUTTS ON GROUND AT ALL BUILDING ENTRIES.  
REFLECTIVE SPRINKLE HEADS SHALL BE PROVIDED AT TRANSITIONS TO LESS THAN 8' VERTICAL CLEARANCE THROUGHOUT PARKING GARAGE.  
DOUBLE SPRINKLING OR STAIRS SHALL BE PER CALIFORNIA CODE SECTION 12.2143, CHART NO. 5. SEE 18A033.  
SEE 23A11 PLAN FOR HEAD CLEARANCE REQUIREMENT ON UNIT A202.  
ALL TRASH RIMS SHALL BE COVERED.

**MATERIALS:**  
- MAIN LATH TO SUPPORTS AT 6" O.C. INSTALL LATH USING HOT-DIP GALVANIZED FASTENERS WITH WEDGERS WASHERS. INSTALL SCREENS TO ENSURE THAT WASHERS HAS MAXIMUM CONTACT WITH BUILDING PARTNER. MEMBRANE WATERPROOFING, SCREENS SHALL PENETRATE THROUGH EXTERIOR PLYWOOD SHEATHING INTO FRAMING.  
- IF STAPLES ARE USED TO ATTACH LATH, ALL PENETRATIONS SHALL BE CAULKED AND SEALED TYPICAL.

**FINISHES:**  
- REFER TO SHEET A210 FOR FINISHES AND MATERIALS NOT CONTAINED IN THIS DRAWING.  
- REFER TO SHEET A210 FOR FINISHES AND MATERIALS NOT CONTAINED IN THIS DRAWING.  
- REFER TO SHEET A210 FOR FINISHES AND MATERIALS NOT CONTAINED IN THIS DRAWING.

**FIRE PROTECTION:**  
- PROVIDE FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. 1/2" SPRAY HEADS NOT ALLOWED IN THIS PROJECT.  
- CONTRACTOR SHALL PROVIDE SPRINKLER AT ALL CONCEALED SPACES LARGER THAN 4" PER NFPA13, OR 30X30X12 WITH INSTALLATION.  
- INSTALL CONCEALED FIRE SPRINKLERS THROUGHOUT INT. & EXT.

**OUTDOOR LIGHTING SYSTEMS:**  
- OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH ALL OF THE FOLLOWING: 1) THE MINIMUM REQUIREMENTS IN CALIFORNIA ENERGY CODE FOR LIGHTING ZONES 1-4; 2) BACKLIGHT, UPLIGHT AND GLARE (BGL) RATINGS AS DEFINED IN SECTION 11A-105.11.10; 3) ALLOWABLE BUG RATINGS NOT EXCEEDING THOSE SHOWN IN TABLE S.106.A.

**OUTDOOR LIGHTING SHALL BE DESIGNED AND INSTALLED WITH SHIELDING SUCH THAT THE LIGHT SOURCE CANNOT BE SEEN FROM ADJACENT RESIDENTIAL PROPERTIES OR THE PUBLIC RIGHT-OF-WAY, NOR FROM ABOVE.**

**DISSIMILAR METALS:**  
- PROVIDE RECEPT GASKET AT DISSIMILAR METALS TYPICAL THROUGHOUT.

**POOL EQUIPMENT:**  
- POOL EQUIPMENT SHALL BE MOUNTED ON MECHANICAL PADS & ATTACHED WITH SPRING ISOLATORS. SIMILAR TO CONDENSING UNIT SPRING ISOLATORS.  
- PLUMBING LINES SHALL BE RIGID ABOVE ROOF AND ISOLATED WITH RUBBER SUPPORTS, TYPICAL.

**PARKING:**  
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLEAS DESIGN SHALL BE BASED UPON A 40 AMPERE MINIMUM BRANCH CIRCUIT.

**METAL STUD FRAMING AT SUBTERRANEAN PARKING GARAGE P3, P4, P5 & EXTERIOR FLOOR SECOND FLOOR, THIRD FLOOR:**  
- METAL STUD FRAMING, TYP. @ TYPE 1 CONSTRUCTION WOOD FRAMING NOT PERMITTED.

**WOOD CONSTRUCTION @ 4th - 8th FLOORS:**  
- EXTERIOR WALLS TO BE FIRE TREATED WOOD (SEE FLOOR PLANS).  
- FIRE-RETARDANT-TREATED WOOD IS LUMBER OR PLYWOOD IMPREGATED WITH CHEMICALS AND WHICH WHEN TESTED IN ACCORDANCE WITH UL-C STANDARD NO. 421 FOR A PERIOD OF 30 MINUTES, SHALL HAVE A FLAME SPREAD OF NOT OVER 25 AND SHOW NO EVIDENCE OF PROGRESSIVE COMBUSTION. MATERIALS WHICH MAY BE EXPOSED TO THE WEATHER SHALL MAINTAIN THEIR FIRE-RATED CLASSIFICATION WHEN TESTED IN ACCORDANCE WITH THE RAIN AND WEATHERING TESTS OF U.S. STANDARD NO. 327.  
- ALL MATERIALS SHALL BEAR IDENTIFICATION SHOWING THE FIRE PERFORMANCE RATING THEREOF AND, IF INTENDED FOR EXTERIOR USE, SHALL BE FURTHER IDENTIFIED TO INDICATE SUITABILITY FOR EXPOSURE TO THE WEATHER. SUCH IDENTIFICATIONS SHALL BE ISSUED BY AN APPROVED L.A. CITY AGENCY HAVING A SERVICE FOR INSPECTION OF MATERIALS AT THE FACTORY.

**LANDSCAPE:**  
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 17, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.  
- PLANTERS AT FRONT YARD SHALL NOT EXCEED 4" ABOVE ADJACENT FINISH GRADE & PLANTERS AT SIDE YARD SHALL NOT EXCEED 8" ABOVE ADJACENT FINISH GRADE (12 282020).

**PLUMBING:**  
- ALL DOWNSPOUTS TO DRAIN TO CISTERN.

**FIREPROOFING:**  
- APPLY 1/2" CEMENTITIOUS FIREPROOFING (LARR #2438 OR RIF-100) EQUAL APPLY IN LOCATIONS NOTED. OTHERWISE PROVIDE WATERPROOFING COATING AT ALL STEEL REQUIRED TO BE FIREPROOFED. (LARR #2544 OR APPROVED EQUAL).  
- SEE STRUCTURAL DWGS FOR RESTRAINT CONSTRUCTION OF STEEL MEMBERS.

**INSULATION:**  
- WALL INSULATION SHALL BE 1" CONTINUOUSLY TOUCH Cavity ON ALL SIDES - NO AIR GAPS. PROVIDE TYPE WRAP AT AIR GAP BETWEEN STUD AND RC CHANNEL. REF. WALL TYPE DETAILS ON SHEET A801 & A902.  
- CEILING/ROOF INSULATION SHALL CONTINUOUSLY TOUCH Cavity ON SIDES - NO AIR GAPS.

