



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

- ☐ Waived hearing ☐ Concurrent hearing ☐ Hearing not be scheduled on a specific date (e.g. vacation hold)
Related Case Number _____

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.

1. PROJECT LOCATION

Street Address¹ 6233 Hollywood Boulevard, Los Angeles, CA Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Lot 8, Block: None, Tract: TR 10149

Assessor Parcel Number 5546-030-001 Total Lot Area _____

2. PROJECT DESCRIPTION

Present Use Commercial - Theater

Proposed Use Commercial - Theater

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in the entire premises of an existing theater. Sale of alcohol to be incidental to sale of food and tickets

Additional information attached ☐ YES ☐ NO

Complete and check all that apply:

Existing Site Conditions

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

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

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

Proposed Project Information

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☐ Interior tenant improvement
- ☐ Additions to existing buildings
- ☐ Grading
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree

- ☐ New construction: _____ square feet
- ☐ Accessory use (fence, sign, wireless, carport, etc.)
- ☐ Exterior renovation or alteration
- ☒ Change of use and/or hours of operation
- ☐ Haul Route
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

Housing Component Information

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

Number of Affordable Units⁴ 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: N/A square feet

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 section 12.24-W,1 Section from which relief is requested (if any): _____

Request: Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in the entire premises of an existing theater. Sale of alcohol will always be incidental to the sale of food and theater tickets.

Authorizing section _____ Section from which relief is requested (if any): _____

Request: _____

Authorizing section _____ Section from which relief is requested (if any): _____

Request: _____

Additional Requests Attached ☐ YES ☒ NO

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

⁴ As determined by the Housing and Community Investment Department

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) _____

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. _____

Ordinance No.: _____

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

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:

5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? ☐ YES (provide copy) ☒ NO

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

☐ Development Services Case Management Number _____

☐ Building and Safety Plan Check Number _____

☐ Bureau of Engineering Planning Referral (PCRF) _____

☐ Bureau of Engineering Hillside Referral _____

☐ Housing and Community Investment Department Application Number _____

☐ Bureau of Engineering Revocable Permit Number _____

☐ Other—specify _____

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Pacific Theatres Exhibition Corp.

Company/Firm _____

Address: 6233 Hollywood Blvd Unit/Space Number _____

City Los Angeles State CA Zip Code: 90028

Telephone (310) 855-8220 E-mail: _____

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) J Ned Inc.

Address 120 N Robertson Blvd Unit/Space Number 3rd Floor

City Los Angeles State CA Zip Code: 90048

Telephone _____ E-mail: _____

Agent/Representative name Alex Campbell

Company/Firm Art Rodriguez & Associates

Address: 709 E. Colorado Blvd Unit/Space Number 200

City Pasadena State CA Zip: 91101

Telephone (626) 683-9777 E-mail: alex@aralicens.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information
(select only one)

☐ Owner

☐ Applicant

☒ 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.

⁵ 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

9. **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 the agent for service of process or 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 the agent for service of process or 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 David Green

Date May 20, 2016

Print Name DAVID GREEN

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 20th day of May 2016 before me, Carlynd Kuhlmann, Notary Public
(Insert Name of Notary Public and Title)

personally appeared DAVID GREEN 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.

Carlynd Kuhlmann
Signature

(Seal)



APPLICANT

10. 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.
- H. 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 is 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: 

Date: 5-19-2016

Print Name: MICHAEL BUGIELSKI

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: _____ ZA Case No.: _____ CPC Case No.: _____
Council District No.: 13 Community Plan Area: Hollywood
PROJECT ADDRESS: 6233 Hollywood Boulevard

Major Cross Streets: Hollywood Boulevard + Vine Street

Name of Applicant: Pacific Theatres Exhibition Corp.

Address: 120 N. Robertson Blvd., Los Angeles, CA 90047

Telephone No.: _____ Fax No.: _____ E-mail: _____

OWNER

Name: Ned Pan, Inc.

Address: 6233 Hollywood Blvd, Los Angeles, CA 90028

Telephone No: (323) 468-1750

Signature: *Dad Heen, SVP ICFO*

APPLICANT'S REPRESENTATIVE
(Other than Owner)

Name: Art Rodriguez & Associates
(Contact Person)

Address: 709 E. Colorado Blvd., Suite 200, Pasadena, CA

Telephone No: (626) 683-9777

Signature: *Art Rodriguez*
(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** an UNDATED check in the amount of \$75 made out to the **Los Angeles County Clerk** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

APPLICATION ACCEPTED

BY: _____

DATE: _____

ENVIRONMENTAL ASSESSMENT

APPROVED BY: _____

DATE: _____

RECEIPT NO.: _____

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of an existing theater.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

The business will utilize a Type 47 ABC License.

II. Existing Conditions:

- A. Project Site Area _____
Net and _____ Gross Acres _____
- B. Existing Zoning C4-2D-SN
- C. Existing Use of Land Commercial
Existing General Plan Designation Regional Center Commercial
- D. Requested General Plan Designation N/A
- E. Number None type N/A and age \pm N/A of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: N/A and average rent: N/A
Is there any similar housing at this price range available in the area? If yes, where?
N/A
- F. Number N/A Trunk Diameter N/A and type N/A
of existing trees.
- G. Number N/A Trunk Diameter N/A and type N/A
of trees being removed (identify on plot plan.)
- H. Slope: State percent of property which is:
100% Less than 10% slope N/A 10–15% slope N/A over 15% slope
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.
- I. Check the applicable boxes and indicate the condition on the Plot Plan. There are ☐ natural or man-made drainage channels, ☐ rights of way and/or ☐ hazardous pipelines crossing or immediately adjacent to the property, or ☐ none of the above.
- J. Grading: (specify the total amount of dirt being moved)
N/A 0-500 cubic yards.
N/A if over 500 cubic yards. indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported None

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-
Single Family _____ Apartment _____ or Condominium _____
- B. Number of Dwelling Units with:
One bedroom _____ Two bedrooms _____
Three bedrooms _____ Four or more bedrooms _____
- C. Total number of parking spaces provided _____
- D. List recreational facilities of project _____
- E. Approximate price range of units \$ _____ to \$ _____
- F. Number of stories _____, height _____ feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) _____
Gas heated swimming pool? _____
- H. Describe night lighting of the project _____
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building _____
Paving _____
Landscaping _____
- J. Total Number of square feet of floor area _____

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use Commercial _____
- B. Total number of square feet of floor area 42,435 _____
- C. Number of units if hotel/motel N/A _____
- D. Number of stories 2 _____ height Approx. 50 _____ feet.
- E. Total number of parking spaces provided: 802 _____
- F. Hours of operation 12pm-12am _____ Days of operation Daily _____
- G. If fixed seats or beds involved, number N/A _____
- H. Describe night lighting of the project General commercial lighting _____
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift 100-200 _____
- J. Number of students/patients/patrons TBD _____
- K. Describe security provisions for project Property is secured during hours of non-operation _____
- L. Percent of total project proposed for: Building 100% _____
Paving _____
Landscaping _____

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- ☐ National Register of Historic Places _____
- ☐ California Register of Historic Resources _____
- ☒ City of Los Angeles Cultural Historic Monument, No. 193 (7/5/1978) _____
- ☐ Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) No. 193 (7/5/1978) _____

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. Applicant is unaware of the use of any hazardous materials or hazardous substance discharge.

