

LISA M. WEBBER
INTERIM CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
THEODORE L. IRVING
FRANKLIN N. QUON
CHARLES J. RAUSCH JR.
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

<http://planning.lacity.org>

July 18, 2019

Shay Yadin (A)
MCP 612 Broadway
5850 West 3rd Street, Suite 19
Los Angeles, CA 90036

Vahe Akpulat (O)
17911 Lake Vista Drive
Encino, CA 91316

Elizabeth Peterson (R)
Elizabeth Peterson Group, Inc.
400 South Main Street, Suite 808
Los Angeles, CA 90013

CASE NO. ZA 2018-906-CUB-CUX-ZV-CDO
CONDITIONAL USE, VARIANCE, COMMUNITY
DESIGN OVERLAY
612 – 616 South Broadway
Central City Planning Area

LETTER OF CORRECTION

On August 30, 2018, pursuant to Los Angeles Municipal Code Sections 12.24-W,1 and 12.24-W,18, the Associate Zoning Administrator approved 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 new restaurant as part of a 7th floor addition and rooftop bar/lounge on the 8th floor high rooftop bar with rooftop dining expansion and outdoor roof within an existing building and permitted live entertainment and public dancing in conjunction with a rooftop bar/lounge within an existing building in the C2-1-CDO Zone. It was brought to staff's attention that Condition No. 6 did not accurately reflect the plans stamped, Exhibit A", which was for two restaurants comprised of the 6,011 square foot on the 7th floor of the subject building, and a 6,240 square-foot rooftop bar/lounge on the 8th floor/roof, and also reflected throughout the grant's conditions and findings. There is no increase in the square footage of the overall project, and the square footage of restaurant use identified in Condition No. 6.

Therefore, Condition No. 6 is hereby **CORRECTED** to read as follows:

6. Approved herein is a 6,200 square-foot addition of floor area on the 7th floor and 8th floor/roof, and:

- a. The sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 42,254 **6,011** restaurant located on the 7th and 8th floors. **The sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 6,240 square-foot rooftop bar/lounge on the 8th floor/roof.**
- b. The seventh floor restaurant shall be permitted a total of 381 seats (262 indoor and 119 outdoor);
- c. The eighth floor/roof shall be permitted a total 361 seats (77 indoor and 284 outdoor);
- d. Hours of operation for the restaurants shall not exceed 6 a.m. to 2 a.m., daily;
- e. Live entertainment and dancing on the 8th floor/roof shall be limited to 11 a.m. to 2 a.m., daily, except for the unenclosed portion of the rooftop, where hours of live entertainment and patron dancing shall be from 11 a.m. to 11 p.m., daily. Live entertainment in the 7th floor restaurant shall be permitted until 11 a.m. to 2 a.m., daily.
- f. Patron dancing shall be permitted and limited to 7th floor restaurant and 8th floor restaurant and rooftop deck as shown on Exhibit A.
- g. Zero parking spaces shall be required for the 6,200 square-foot expansion of floor area as the result of the creation of a rooftop dining area.

All other conditions remain unchanged.



HENRY CHU
Associate Zoning Administrator

HC:bk

cc: Councilmember José Huizar
Fourteenth Council District