STAMP

INSPIRE | Hollywood

1522 - 1538 N. CASSIL PLACE,  
LOS ANGELES CA 90028

SHEET TITLE

EIGHTH FLOOR

11.16.2018	50% PDP SUBMITTAL
02.27.2019	100% PLAN CHECK SUBMITTAL
05.15.2019	INITIAL BID #2
06.26.2019	10% PERMITS
11.12.2019	PERMIT SET
11.13.2019	REVISION
01.31.2020	100% CHECK/COORDINATION
06.19.2020	100% YMCB ENTRANCE
07-2-2020	ELEVATOR SHAFT DEPTH
07-4-2020	3-R WALL
10-14-2020	PARKING ENTRY
10-21-2020	STOREFRONT REVISIONS
11-05-2020	FIRE PUMP
11-08-2020	SHOWERS
11-09-2020	ELEV CHARGERS
01-05-2021	VEHICULAR GATE
02-02-2021	100% WORKING DRAWINGS
02-15-2021	POWER POLE EASEMENT
02-02-2021	CONTROL ACINETS
03-18-2021	MEDIA SHAFT REVISION
03-18-2021	RELOCATE PARKING / FITNESS ROOM
04-23-2021	LAUNDRY ROOMS
05-13-2021	CAFETERIA WALL 507 ST
08-02-2021	100% YMCB PARKING
08-24-2021	7TH & 8TH FLD UNID UNID REV. / RELOC LOBBY KITCHEN
10-22-2021	100% FITNESS RM DOORS
01-28-2022	POOL LIFT RELOCATION
02-01-2022	COMMERCIAL BATH REVISION
02-02-2022	4TH FLOOR REC. ROOM
02-21-2022	100% PLAN CHECK SUBMITTAL
04-06-2022	STAIR RE-UMEN

UNIT BREAKDOWN - 8TH FLOOR

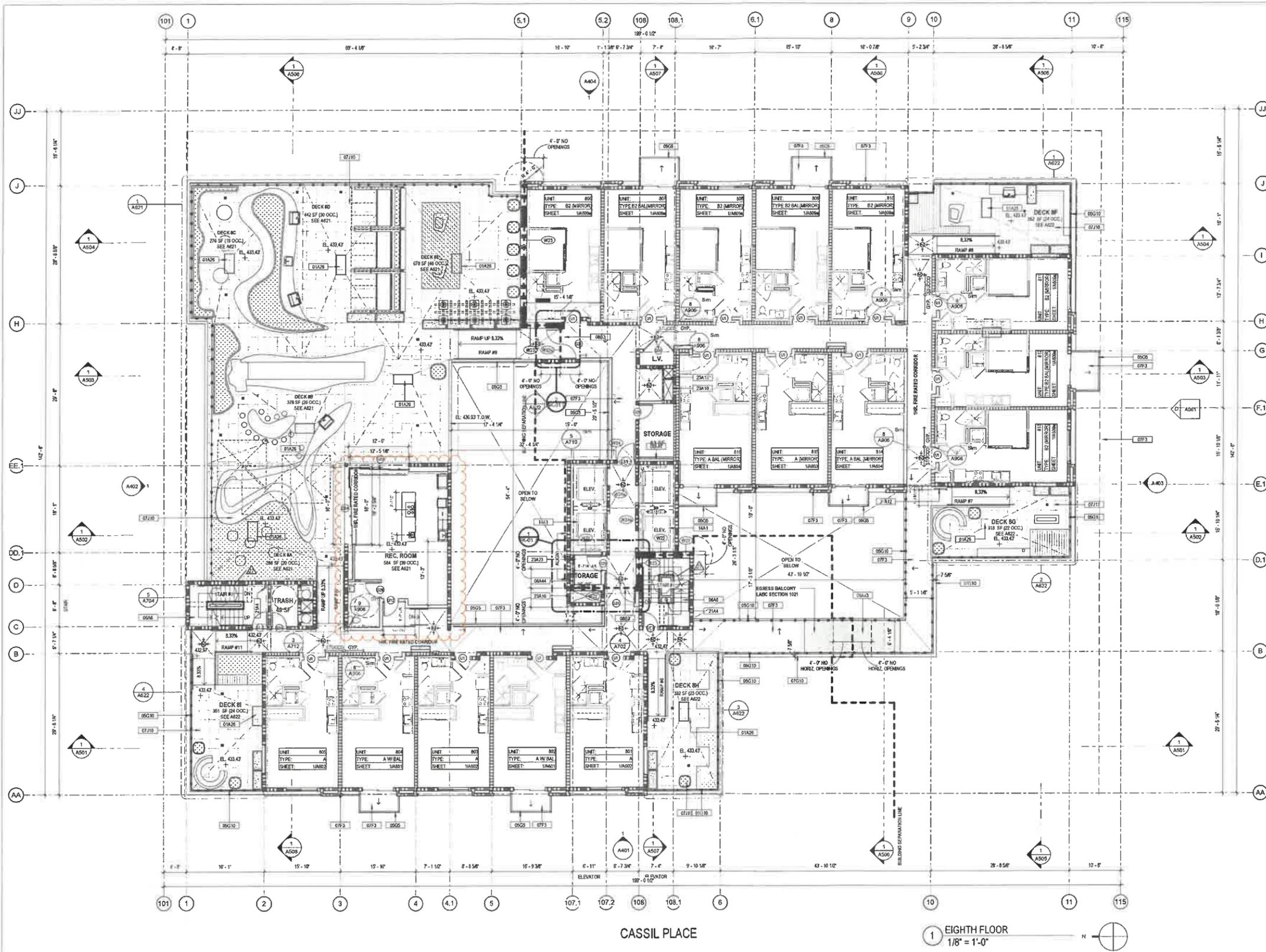
UNIT TYPE	COUNT
A (MIRROR)	3
B (BAL. MIRROR)	3
C (W/BAL)	2
D (MIRROR)	2
E (BAL. MIRROR)	2
TOTAL UNITS	16

LEGEND

---	PROPERTY LINE
---	EXTERIOR WALL - 11R
---	FIRE RATED WALL - 2HR
---	DEMISING PARTITION WALL - 1 HR STC 50
---	PLUMBING WALL
---	2X STUD WALL U.N.O.
---	FIRE RATED WALL - 3HR
---	AREA DRAIN (ALL DRAINS TO DRAIN TO DRYWELLS (SEE CIVIL & PLUMBING DWGS.)
---	FIRE EXTINGUISHER CABINET - RECESSED AT RESIDENTIAL FLOORS & SURFACE MOUNTED GARAGES (MAX. 70" FROM ANY PORTION OF BUILDING SEE 60906)
---	WALL TYPE SEE SHEETS A801, A801A, A801B
---	2% MAX. SLOPE
---	WATER CURTAIN

EXHIBIT "A"  
9/11/2023  
2023-477

JOB NO. 1801  
DATE 07-07-2022  
SCALE 1/8" = 1'-0"  
SHEET NO. A211



GENERAL NOTES

REFER TO SHEET A1E FOR GRADES AND SITE PLAN NOTES NOT CONTAINED IN THIS DRAWING.  
LANDSCAPE DESIGN REQUIRES 100% DRAIN PROTECTION WITH 5 FT OF BUILDING PERIMETER FOOTING. SPRAY HEADS NOT ALLOWED IN THIS PROJECT.  
SSAL EXTERNAL CRACKS, JOINTS ETC. WITH CALKING AND INSTALL PEST-PROOF SCREENS WHERE REQUIRED.  
POST SIGN STATING "NO SMOKING WITHIN 25 FEET OF BUILDING ENTRANCE" PLEASE DO NOT THROW BUTTS ON GROUND AT ALL BUILDING ENTRIES.  
REFLECTIVE SIGNAGE SHALL BE PROVIDED AT TRANSITIONS TO LESS THAN 8'-2" VERTICAL CLEARANCE THROUGHOUT PARKING GARAGE.  
DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A, CHART NO. 3, SEE 16A033  
-SEE SOFFIT PLAN FOR HEAD CLEARANCE REQUIREMENT ON SHEET A209  
METAL LATH:  
ATTACH LATH TO SUPPORTS AT 6" O.C. INSTALL LATH USING HOT-DIP GALVANIZED FASTENERS WITH NEOPRENE WASHERS. INSTALL SCREENS TO ENSURE THAT WASHERS HAS MAXIMUM CONTACT WITH BUILDING PAPER/UNDERLIE WATERPROOFING. SCREENS SHALL PENETRATE THROUGH EXTERIOR PLYWOOD SHEATHING INTO FRAMING.  
IF STAPLES ARE USED TO ATTACH LATH, ALL PENETRATIONS SHALL BE CAULKED AND SEALED TYPICAL.