- A. Regulatory Identification Number (if known) N/A
 B. Licensing Agency N/A
 C. Quantity of daily discharge N/A

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
Hollywood Boulevard, 101 Freeway
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. The business is sufficiently buffered from any residential or sensitive uses. Nonetheless, the business will continue to be operated in a professional and responsible manner so as to avoid detrimentally affecting the surrounding area.

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, David Green
 Owner (Owner in escrow)*
 (Please Print)
 Ned Pan, Inc.
 Signed: by: David Green, Sr. VP/CFO
 Owner

I, Alex T Campbell
 Consultant*
 (Please Print)
 Signed: Alex T Campbell
 Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

*****Space Below This Line for Notary's Use*****

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 8th day of June, 2016 before me, Carlynd Kuhlmann, Notary Public personally appeared David Green (Insert Name of Notary Public and Title) 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.

Carlynd Kuhlmann (Seal)
 Signature



**APPLICATION TO THE ZONING ADMINISTRATOR FOR CONDITIONAL USE PERMIT –
ALCOHOLIC BEVERAGE SERVICE**

APPLICANT: **PACIFIC THEATRES EXHIBITION CORP.
DBA: PANTAGES THEATRE**

PROPERTY: **6233 HOLLYWOOD BLVD
LOS ANGELES, CA**

REFERENCE: **PER LAMC 12.24-W,1, CONDITIONAL USE PERMIT TO ALLOW THE
SALE OF A FULL-LINE OF ALCOHOL FOR ON-SITE CONSUMPTION
IN CONJUNCTION WITH THE OPERATION OF AN EXISTING
THEATER COMPLEX.**

ADDITIONAL FINDINGS

a. General Conditional Use

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.

Pantages Theater has been operating at its location on Hollywood and Vine providing quality entertainment to those residing, working, and visiting the Hollywood area. The applicant is looking to enhance the theater-going experience for its patrons through a Conditional Use Permit to allow the sale and consumption of alcoholic beverages on-site only with a Type 48 ABC license for on-sale general public premises. The theater has been a longstanding cultural Hollywood icon and has operated since the 1930s. Approval of the CUP will provide an added benefit to allow the theater to provide a full beverage service in addition to its current theater operations.

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 the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

Pantages Theater operated within an established retail/entertainment complex that was specifically developed for such uses. The commercial center and physical components of the building including size, height, and operation blend with the nature of the area and are suitable to the use and development in relation to the area. The property is a zoned C4-2D-SN and designated Regional Center Commercial under the General Plan Land Use designations. Should this application be granted, Pantages will continue to operate in a professional manner and continue to coexist with the other uses in the vicinity while avoiding any detrimental effects to adjacent properties. As such, granting the theater this request will not adversely affect or degrade the 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.

This business has and will continue to conform to the purpose, intent, and provisions of the General Plan. The General Plan promotes the provision of services throughout the city in locations that are convenient to the public yet do not impact nearby residential

properties. The property is zoned for commercial use and designated land use as Regional Center Commercial. The operating theater offers an entertainment opportunity to those residing, working, and visiting the neighborhood that is unique to the area.

b. Additional Findings

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

The site is located within a long established retail complex along an important commercial corridor in Hollywood. It is a popular attraction for tourists and locals alike to find entertainment, unique foods, and shopping. The sale of alcoholic beverages at Pantages Theater is appropriate given its location in a commercial zoned complex with similar uses in the vicinity. The inclusions of alcoholic beverage sales to cover the theater will only serve to enhance the overall theater-going experience for patrons who will likely be supporting neighboring businesses in the Hollywood neighborhood.

In addition, ArcLight Cinemas/Pacific Theatres has been assisting the LAPD in conducting their STAR Training courses for alcohol retailers within the City of LA. These classes help train perspective and continuing alcohol retailers in the responsible manner in which alcohol sales should occur. These training sessions work to eliminate mistakes and oversights with the sales of alcohol, which could detrimentally affect a neighborhood for years after the fact. Historically, LAPD has had trouble finding suitable locations to conduct these large and productive meetings, which may have more than a hundred attendees. ArcLight Cinemas has been hosting these STAR Training sessions multiple times a year for over 5 years.

ii. 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 1,000-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.

This application is requesting to provide alcoholic beverages to patrons of an existing establishment that will continue to operate first and foremost as a theater. This is a unique service that will allow on-site consumption of alcohol within a theater complex and will not contribute to an undue concentration of such establishments. It will merely enhance the experience of theatergoers and provide them a more complete beverage service with their entertainment.

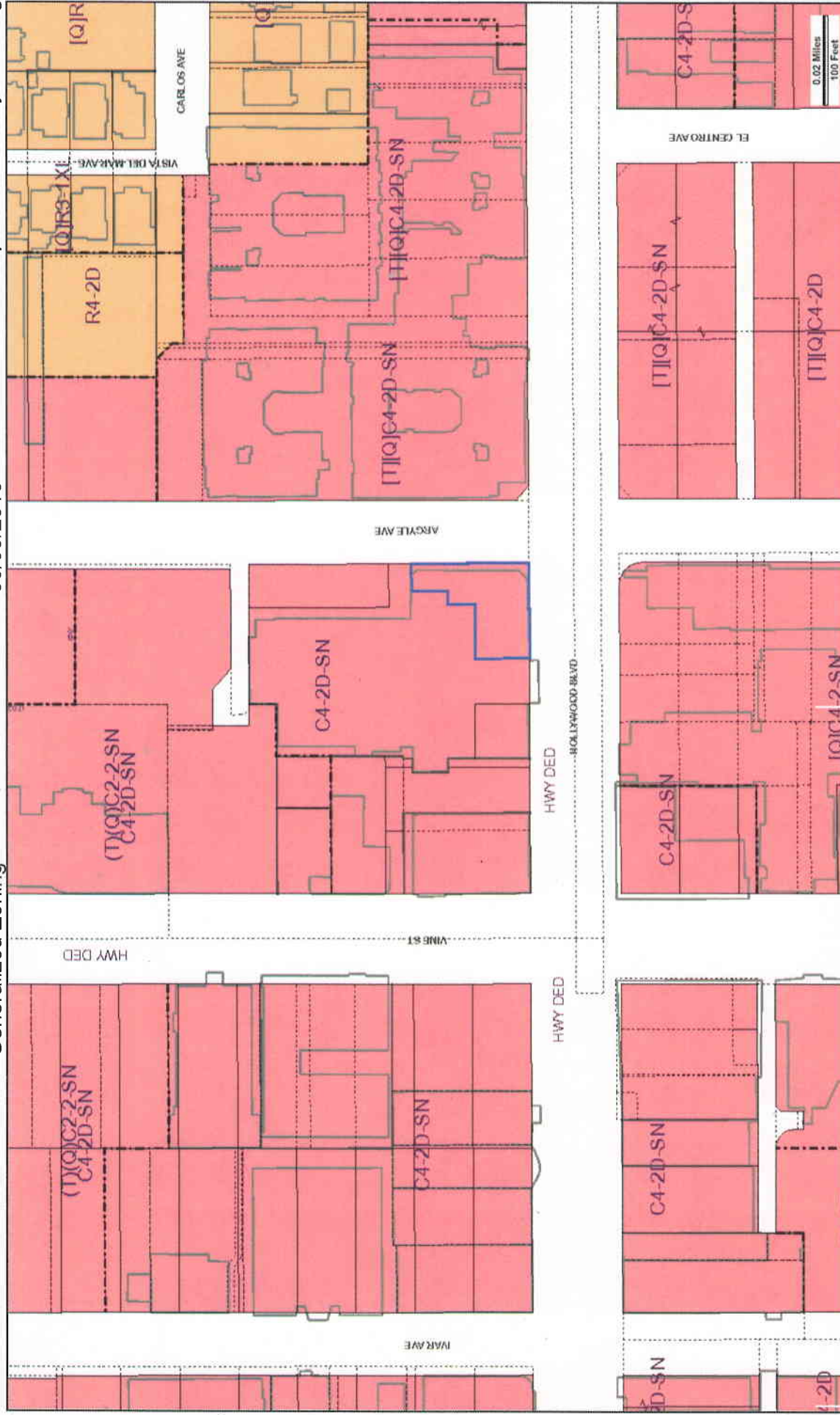
iii. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, including beer and wine.