FIRE PROTECTION:  
- PROVIDE FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. 12.21A (7)5  
- CONTINUOUSLY PROVIDE SPRINKLERS AT ALL CONCEALED SPACES LARGER THAN 6" W/ 8" DEPTH. USE SOLIDLY FILL WITH INSULATION  
- INSTALL CONCEALED FIRE SPRINKLERS THROUGHOUT INT. & EXT.

MATERIALS:  
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN THE CONCRETE OR PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PACKAGE OF PRODUCTS BY CLOSING SUCH OPENINGS WITH GROUT, MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PENETRO TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH CALIFORNIA PLUMBING CODE.  
- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.  
- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.  
- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.  
- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.  
- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.

OUTDOOR LIGHTING SYSTEMS:  
- OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH ALL OF THE FOLLOWING: (A) THE MINIMUM REQUIREMENTS IN CALIFORNIA ENERGY CODE FOR LIGHTING ZONES 1-4 (B) BACKLIGHT, SPILLOUT AND GLARE (C) LIGHT RATINGS AS DEFINED IN IESNA TM-15-11, (D) ALLOWABLE BUG RATINGS NOT EXCEEDING THOSE SHOWN IN TABLE 6.10.6.  
- OUTDOOR LIGHTING SHALL BE DESIGNED AND INSTALLED WITH SHIELDING, SUCH THAT THE LIGHT SOURCE CANNOT BE SEEN FROM ADJACENT RESIDENTIAL PROPERTIES OR THE PUBLIC RIGHT-OF-WAY. NON FROM ABOVE

DISSEMBLY METALS:  
- PROVIDE NEOPRENE GASKET AT DISSEMBLY METALS. TYPICAL THROUGHOUT.

POOL EQUIPMENT:  
- POOL EQUIPMENT SHALL BE MOUNTED ON MECHANICAL PADS & ATTACHED WITH SPRING ISOLATORS. SIMILAR TO COMMERCIAL UNIT SPRING ISOLATORS.  
- PLUMBING LINES SHALL BE RAISED ABOVE ROOF AND ISOLATED WITH RUBBER SUPPORTS TYPICAL.

LOADING:  
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED BY SPACES AT THE FULL RATED AMPERAGE OF THE INVERSE. PLEAS DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT.

SERVICE PANEL OR SUB PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICES (SPACES) RESERVED FOR FUTURE CHARGING PURPOSES AS BY "CANNOT BE IN ACCORDANCE WITH THE ELECTRICAL CODE."  
- FOR PARKING) STORPING DETAIL. SEE SHEET A205  
- DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A(5), CHART NO. 5

ELECTRICAL NOTES:  
- THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC SYSTEM. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE UNIT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS FUTURE SOLAR ELECTRIC.  
- THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMP.  
- PROVIDE ACCURATE LIGHTING TO ENSURE SAFE ACCESS TO BICYCLE PARKING FACILITIES IN ACCORDANCE WITH SECTION 12.21A.5A.  
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED BY SPACES AT THE FULL RATED AMPERAGE.  
- A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE RATED AMPERAGE, WIRING SCHEMATICS AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM. THE RATED AMPERAGE SHALL NOT BE LESS THAN THE TRADE SIZE I.

METAL STUD FRAMING @ SUBTERRANEAN PARKING GARAGE PL. PL. 1 - GROUND FLOOR, SECOND FLOOR, THIRD FLOOR:  
- METAL STUD FRAMING, TYP. @ TYPE 1 CONSTRUCTION  
- WOOD FRAMING NOT PERMITTED

WOOD CONSTRUCTION @ 6th - 8th FLOORS:  
- EXTERIOR WALLS TO BE FIRE TREATED WOOD (SEE FLOOR PLANS)  
- FIRE-RATED TREATED WOODS LUMBERS OR PLYWOOD IMPREGNATED WITH CHEMICALS AND WHICH, WHEN TESTED IN ACCORDANCE WITH U.S.C. STANDARD NO. 421 FOR A PERIOD OF 30 MINUTES, SHALL HAVE A FLAME SPREAD OF NOT OVER 25 AND SHOW NO EVIDENCE OF:  
- PROGRESSIVE COMBUSTION MATERIALS WHICH MAY BE EXPOSED TO THE WEATHER SHALL MAINTAIN THIS FIRE-RETARDANT CLASSIFICATION WHEN TESTED IN ACCORDANCE WITH THE RAW AND HEATING TESTS OF U.S.C. STANDARD NO. 302.7  
- ALL MATERIALS SHALL BEAR IDENTIFICATION SHOWING THE FIRE PERFORMANCE RATING  
- THEREOF AND, IF INTENDED FOR EXTERIOR USE, SHALL BE FURTHER IDENTIFIED TO INDICATE SUITABILITY FOR EXPOSURE TO THE WEATHER. SUCH IDENTIFICATIONS SHALL BE ISSUED BY AN APPROVED LA. CITY AGENCY HAVING A SERVICE FOR INSPECTION OF MATERIALS AT THE FACTORY.

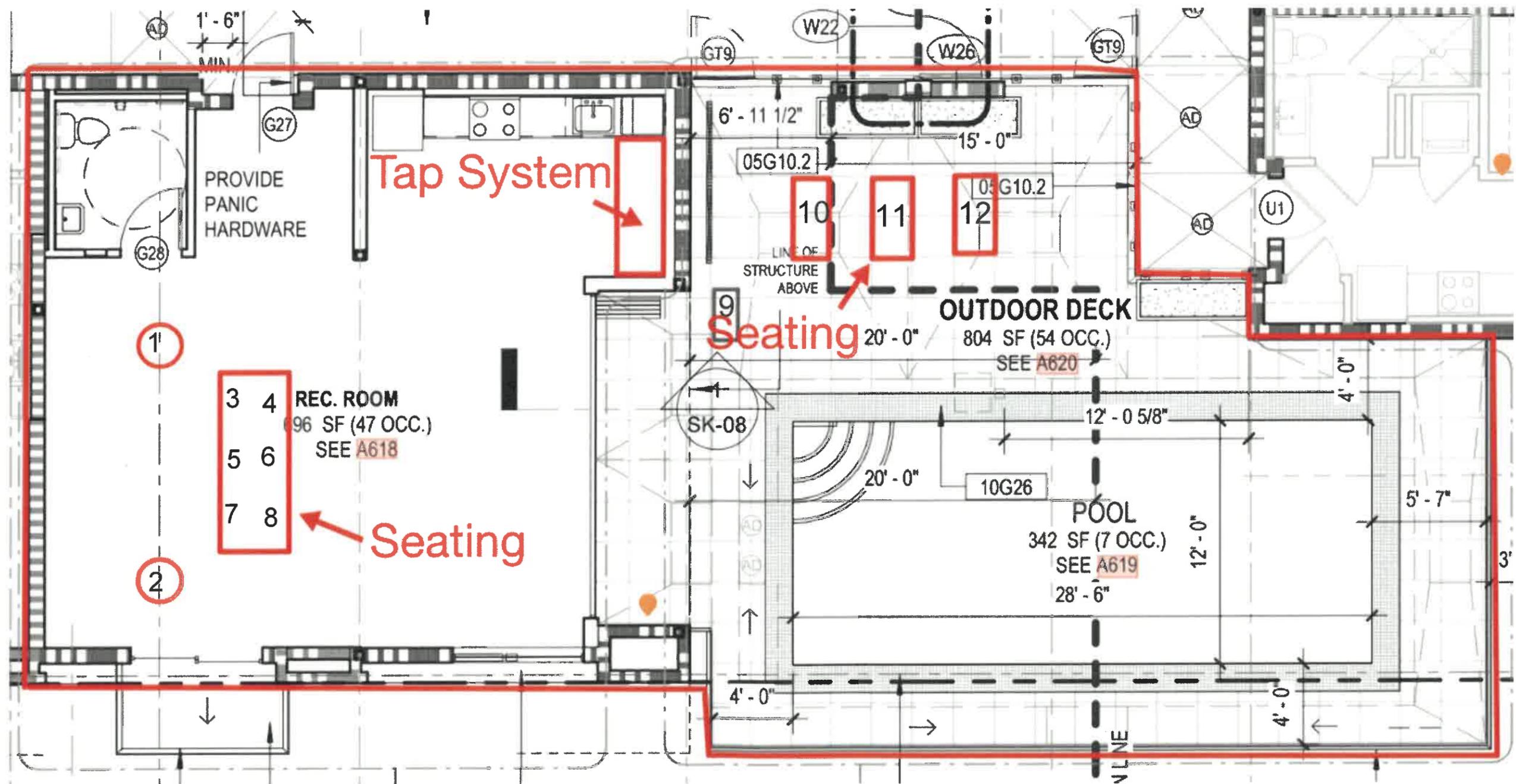
LANDSCAPE:  
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.  
- PLANTERS AT FRONT YARD SHALL NOT EXCEED 42" ABOVE ADJACENT FINISH GRADE & PLANTERS AT SIDE YARD SHALL NOT EXCEED 6" OF ABOVE ADJACENT FINISH GRADE (12.22C(2))