The business site operates on a commercially zoned property and is therefore a proper use in this location. Although there are residential zones nearby, they are sufficiently buffered from the theater's operations. Nonetheless, the theater will continue to be operated in a responsible manner so as to avoid detrimentally affecting the neighborhood.

Generalized Zoning

06/09/2016

City of Los Angeles
Department of City Planning



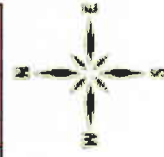
Tract: TR 10149

Block: None

Lot: 8

Zoning: C4-2D-SN

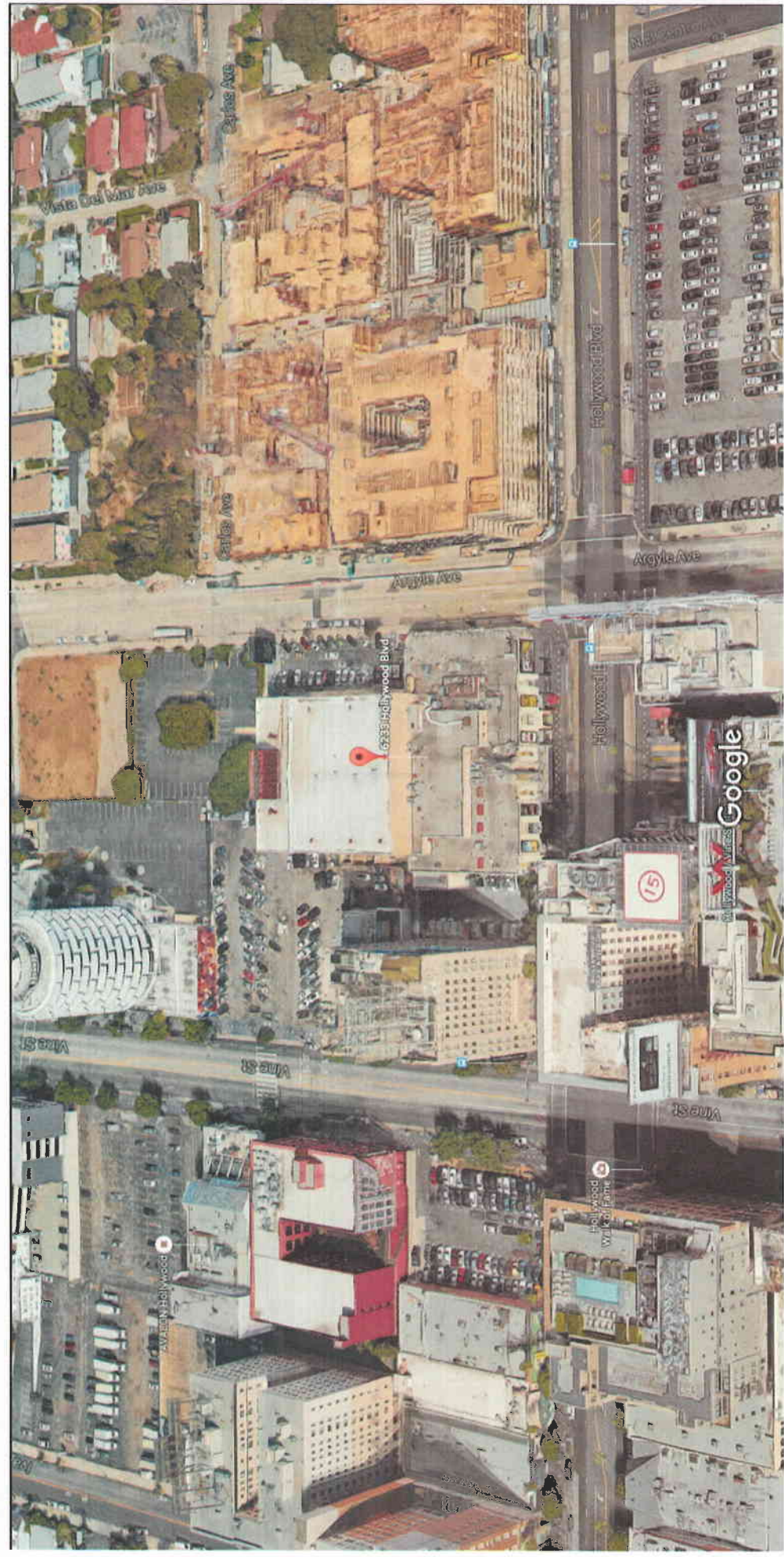
General Plan: Regional Center Commercial