CLADDING:  
- ALL DOWNPOUTS TO DRAIN TO CISTERN

FIREPROOFING:  
- APPLY 1/4" CEMENTITIOUS FIREPROOFING (LARR #201) OR APPROVED EQUAL, APPLY IN LOCATIONS NOTED, OTHERWISE PROVIDE INTUMESCENT COATING AT ALL STEEL EXPOSED TO BE FIREPROOFED. LARR #201M OR APPROVED EQUAL.  
- SEE STRUCTURAL DWGS FOR RESTRAINED CONSTRUCTION OF STEEL MEMBERS.

INSULATION:  
- WALL INSULATION SHALL FILL & CONTINUOUSLY TOUCH CAVITY ON ALL 4 SIDES - NO AIR GAPS. PROVIDE TYVEK WRAP AT AIR GAP BETWEEN STUD AND RC CHANNEL. REF. WALL TYPE DETAILS ON SHEET A801 & A802.  
- CEILING/ROOF INSULATION SHALL CONTINUOUSLY TOUCH CAVITY ON 4 SIDES - NO AIR GAPS





INSPIRE HOLLYWOOD  
 1530 CASSIL PLACE  
 LOS ANGELES, CA 90028

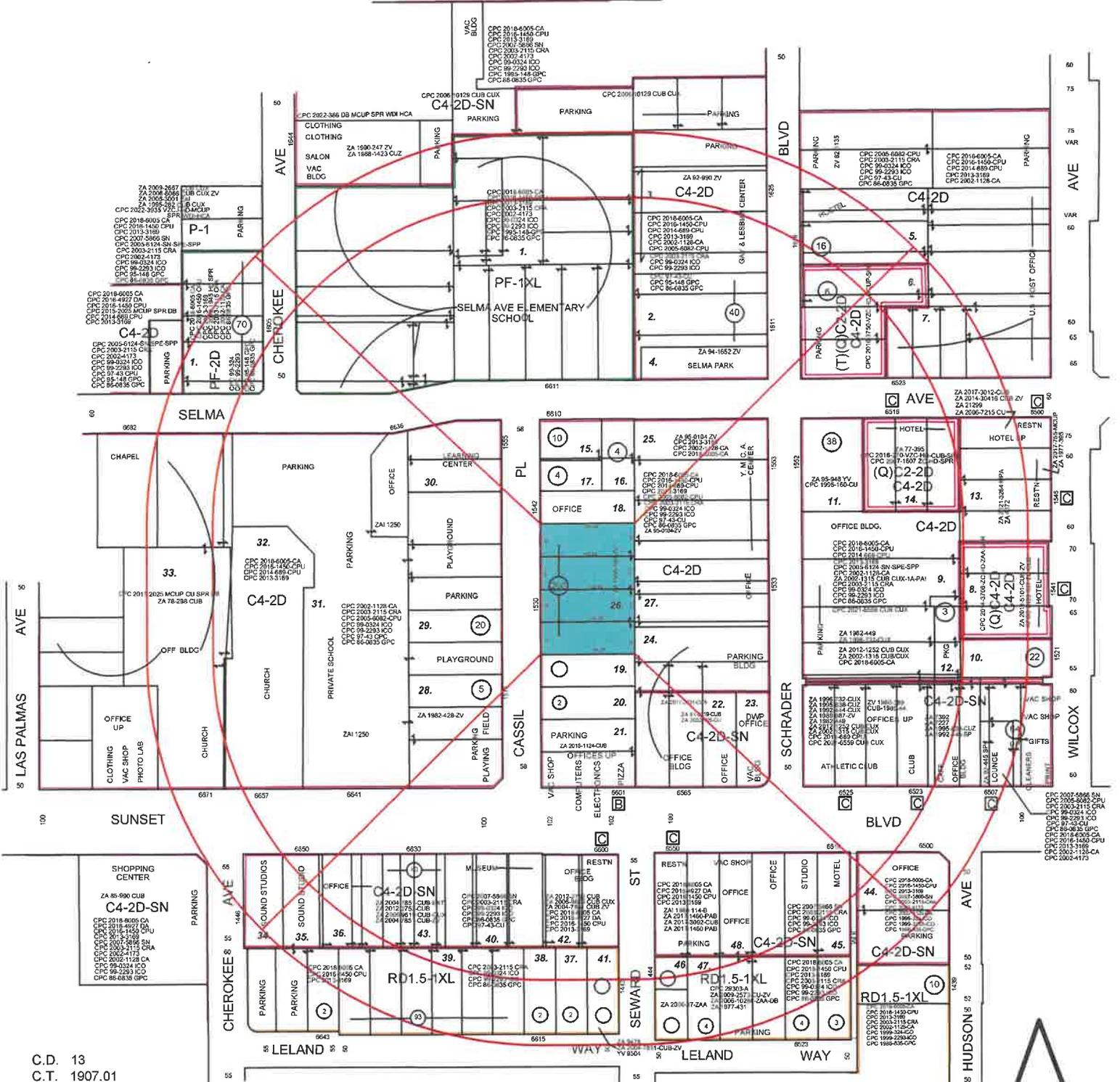
LOTS: 4,5,6,7  
 BLOCK: NONE  
 TRACT: RAWLINGS-  
 LOUNSEBURY

APN: 5547-018-035  
 LOT AREA: 28,686.9 SF  
 ON-SITE BUILDING AREA: 107,012 SF  
 ON-SITE PARKING: 230 SPACES

SEATING  
 8TH FLR: 11 INTERIOR  
 76 EXTERIOR  
 4TH FLR: 8 INTERIOR  
 4 EXTERIOR

**EXHIBIT "A"**  
 Page No. 11 of 11  
 Case No. 2A 2023-4977  
*(Handwritten signature)*

# **RADIUS MAP**



C.D. 13  
 C.T. 1907.01  
 P.A. HOLLYWOOD  
 N.C. CENTRAL HOLLYWOOD

# CONDITIONAL USE - ALCOHOL BEVERAGES

0.659 NET AC.

**RADIUS MAPS ETC**  
 3544 PORTOLA AVENUE  
 LOS ANGELES CA 90032  
 OFF/FAX:(323) 221-4555  
[radiusmapsetc@yahoo.com](mailto:radiusmapsetc@yahoo.com)

**SITE LOCATION:**  
 1530 N. CASSILL PLACE  
 LOS ANGELES, CA 90028

**LEGAL DESCRIPTION:**  
 LOTS 4, 5, 6 AND 7, RAWLINGS  
 LOUNSBURG TRACT,  
 M.B. 22-180.

**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

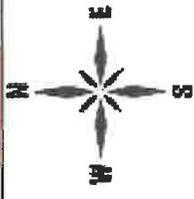
**CASE NO.:**

REV: 06 - 19 - 2023  
 DATE: ~~12-22-2022~~  
 SCALE: 1" = 100'  
 USES: FIELD  
 D.M.: 147 A 185,147 A 187  
 T.B. PAGE: 593 GRID: E-4  
 A.P.N.: 5547-018-035

12/22/2022

Generalized Zoning

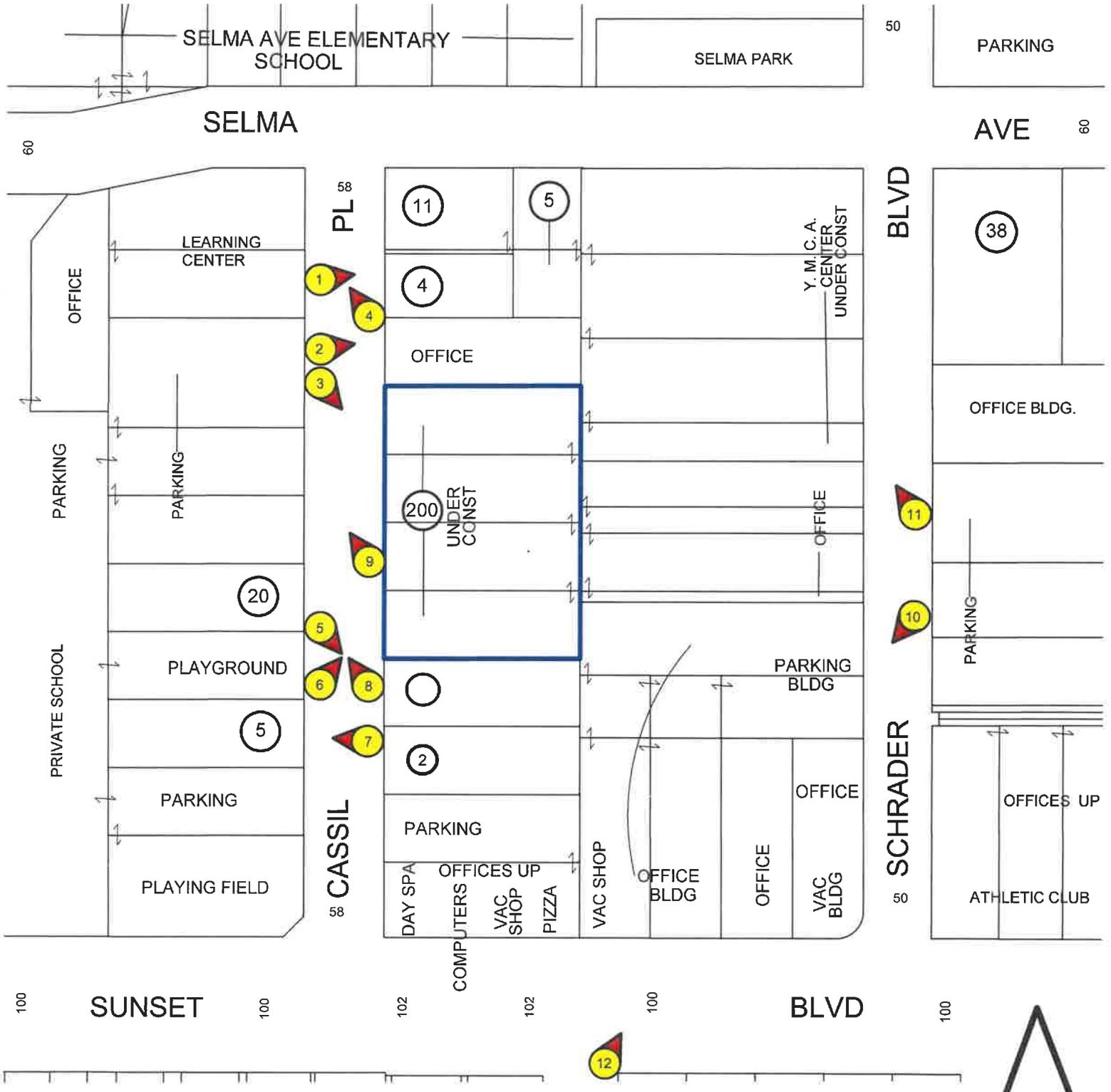
ZIMAS PUBLIC



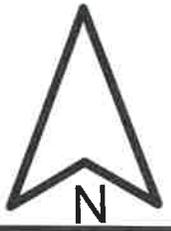
Address: 1538 N CASSIL PL  
 APN: 5547018035  
 PIN #: 147A185 13

Tract: RAWLINGS-LOUNSBERY TRACT  
 Block: None  
 Lot: 4  
 Arb: None

Zoning: C4-2D  
 General Plan: Regional Center Commercial



# PHOTO BROCHURE



**RADIUS MAPS ETC**  
 3544 PORTOLA AVENUE  
 LOS ANGELES CA 90032  
 OFF/FAX (323) 221-4555  
 RADIUSMAPSETC@YAHOO.COM

**SITE LOCATION:**  
 1532 N. CASSIL PLACE  
 LOS ANGELES CA 90028

CASE NO.  
 DATE: 6-19-23  
 SCALE: 1" = 100'  
 D.M.: 147 A 185, 147 A 187  
 T.B. PAGE: 593 GRID: E-4  
 APN: 5547-018-035



1.



2.



3.



4.



5.



6.



7.



8.



9.



10.



11.



12.



# **MISCELLANEOUS REPORTS**

1530 N Cassil Pl

ZA 2023-4977



Permit #:

21016 - 20000 - 19755

Plan Check #: B21VN10056

Printed: 01/25/22 09:46 AM

Event Code:

Bldg-Alter/Repair GREEN - NONE Commercial Expanded Counter Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued on: 01/24/2022 Last Status: Issued Status Date: 01/24/2022
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
RAWLINGS-LOUNSBERY TR		5		M B 22-180	147A185 21	5547 - 018 - 035

<b>3. PARCEL INFORMATION</b> LADBS Branch Office - LA Council District - 13 Certified Neighborhood Council - Central Hollywood Census Tract - 1907.00 District Map - 147A185	Energy Zone - 9 Fire District - 1 (Entire parcel) Thomas Brothers Map Grid - 593-E4 Area Planning Commission - Central Community Plan Area - Hollywood	Near Source Zone Distance - 0.9 School Within 500 Foot Radius - YES Redevelopment Plan Area - Hollywood
---	--	---

ZONES(S): C4-2D

<b>4. DOCUMENTS</b> Z1 - Z1-2374 State Enterprise Zone: Los . ZA - ZA-1995-104-ZV Z1 - Z1-2433 Revised Hollywood Commi ORD - ORD-129944 Z1 - Z1-2452 Transit Priority Area in the ORD - ORD-165657-SA90 Z1 - Z1-2488 Redevelopment Project Are ORD - ORD-173562	ORD - ORD-175038 ORD - ORD-182173-SA4:1D ORD - ORD-182960 DTRM - DIR-2019-2593-SPR-TOC	CRA - ZI 1352 HOLLYWOOD CPC - CPC-1986-835-GPC CPC - CPC-1997-43-CPU CPC - CPC-1999-2293-ICO
---	---	---

<b>5. CHECKLIST ITEMS</b> Std. Work Descr - Seismic Gas Shut Off Valve
---

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>		
Owner(s): INSPIRE HOLLYWOOD PROPCO LLC	11611 SAN VICENTE BLVD STE 800	LOS ANGELES CA 90049
Tenant:		
Applicant: (Relationship: Agent for Owner) SUSIE CLEVER -	12623 SHERMAN WY UNIT A	NO HO, CA 91605 (818) 765-0720