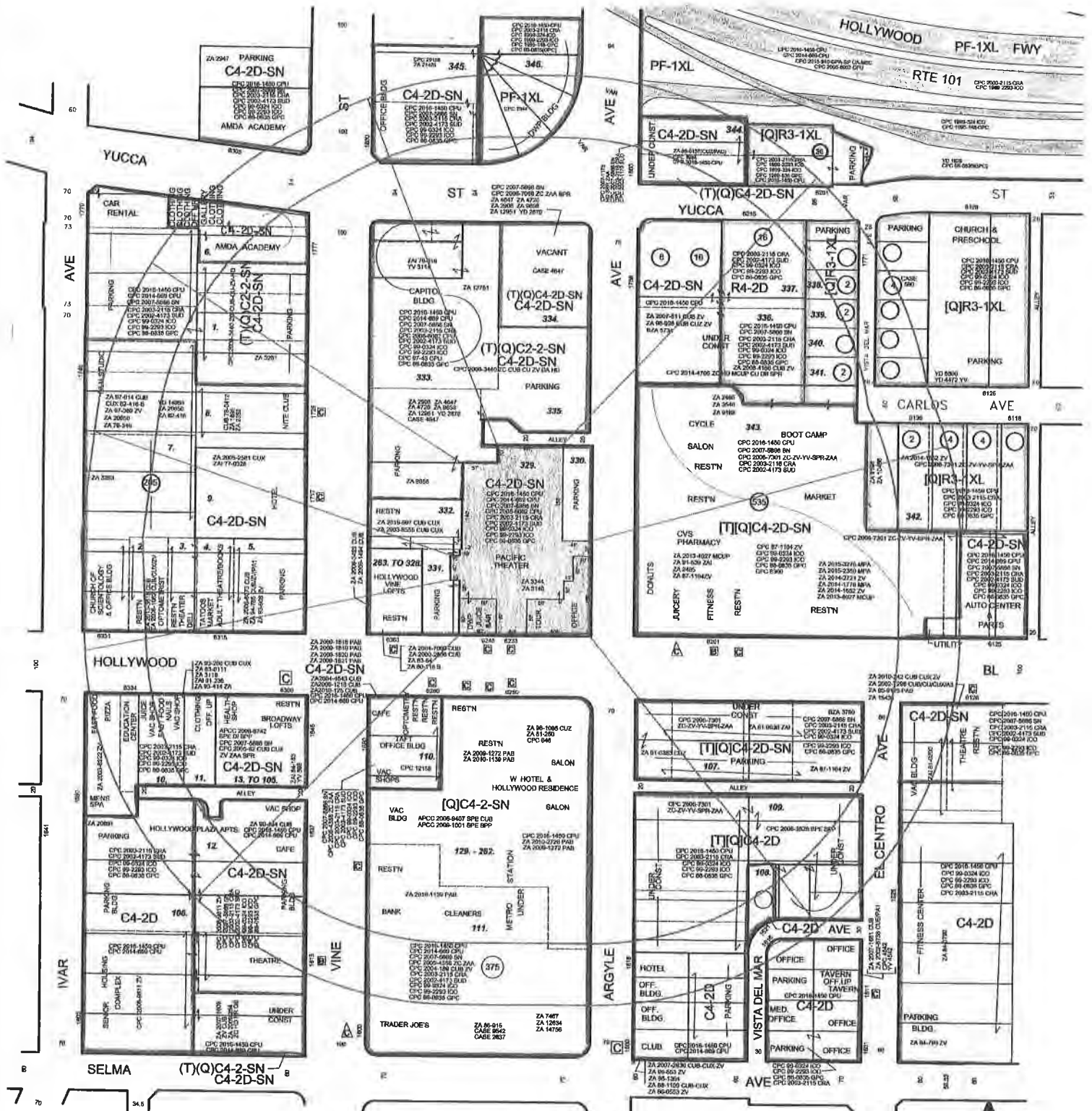


6233 Hollywood Blvd

Los Angeles, CA 90028 • PANTAGES THEATER



Imagery ©2016 Google, Map data ©2016 Google 50 ft



C.D. 13
C.T. 1910
P.A. HOLLYWOOD
N.C. HOLLYWOOD
UNITED



CONDITIONAL USE - ALCOHOL BEVERAGE

RADIUS MAPS ETC

3544 PORTOLA AVENUE
LOS ANGELES CA 90032
OFF/FAX: (323) 221-4555
radiusmapsetc@sbcbglobal.net

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

SITE LOCATION:

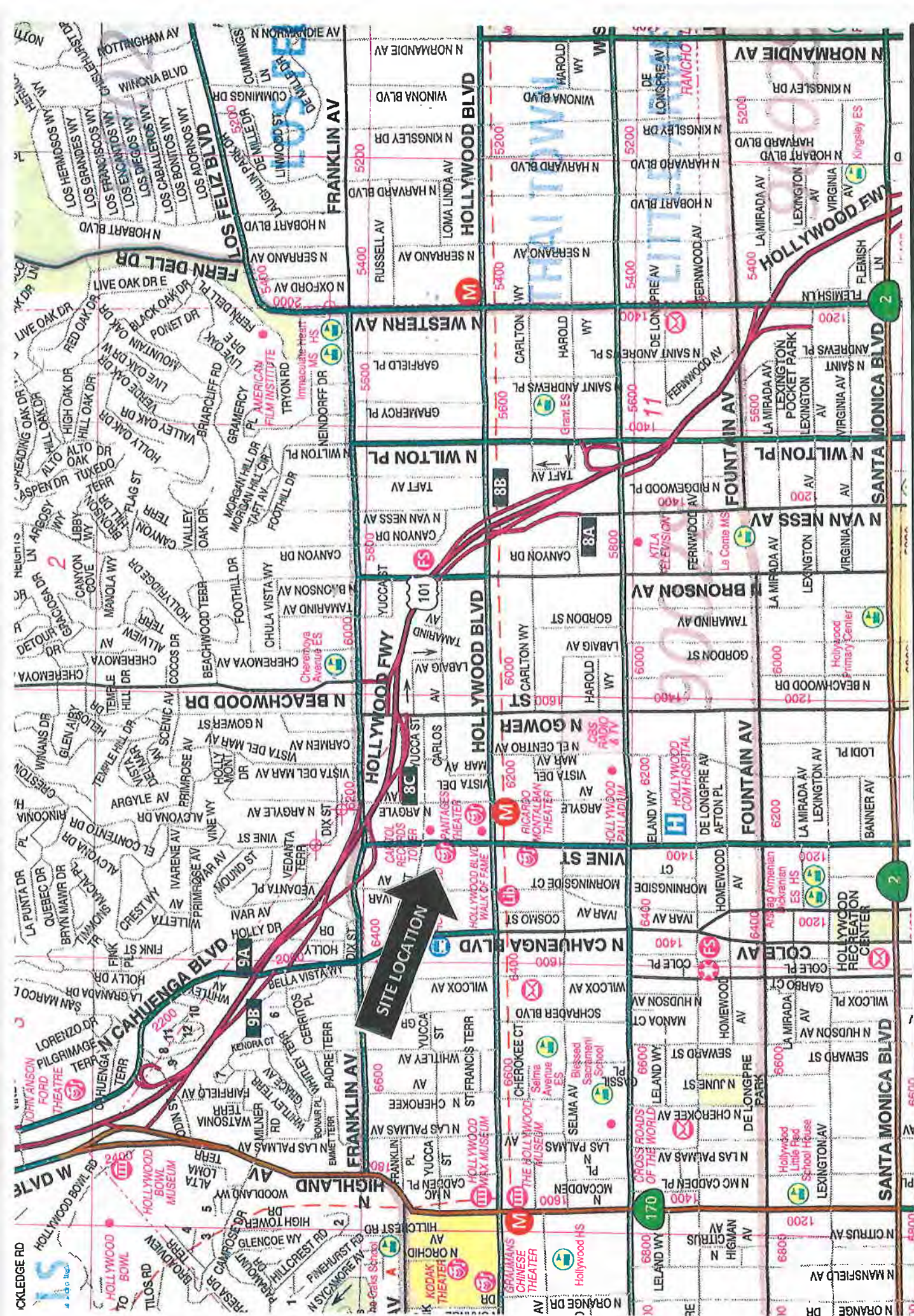
PANTAGES THEATER
6233 W. HOLLYWOOD BLVD
LOS ANGELES CA 90028

LEGAL DESCRIPTION:

LOTS 6, 7 & 8, TRACT NO.
10149, M.B.163-17/19.