<b>7. EXISTING USE</b> (05) Apartment (16) Retail	<b>PROPOSED USE</b>	<b>8. DESCRIPTION OF WORK</b> INSTALL 15 SOLAR FLAT PLATE COLLECTORS AND 2 SOLAR STORAGE TANKS
---	---------------------	---

<b>9. # Bldgs on Site &amp; Use:</b>	For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via <a href="http://www.ladbs.org">www.ladbs.org</a> . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.
<b>10. APPLICATION PROCESSING INFORMATION</b> BLDG. PC By: Sella Benyamin OK for Cashier: Karen Hyde Signature:	

For Cashier's Use Only W/O #: 11619755

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b> Final Fee Period	
Permit Valuation: \$89,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	1,074.58
Permit Fee Subtotal Bldg-Alter/Re	770.06
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rc	77.01
E.Q. Instrumentation	24.92
D.S.C. Surcharge	26.16
Sys. Surcharge	52.32
Planning Surcharge	50.82
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surchar	59.29
CA Bldg Std Commission Surchar	4.00
Permit Issuing Fee	0.00
Linkage Fee	0.00
Sewer Cap ID:	Total Bond(s) Duc:

For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via [www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

**For Cashier's Use Only W/O #: 11619755**

Payment Date: 01/24/22  
 Receipt No: 1227386  
 Amount: \$1,074.58  
 Method: ECHECK

**2022ON 68685**

<b>12. ATTACHMENTS</b> Plot Plan Signed Declaration
---



14. APPLICATION COMMENTS:

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\*

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) ALL VALLEY SOLAR INC	12623 SHERMAN WAY STE A,	N HOLLYWOOD, CA 9160	C46	499720	(818) 765-0720
(E) VALENCIA,, BYRON STEVE	16200 VENTURA BLVD, SUITE 227	ENCINO, CA 91436		C87372	

**PERMIT EXPIRATION/REFUNDS:** This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury 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. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C46 License No.: 499720 Contractor: ALL VALLEY SOLAR INC

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

- ( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUND Policy Number: 9273316

- ( ) 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, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES**

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at [www.aqmd.gov](http://www.aqmd.gov). Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead).

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): \_\_\_\_\_ Lender's Address: \_\_\_\_\_

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS 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 realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration/ Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: \_\_\_\_\_  Contractor  Authorized Agent

1010413202211487570

Job Address: 1530 CAROL FL Application #: 716-6000-14733

City of Los Angeles – Department of Building and Safety  
Signature Declaration Attachment Form

Instructions

**Applicant (contractor, owner, or agent):** Complete and sign the appropriate statements below only after completely reviewing the entire permit application for accuracy. Also, indicate the job address on the top of the form. This attachment will become part of the permit application.  
**Building and Safety Staff Member:** Complete the "APPLICATION#:" and make sure the job address is shown above. Give a copy of the permit application to the applicant.

“Signature Declaration”

**PERMIT EXPIRATION/REFUNDS:** This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAM C). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

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License Class: 499720 License No.: C46 Contractor: Theodor A Bavin

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- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: State Fund Policy Number: 9273316

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, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS 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 realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- This permit is being obtained with the consent of the legal owner of the property.

Print Name: Susie Clever Sign: SC Date: 1-20-2021 ) Owner ( ) Contractor  Authorized Agent



**SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ENTERTAINMENT (CUX) –  
LAMC 12.24 W.1 & 12.24 W.18**

Los Angeles City Planning

The Special Instructions for Alcohol (CUB) & Entertainment establishments is a required attachment to the Department of City Planning (DCP) Application Filing Instructions (CP-7810). Only utilize this form when filing for a Conditional Use Permit pursuant to LAMC Sections 12.24 W.1 for alcohol establishments or 12.24 W.18 for entertainment.

**ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:**

*For a CUB or CUX request to be considered, the following additional information and findings must be provided.*

1. **RADIUS MAP FOR ALCOHOL USES.** The following requirements are separate from the Public Noticing requirements detailed in the Mailing Notification Procedures (CP-2074), which will be requested by the Project Planner 6-8 weeks prior to the public hearing:
  - An electronic copy of a **RADIUS MAP FOR ALCOHOL USES**, showing land uses to a 600-foot radius.
  - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site. Include in the list the type of license and address.
  - A **LIST OF THE FOLLOWING USES** within 600 feet:
    - (1) Residential uses and type (single-family, apartment, hotel, etc.);
    - (2) Churches;
    - (3) Schools, including nursery schools and child-care facilities;
    - (4) Hospitals;
    - (5) Parks, public playgrounds and recreational areas; and
    - (6) Establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.
  
2. **FINDINGS (on a separate sheet)**
  - a. **General Conditional Use for CUB and/or CUX**
    - i. That 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.
    - ii. That 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.
    - iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
  
  - b. **Additional Findings for CUB**
    - i. That the proposed use will not adversely affect the welfare of the pertinent community.
    - ii. That 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.

- iii. That 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.

**3. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE**

- a. What is the total square footage of the building or center the establishment is located in? 107,012 sf
- b. What is the total square footage of the space the establishment will occupy? 107,012 sf
- c. What is the total occupancy load of the space as determined by the Fire Department? TBD
- d. What is the total number of seats that will be provided indoors? 18 Outdoors? 39
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? Yes
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? Private
- i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- g. Are you adding floor area? No If yes, how much is enclosed? N/A Outdoors? N/A
- h. Parking**
- i. How many parking spaces are available on the site? 230 spaces
- ii. Are they shared or designated for the subject use? Shared
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? N/A
- iv. Have any arrangements been made to provide parking off-site? No
1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A
- Note: Required parking must be secured via a covenant pursuant to LAMC Section 12.26 E.5. A private lease is only permitted by a Zone Variance.**
2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
3. Will valet service be available? No Will the service be for a charge? N/A
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? Yes
- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? N/A

**4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT**

a. What are the proposed hours of operation and which days of the week will the establishment be open?

	<b>M</b>	<b>Tu</b>	<b>W</b>	<b>Th</b>	<b>F</b>	<b>Sa</b>	<b>Su</b>
Proposed Hours of Operation	9am-12am	9am-12am	9am-12am	9am-12am	9am-12am	9am-12am	9am-12am

b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc.? Please specify: Televisions and pre-recorded music

**Note:** An establishment that allows for dancing needs a conditional use pursuant to LAMC Section 12.24 W.18.

c. Will there be minimum age requirements for entry? No If yes, what is the minimum age requirement and how will it be enforced? N/A

d. Will there be any accessory retail uses on the site? No What will be sold? N/A

**e. Security**

i. How many employees will you have on the site at any given time? 2-10

ii. Will security guards be provided on-site? No.

1. If yes, how many and when? N/A

iii. Has LAPD issued any citations or violations? No If yes, please provide copies.

**f. Alcohol**

i. Will there be beer & wine only, or a full line of alcoholic beverages available? Full line

ii. Will "fortified" wine (greater than 16% alcohol) be sold? No

iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No

iv. Will there be signs visible from the exterior that advertise the availability of alcohol? Per ABC rules

**v. Food**

1. Will there be a kitchen on the site? Yes

2. Will alcohol be sold without a food order? Yes

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? No

4. Provide a copy of the menu if food is to be served.

**vi. On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? No

a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? No
- a. If yes, a request for off-site sales of alcohol is required as well.
3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? Yes

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? N/A, on-site request
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? N/A, on-site request

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

5. **CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)**

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? On-site
- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? No
1. If no, contact ABC to determine whether the proposed site is located in an area whereby:
- a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
- b. if issuance would result in or add to an undue concentration of licenses.
- b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

6. **ADDITIONAL REQUIREMENTS FOR MAIN CUBs/CUXs.** In addition to all requirements detailed in the DCP Application Filing Instructions ([CP-7810](#)), applications for Main CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol and/or entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

**NOTE:** *Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.*

ZA 2023-4977-CUB

# EXPEDITED PERMIT FEE AGREEMENT

## Section 19.01-R LAMC

City of Los Angeles - Department of City Planning

### ENTITLEMENT

REQUEST(S): Conditional Use (On-Site Sales for Beer and Wine)

Project Address: 1530 North Cassil Place

The Owner/Applicant shall acknowledge and agree to the following statements by initialing each.

LB I hereby promise to pay all expenses for additional cost and physical resources necessary to expedite the permit process for the above development project.

LB I understand that the expedited service charges are in addition to and separate from the fees charged elsewhere in the L.A. Municipal Code.

LB I understand that the initial fee of \$8,500 is a deposit, and I agree to pay any additional costs that exceed this deposit to the City of Los Angeles for Planning Department Staff as well as other City Departments for time used to expedite the subject case(s), including any costs accrued during any appeal(s) of the subject case(s).

LB I am well informed that the processing of the case may be placed on hold if an invoice billing for the excessive costs becomes past due.

LB In the event that the property is sold, I understand that I am still responsible for any costs accrued until such time as the new property owners accept responsibility of fees in writing by filing a new Expedited Permit Fee Form with the Planning Department.

Initial Deposit: \$8,500

### COMPANY/OWNER/APPLICANTS AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee, or authorized agent of the owner or lessee with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes, lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. The undersigned has read and accepted the above statement.

Owner/Applicant: Inspire Hollywood PropCo LLC

Print Address: 11601 Wilshire Blvd., Suite 2060

Los Angeles, CA 90025

Telephone No.: 310-696-2050

Email Address: lbond@bondcompanies.com

Authorized Signature: 

Print Name: Lawrence S. Bond

Date: 6-27-23

*\*Please note that the information listed above will be used for billing purposes. Please do not use a P.O. Box as the address.*

Representative: LiquorLicense.com

Contact: Brett Engstrom

Print Address: 2222 Damon St.

Los Angeles, CA 90021

Telephone No.: (626) 993-7350

For Owner/Applicant Authorized Signature Only:

Subscribed and sworn before me this (date): \_\_\_\_\_

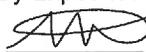
, in the County of \_\_\_\_\_, State of California

Notary Public

Stamp:

*See attached!*

Accepted By Expedited Processing Section

Signature:  Date: June 21, 2023

**(The application must be filed within 180 days of the date referenced above.)**

**See the reverse for additional requirements.**



**The following items shall be submitted at the time of filing:**

**Environmental Clearance:**

- Ministerial Action (Exempt from CEQA)
- Categorical Exemption
- Environmental Assessment Form (ND/MND, Class 32 CE, SCEA, SCPE)
- Addendum to Environmental Case No. \_\_\_\_\_
- Statutory Exemption

ZA 2023-4977

**Additional Forms/Documents Required (at filing):**

- [Preliminary Zoning Assessment Referral Form \(only Sections I & II are required at filing\)](#)
- [Affordable Housing Referral Form / TOC Referral Form](#)
- HCIDLA Housing Replacement Determination Letter
- [Redevelopment Project Area Administrative Review and Referral Form](#)
- [Geographic Project Planning Referral Form](#)
- All public noticing materials (e.g., [mailing labels](#), notification map, BTC invoice)
- Application materials shall also be provided in a digital format (thumb drives & file links are acceptable)

**The following items are required and may be submitted after filing:**

**Additional Studies Required (Submitted within 30 days of filing):**

- Written responses to [CEQA Guidelines Section 15300.2 \(Exceptions to Categorical Exemptions\)](#)
- Written responses to California Government Code Section 65913.4 (SB 35)
- A copy of completed Air Quality Study
- A copy of completed Noise Study
- A copy of completed Tree Report
- A copy of a Historic Report on the Property
- A copy of completed Geologic and/or Soils Report
- A copy of completed [Transportation Study Assessment \(LADOT Referral Form\)](#)
- A copy of a completed Traffic Study

**Additional:**

- Copy of Bureau of Engineering Receipt or R3 Letter
- Copy of Bureau of Engineering Planning Case Referral Form (PCRF)

INTERNAL



## PRIMARY CHECKLIST FOR CASE FILING

CASE NO.: ZA 2023-4977-CUB STAFF: G. X Costa  
ENV CASE NO.: ENV-2023-4978-CE DATE: 7/20/23  
SITE ADDRESS: 1532 N. CASSIL PLACE  
APPLICATION TYPE: CONDITIONAL USE (CUB)  
(e.g., General Plan Amendment, Zone Change, Zone Variance, Conditional Use)

## DEPARTMENT OF CITY PLANNING APPLICATION FORM

### PROJECT LOCATION

Comp.	Incomp.	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Street Address** in ZIMAS or BOE Referral Form if not in ZIMAS

**Unit/Space Number** (if proposing a CUB or CUX, the field is required, even if "N/A")

**Legal Description** (including all contiguously owned parcels)

**Assessor's Parcel Number(s)**

**Lot Area**

### PROJECT DESCRIPTION

Comp.	Incomp.	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Present and Proposed Use**

**Proposed Project**, including any demolition, number of units, height, floor area, parking spaces, seats, hours of operation

Comp.	Incomp.	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing Site Conditions
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Component Information
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Right-of-Way Information

## ACTION(S) REQUESTED

Comp.	Incomp.	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Authorizing Code Section(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Code Section(s) from which deviation is required, if applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Action(s) Requested (i.e., narrative of what is required vs. what is requested)

## RELATED CITY PLANNING CASES

Comp.	Incomp.	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	List of previous, recent, or pending case numbers related to the project

## PROJECT TEAM INFORMATION

Comp.	Incomp.	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Applicant (Note: The Representative <i>cannot</i> be the Applicant unless the Representative has a vested interest in the project; i.e., Owner, Owner-in-Escrow, Lessee, or any person benefitting from the project)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Owner

Comp.	Incomp.	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Representative</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Other</b>

## PROPERTY OWNER AFFIDAVIT

Comp.	Incomp.	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Matches <b>Assessor's Information</b> in ZIMAS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Ownership Disclosure</b> if property is owned by LLC, Corporation, Partnership, or Trust
		<input type="checkbox"/>	Agent for Service of Process
		<input type="checkbox"/>	Names and addresses of principal owners ( <i>25% interest or greater</i> )
		<input type="checkbox"/>	Copy of current corporate articles, partnership agreement, or trust, as applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Notarized Letter of Authorization</b> from Owner granting Power of Attorney to the Signatory ( <i>if Application is not signed by Owner</i> )
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Grant Deed</b> ( <i>always required for CDPs</i> )
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Multiple Owners</b> ( <i>If there are multiple parcels and/or owners, all owners need to give consent</i> )
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Copy of Lease</b> ( <i>if Applicant is lessee of entire site</i> )
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Notarized</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Owner Affidavit</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Applicant Declaration</b>

## (OPTIONAL) NEIGHBORHOOD CONTACT SHEET

Comp.      N/A

           **Neighborhood Contact Sheet**

## SUPPLEMENTAL FILING REQUIREMENTS

### RELATED DOCUMENTS/REFERRALS

Comp.      Incomp.      N/A

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Specialized Requirement Form(s)</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Findings or Justification for <u>each</u> Requested Action</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Geographic Project Planning Referral</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Case Consultation Referral Form</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Redevelopment Project Area Form</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>HPOZ Authorization Form</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Affordable Housing Referral Form</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>TOC Referral Form</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Optional HCA Vesting Preliminary Application</b> <i>(eligible only for Housing Development Projects that have not yet filed an application)</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>UDU Inter-Agency Referral Form</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Mello Form</b>