CASE NO.

DATE: 06 - 03 - 2016
SCALE: 1" = 100'
USES: FIELD
D.M.: 148.5 A 189, 148.5 A 187
T.B.PAGE: 593 GRID: F-4
A.P.N.: 5546-030-01



CASE NO:
DATE: 06 - 03 - 2016
T.B. PAGE: 593 GRID: F-4

SITE LOCATION:
PANTAGES THEATER
6233 W. HOLLYWOOD BOULEVARD
LOS ANGELES, CA 90028

VICINITY MAP

1.



2.



3.



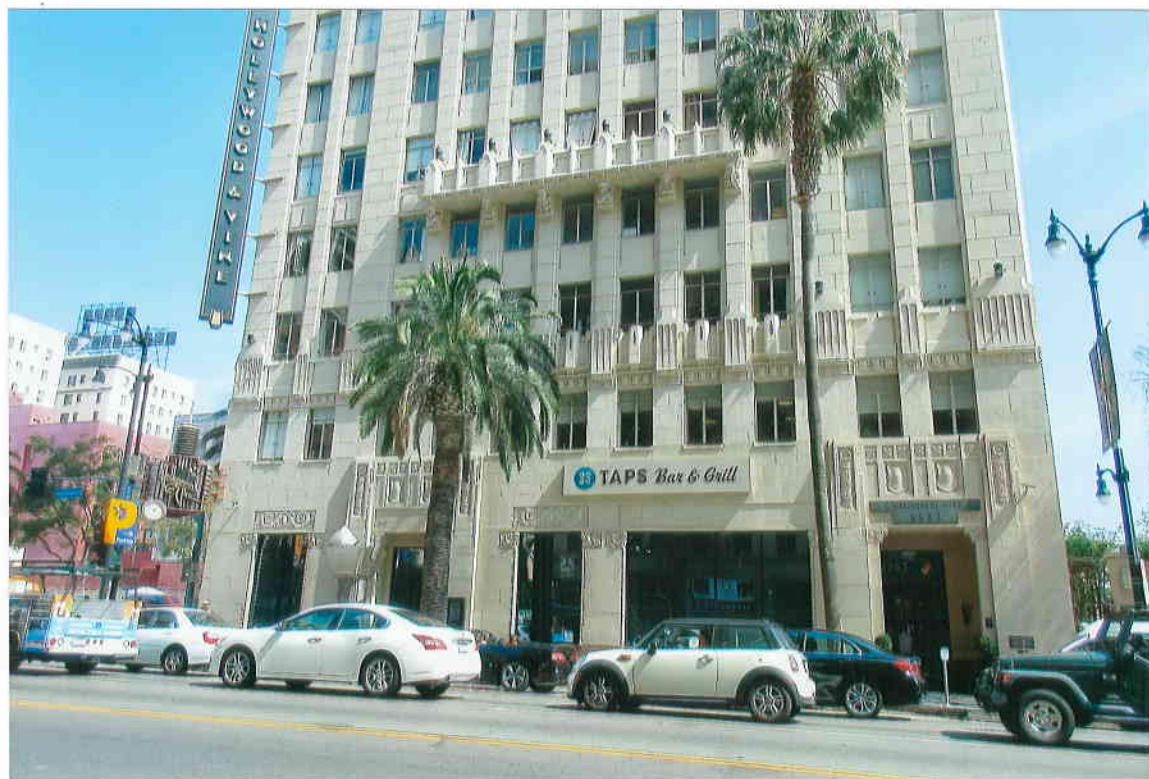
4.



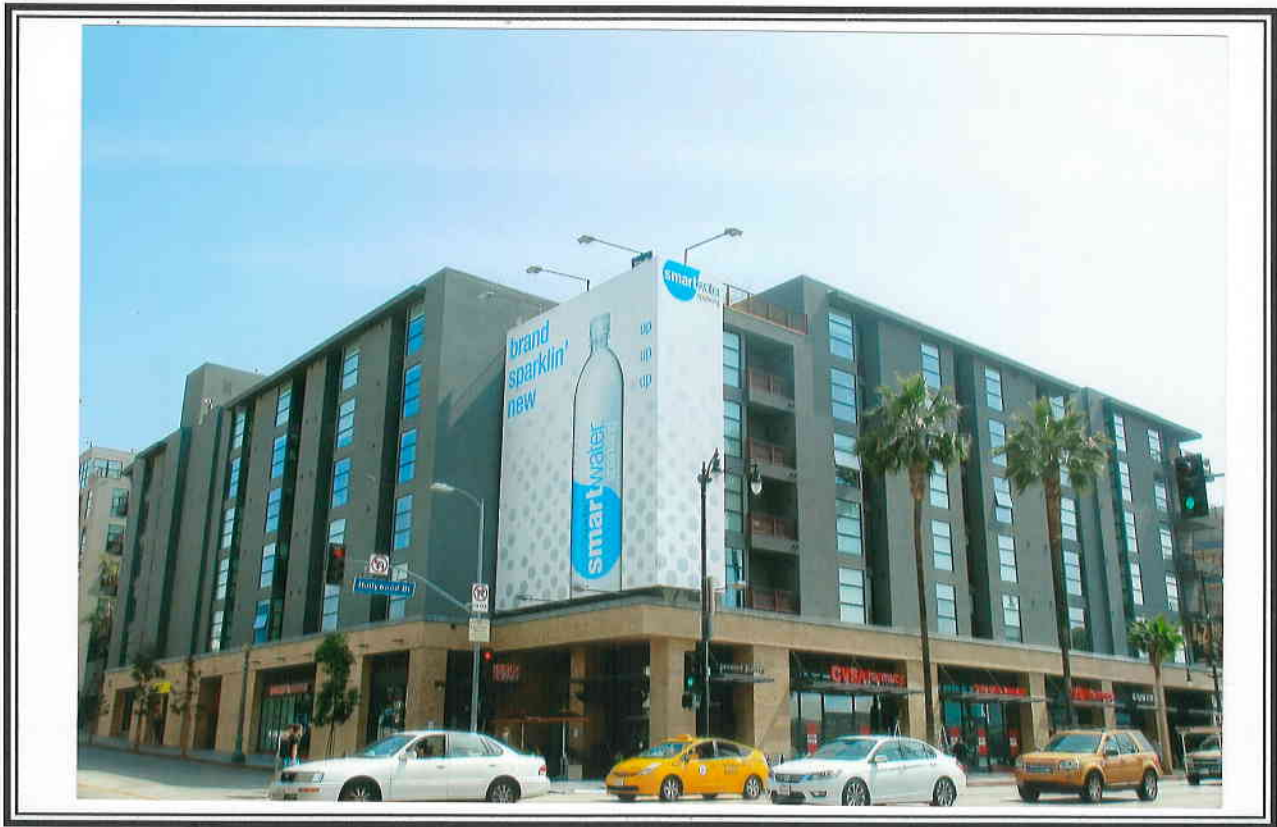
5.