Comp.	Incomp.	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Tree Disclosure Statement</b> (any protected trees or shrubs on the project site and/or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Urban Forestry Referral Form</b> (any project that requires a Tree Disclosure Statement <u>and</u> is within the Mt. Washington/Glassell Park SP, or for an SB 9 Urban Lot Split or Parcel Map in the Valley)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Citywide Design Guidelines Compliance Review Form</b> (construction of new main building, VTT; excludes < 4 units, QPSH, SB 35 or AB 2162 projects)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Management Team Authorization</b> (General Plan Amendments)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Expedited Fee Agreement</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Preliminary Zoning Assessment</b> (projects that result in 2+ new units- Section VI must be completed / include plans signed by LADBS staff for Project Planning to deem complete)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Transportation Study Assessment</b> (LADOT Referral Form)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>BOE Planning Case Referral Form (PCRF)</b> (see DCP Application Filing Instructions for applicable thresholds)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Hillside Referral Form (BOE)</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Building Permits and Certificates of Occupancy (LADBS)</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Order to Comply</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>LID Referral Form</b> (replacing > 500 sq ft impervious area)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Replacement Unit Determination Letter (RUD)</b> from LAHD for projects subject to HCA (AB 2556 RUD if not subject to HCA)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>No Net Loss Declaration</b> (for single-unit projects, ADUs/JADUs, or SB 9 Two Unit Developments)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Copy of Recorded Covenants, Affidavits, or Easements on the property</b>

## VICINITY MAP

Comp.

Incomp.



**Location Map** showing surrounding area (*show nearest Collector Street*)

## PHOTOGRAPHS

Comp.

Incomp.



**Index Map** showing from which direction photos were taken



**Project Site**



**Neighboring Properties**

## ZIMAS PARCEL PROFILE REPORT & MAPS

Comp.

Incomp.



One copy of **Parcel Profile Report** selecting all contiguously owned properties



One copy of a **ZIMAS map** aerial view selecting all contiguously owned properties<sup>1</sup>

## PLANS REQUIRED

Comp.

Incomp.

N/A



**One full sized set** on 24" x 36"



**Four reduced sized sets** on 11" x 17"

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<sup>1</sup> *Exceptions include, but are not limited to, boundary specific requests such as a zone change, zone boundary adjustment, subdivisions.*

Comp.	Incomp.	N/A
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**Plot Plan**




*Include all contiguously owned parcels; identify which are not a part of the project work scope.*



*Summary table of project details*



**Floor Plans**




*For CUBs, identify alcohol storage and include total # of indoor/outdoor seats, numbered seats, and square footage*




**Elevations**




**Sections**




**Landscape and Irrigation Plans**




**Open Space Plan** *(for projects with 6+ new residential units)*




**Color Renderings** of project with landscaping *(all Commission cases)*

## CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Comp.	Incomp.	N/A
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**Categorical Exemption Recommended**

Prepare Notice of Exemption (NOE) Form

Print copies for Case File and Duplicate Case File

Scan copy for Electronic Copy of Application Materials and e-submit

Comp.	Incomp.	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Environmental Assessment Form (EAF)</b>
			<input type="checkbox"/> EAF Checklist Items
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Environmental Impact Report (EIR)</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Existing ENV</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Addendum to Existing ENV</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Other (e.g., Statutory Exemption)</b>

## DUPLICATE CASE FILES

Comp.	Incomp.	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Certified Neighborhood Council (CNC)</b> in an unsealed, postage affixed envelope with DSC return address ( <i>ALL CASES for properties with NCs</i> )
			<input checked="" type="checkbox"/> Add USPS Tracking Label to envelope
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>LAPD (CUBs only)</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Council Office (CUBs only)</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<b>DCP Application Form</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<b>NOE, EAF, or Environmental Determination</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Findings/Justification</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<b>Vicinity Map</b>

Comp.	Incomp.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>ZIMAS Map</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Photographs</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Project Plans</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <b>Additional Materials</b>

## ELECTRONIC COPY OF APPLICATION MATERIALS

Comp.	Incomp.	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Electronic copy of application materials (PDF format only)</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<b>DCP Application Form</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<b>NOE, EAF, or Environmental Determination</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Findings/Justification</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<b>Vicinity Map</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<b>ZIMAS Map</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<b>Photographs</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<b>Project Plans</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Additional Materials</b>

# DSC STAFF REQUIREMENTS

## PCTS ENTRY

Housing Project Suffixes (No Additional Fees are Required)

- | Comp.                    | N/A                                 |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>HCA</b> - Housing Development Projects that create 1+ new residential units or lots  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>VHCA</b> – Housing Development Projects with a signed, optional HCA Vesting Preliminary Application, in lieu of the HCA suffix   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>PHP</b> - Housing Development Projects with $\leq 10$ units, proposing $\leq 20\%$ rental units for Low Income, or 30% for-sale units for Low- or Moderate-Income households |

## Project Description

Comp.

- Include relevant information such as Existing/Proposed: (200 character maximum)
  - Use
  - Number of dwelling units
  - Floor area
  - Height/stories
  - Number of parking spaces
  - Number of seats/hours/type of alcohol consumption (for food/beverage establishments)
  - Affordable Housing Data (including unit type and income level)

## Requested Entitlement

Comp.

- List requested entitlements; cite applicable LAMC Sections (2,000 character maximum)

## Application Info Tab

**Comp.** *Remember to click "Update" to save information.*

- Project Team Information
  - Applicant
  - Representative
  - Email address and phone number for the individual checked as the "Primary Contact for Project" on page 4 of the DCP Application Form
- Not required, but if submitted, input BTC Receipt information on the "Application Info" tab

## Case Info Tab

**Comp.** *Remember to click "Update" to save information.*

- Select Processing Unit on the "Case Info" tab
- Enter USPS Tracking No. into PCTS under "Additional Information"
- If the Project is a "Significant Planning Entitlement", press the blue "SEND Ethics Registration Confirmation" button and select only the email for the individual marked as the "Primary Contact for Project" on page 4 of the DCP Application Form

## Housing Dwelling Unit Data

**Comp.**

- Input Dwelling Unit Data (including non-residential floor area)

## Upload Digital Attachments to E-Submit

Comp.	Incomp.	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<b>DCP Application Form</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<b>NOE, EAF, or Environmental Determination</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Findings/Justification</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<b>Vicinity Map</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<b>ZIMAS Map</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<b>Photographs</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<b>Project Plans</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Additional Materials</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<b>Scanned or Digital PDF of Paid Invoice</b>

## CASE FILE PREPARATION

### Specific Type of Case Filings - Stickers

Comp.	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<b>PHP</b> – Affix PHP sticker on top right corner of Main and ENV Case File
<input type="checkbox"/>	<input type="checkbox"/>	<b>EPS</b> – Affix red Expedite Sticker to top right corner of Case Files (Main and ENV) and on DCP Application Form
<input type="checkbox"/>	<input type="checkbox"/>	<b>CUB</b> – Affix LAPD sticker on inside left of Case File; leave date blank for Admin Staff to fill out when the Duplicate Case File is distributed

## All Case Filings

Comp.

N/A



**Photocopy NC Packet** envelope and insert in Case File



Insert **Electronic Copy of Application Materials** in Case File



**Print out invoice** showing payment with **Receipt No.** and insert in Case File



**Rubber band the following to the Case File** for Admin Staff to upload to P Drive for ZIMAS/Systems:

**Aerial View from ZIMAS** with all contiguously owned parcels highlighted

Photocopy of **pages 1 and 4 of the DCP Application Form**

Photocopy of **Site Plan**

SA 505 AS