6.



7.



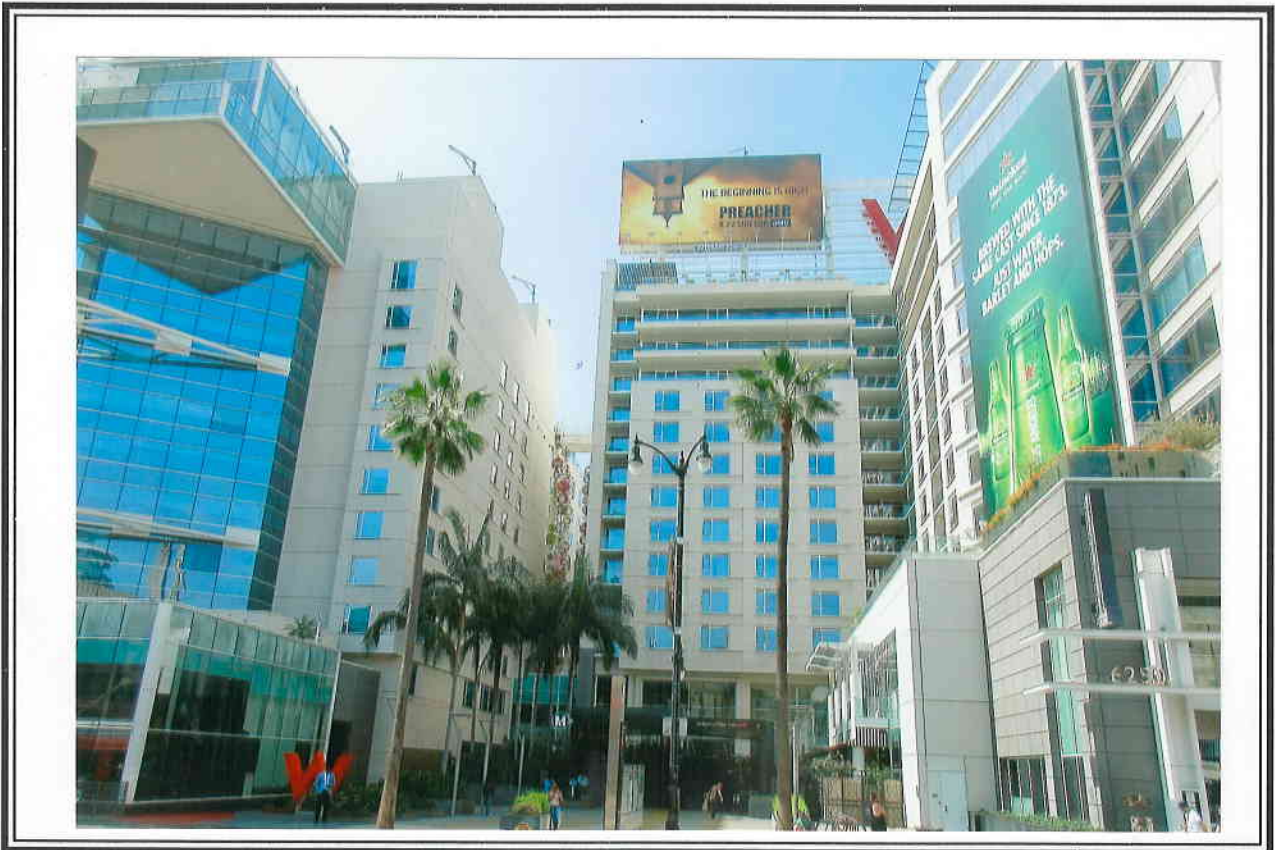
8.



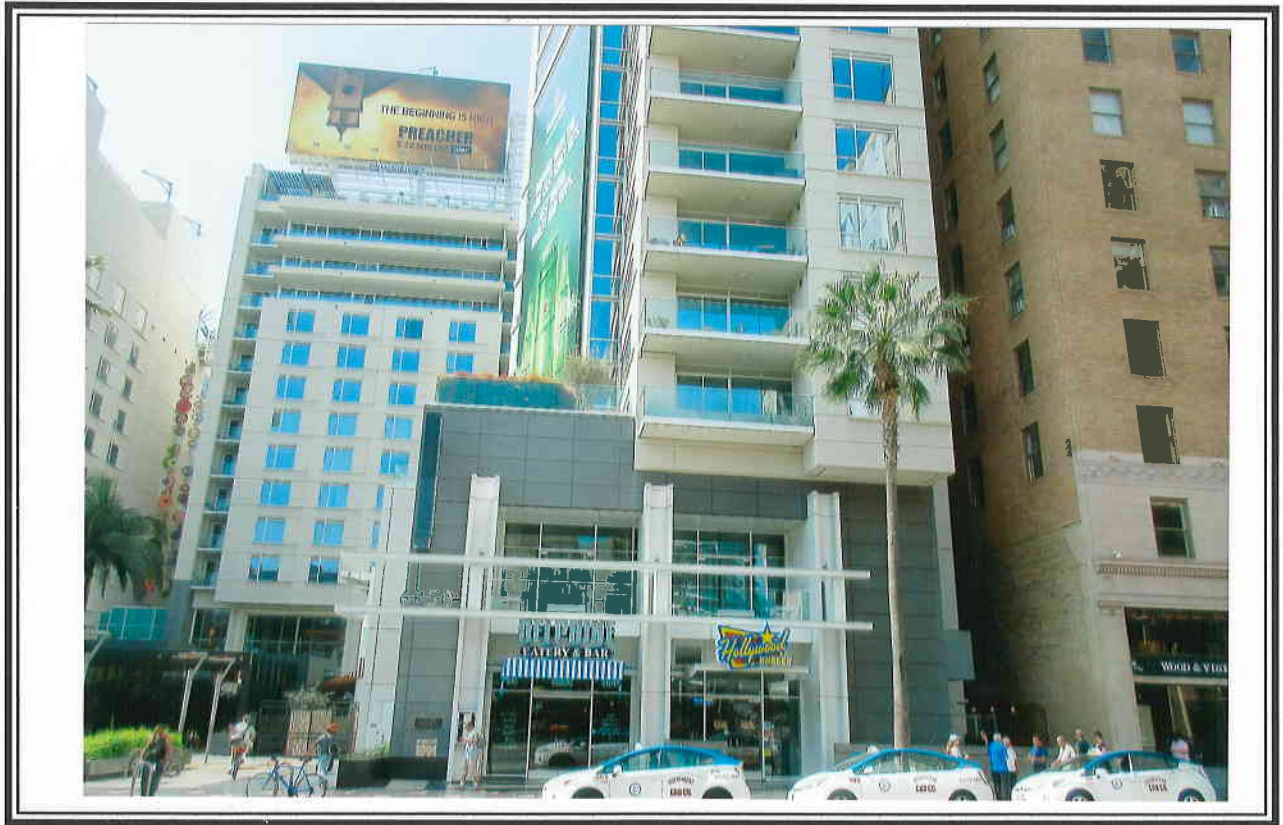
9.



10.



11.



12.



13.



14.



15.



16.



17.



18.



19.



MAIN AUDITORIUM: 1,749 SEATS
BALCONY: 954 SEATS
TOTAL: 2,703 SEATS

Stage Door
To Stage Basement
MOBILE BAR
MAIN BAR

The Nederlander Company
PANTAGES THEATRE
HOLLYWOOD, CA.

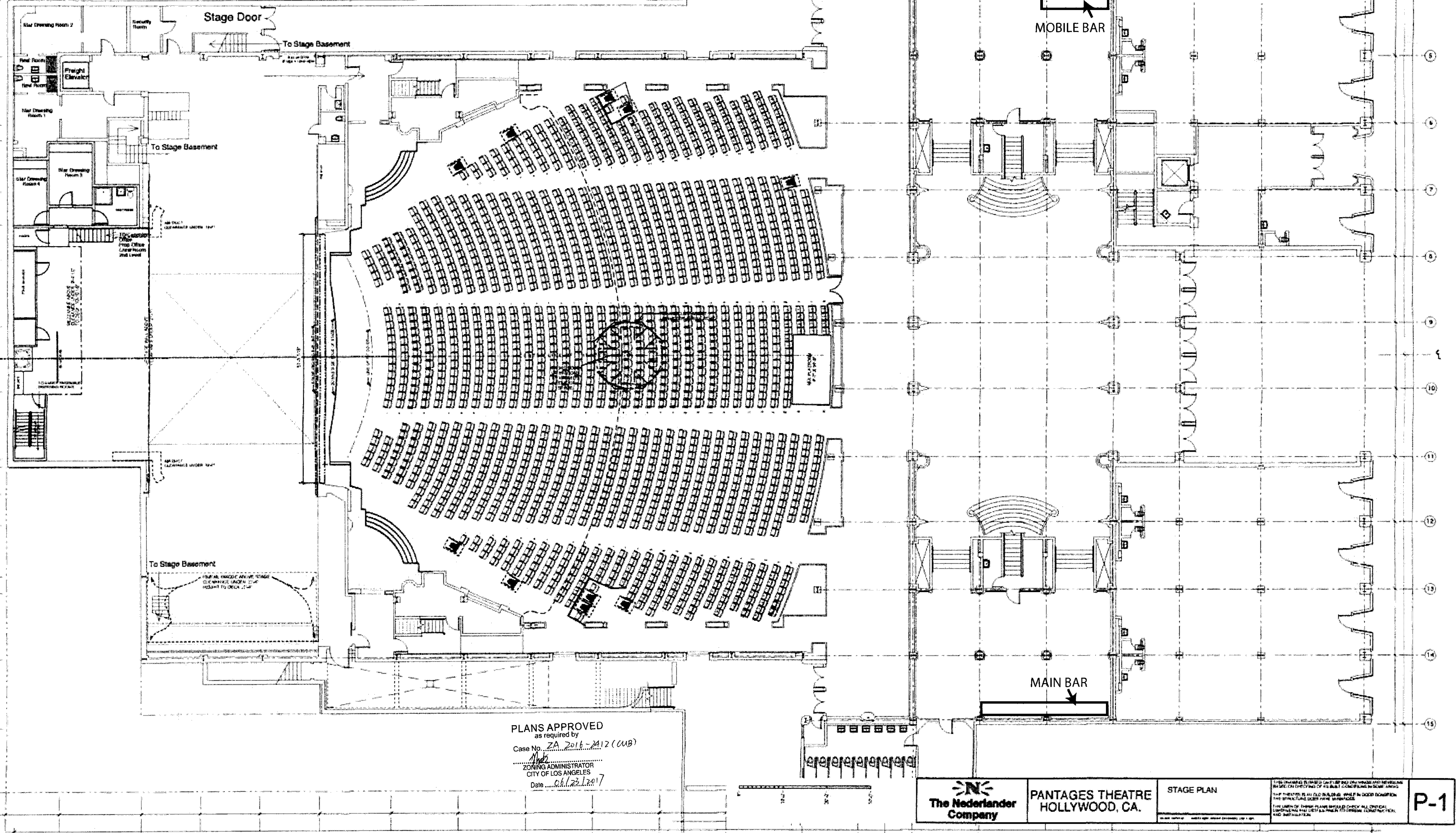
STAGE PLAN

P-1

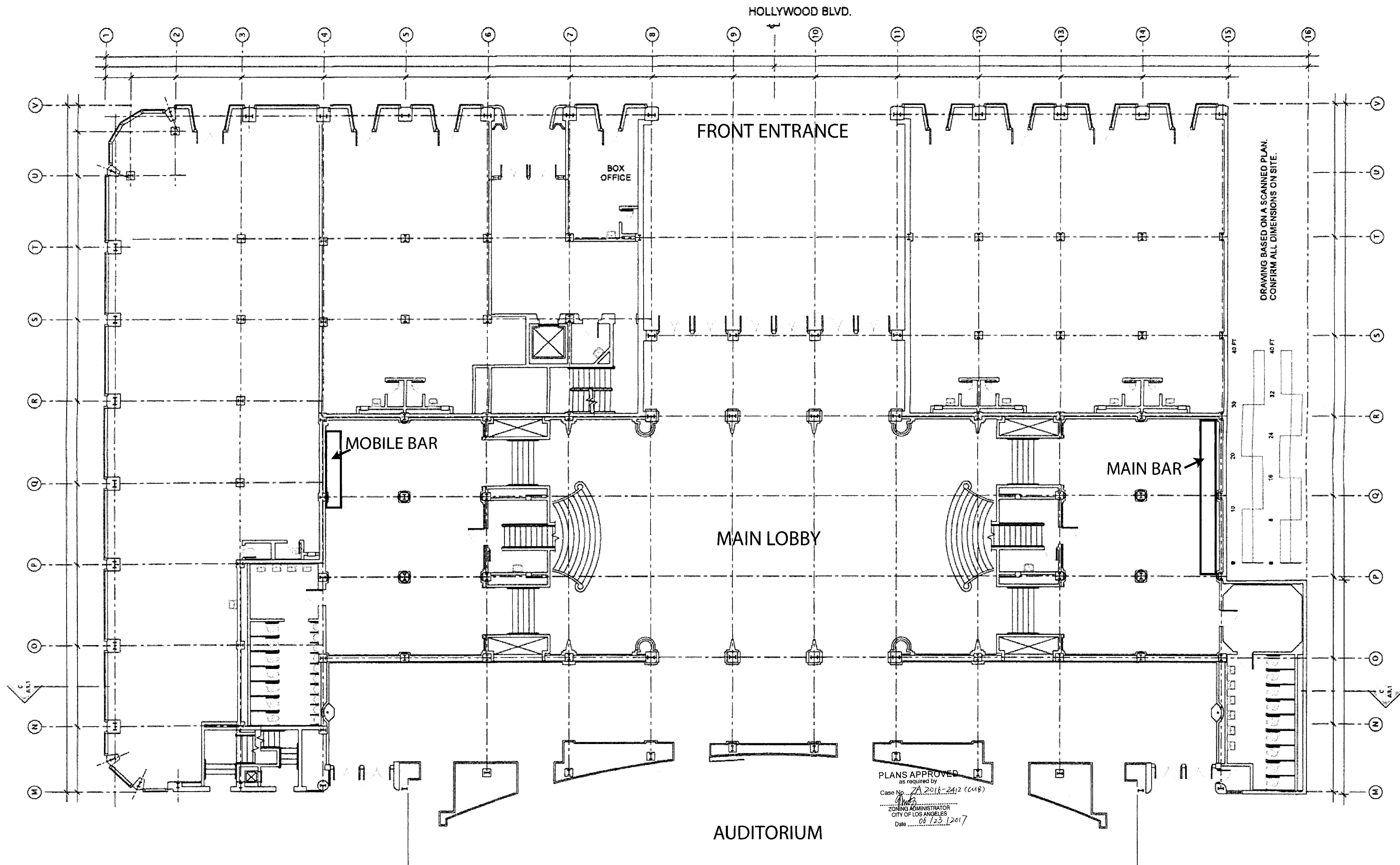
Hours of operation: 11 am to 12:00 am daily
Vendor deliveries: 8 am to 9 pm . no deliveries on Sundays

ENTIRE AUDITORIUM/ STAGE AREA: 16,710 SQ. FT.
ENTRANCE/ MAIN LOBBY MEZZANINE: 6450 SQ. FT.
LOWER LEVEL BAR AREA: 2,025 SQ. FT.
BALCONY/ SECOND FLOOR MEZANINE 17,250 SQ.FT.
TOTAL AREA: 42,435 SQ.FT.

MAIN AUDITORIUM: 1,749 SEATS
BALCONY: 954 SEATS
TOTAL: 2,703 SEATS



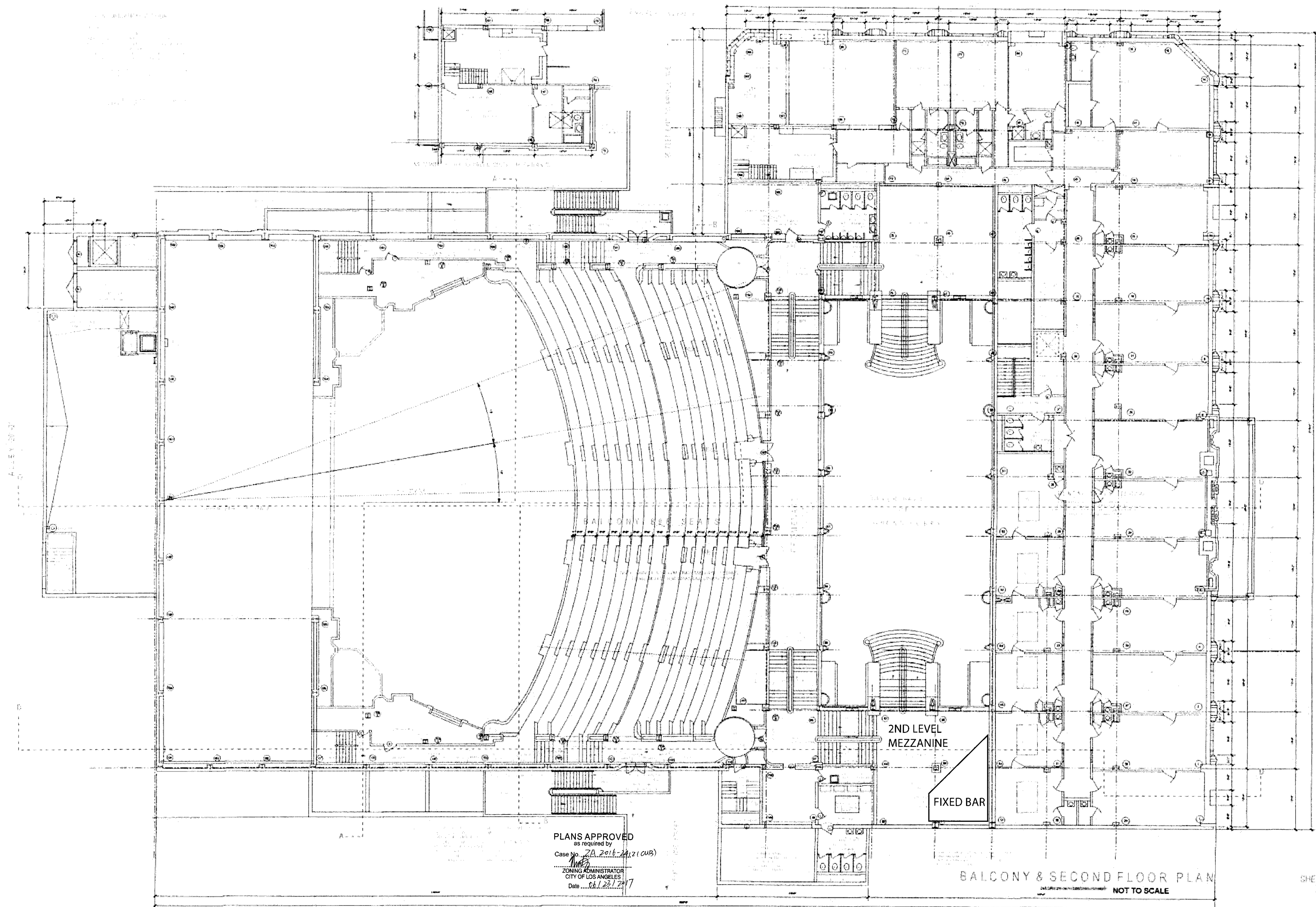
ZA-2016-2412



ZA - 2016 - 2412

P-12	PANTAGES THEATRE HOLLYWOOD, CA.	 The Nederlander Company
	FRONT LOBBY	<small>SCALE: 1/4" = 1'-0" (SEE NOTE 2-11.1)</small>

THIS DRAWING IS BASED ON EXISTING CONDITIONS AND OVERLAYS. THE THEATRE IS AN OLD BUILDING, WHILE IN GOOD CONDITION THE STRUCTURE DOES HAVE SOME WEAR. THE USER OF THESE PLANS SHOULD CHECK ALL DETAILS AND CONDITIONS BEFORE CONSTRUCTION AND INSTALLATION.



PLANS APPROVED
as required by
Case No. ZA 2016-2412 (CUB)
[Signature]
ZONING ADMINISTRATOR
CITY OF LOS ANGELES
Date 06/22/2017

2ND LEVEL
MEZZANINE
FIXED BAR

BALCONY & SECOND FLOOR PLAN
NOT TO SCALE

ZA -2016-2412

