



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
 City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an appeal from a Department action was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, if applicable, will be among the matters considered at the hearing. The Commission may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 1550 North San Pablo Street, Unit #100

Case No. ZA-2020-1128-MPA-1A
CEQA No. ENV-2020-1129-CE
Held By: East Los Angeles Area Planning Commission
Date: **Wednesday, January 27, 2021**
Time: **After 4:30 p.m.**
Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the APC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

 The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting apcEastLA@lacity.org

Staff Contact: David Woon, Planning Assistant
 200 North Spring Street, Room 763
 Los Angeles, CA 90012
david.woon@lacity.org
 (213) 978-1368

apcEastLA@lacity.org

Council No: 14 –de León
Related Cases: CPC-2015-376-MCUP-ZV-ZAD-SPR
 CPC-2013-7-GPA-ZC-ZAD-SPR
Plan Area: Northeast Los Angeles
Zone: [T][Q]C2-2

Land Use: General Commercial

Applicant: Tom Weigel, MHH-LA Liquor Subsidiary, LLC
 Representative: Lee Rabun, CLR Enterprises, Inc.
Appellant: Susan Li, SEIU Local 721
 Representative: Jordan R. Sisson, Law Office of Gideon Kracov

PROPOSED PROJECT:

Sale and dispensing of a full line of alcoholic beverages for on-site consumption with live entertainment in conjunction with the operation of a hotel (Hyatt House). The hotel includes 200 guest rooms, a 18,400 square-foot ground-floor lobby, restaurant, bar, conference rooms, and outdoor pool. The hotel will include 175 interior seats and 24 exterior seats. Hours of operation are 24 hours, daily.

APPEAL:

Appeal of the Zoning Administrator's determination dated October 29, 2020 which:

- Determined, based on the whole of the administrative record that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
- Approve, pursuant to Section 12.24 M of the Los Angeles Municipal Code, a Master Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption with live entertainment in conjunction with the operation of a hotel (Hyatt House) inclusive of guest rooms, ground-floor lobby, restaurant, bar, conference rooms, and outdoor pool areas.

GENERAL INFORMATION

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 planning.lacity.org, by selecting "Commissions & Hearings", the specific Area or City Planning Commission and "Agendas". 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.

Please see revised submission guidelines below which have been modified in order to accommodate the conduct of the public hearing telephonically in conformity with the Governor's Executive Order N-29-20 (March 17, 2020).

- **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 planning.lacity.org by selecting "Commissions & 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. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be

translated into, and indicate if the request is for oral 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 City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

Purpose: This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

A. APPELLATE BODY/CASE INFORMATION

1. APPELLATE BODY

- Area Planning Commission City Planning Commission City Council Director of Planning
- Zoning Administrator

Regarding Case Number: ZA-2020-1128-MPA

Project Address: 1550 North San Pablo Street

Final Date to Appeal: 11/13/2020

2. APPELLANT

- Appellant Identity:** (check all that apply)
- Representative Property Owner
 - Applicant Operator of the Use/Site

Person, other than the Applicant, Owner or Operator claiming to be aggrieved
SEIU Local 721

- Person affected by the determination made by the **Department of Building and Safety**
- Representative Owner Aggrieved Party
- Applicant Operator

3. APPELLANT INFORMATION

Appellant's Name: Susan Li

Company/Organization: SEIU Local 721

Mailing Address: 1545 Wilshire Blvd.

City: Los Angeles State: CA Zip: 90017

Telephone: (213) 304-8792 E-mail: Susan.Li@seiu721.org

a. Is the appeal being filed on your behalf or on behalf of another party, organization or company?
 Self Other: SEIU Local 721

b. Is the appeal being filed to support the original applicant's position? Yes No

4. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Jordan R. Sisson

Company: Law Office of Gideon Kracov

Mailing Address: 801 S. Grand Ave.,

City: Los Angeles State: CA Zip: 90017

Telephone: (213) 629-2071 E-mail: jordan@gideonlaw.net

5. JUSTIFICATION/REASON FOR APPEAL

a. Is the entire decision, or only parts of it being appealed? Entire Part

b. Are specific conditions of approval being appealed? Yes No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

6. APPLICANT'S AFFIDAVIT

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

Appellant Signature: Susan Li Date: 11/13/2020

GENERAL APPEAL FILING REQUIREMENTS

B. ALL CASES REQUIRE THE FOLLOWING ITEMS - SEE THE ADDITIONAL INSTRUCTIONS FOR SPECIFIC CASE TYPES

1. Appeal Documents

a. **Three (3) sets** - The following documents are required for each appeal filed (1 original and 2 duplicates) Each case being appealed is required to provide three (3) sets of the listed documents.

- Appeal Application (form CP-7769)
- Justification/Reason for Appeal
- Copies of Original Determination Letter

b. Electronic Copy

Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Appeal Form.pdf", "Justification/Reason Statement.pdf", or "Original Determination Letter.pdf" etc.). No file should exceed 9.8 MB in size.

c. Appeal Fee

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

d. Notice Requirement

- Mailing List - All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC
- Mailing Fee - The appeal notice mailing fee is paid by the project applicant, payment is made to the City Planning's mailing contractor (BTC), a copy of the receipt must be submitted as proof of payment.

SPECIFIC CASE TYPES - APPEAL FILING INFORMATION

C. DENSITY BONUS / TRANSIT ORIENTED COMMUNITES (TOC)

1. Density Bonus/TOC

Appeal procedures for Density Bonus/TOC per LAMC Section 12.22.A 25 (g) f.

NOTE:

- Density Bonus/TOC cases, only the *on menu or additional incentives* items can be appealed.
- Appeals of Density Bonus/TOC cases can only be filed by adjacent owners or tenants (must have documentation), and always only appealable to the Citywide Planning Commission.

- Provide documentation to confirm adjacent owner or tenant status, i.e., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, drivers license, bill statement etc.

D. WAIVER OF DEDICATION AND OR IMPROVEMENT

Appeal procedure for Waiver of Dedication or Improvement per LAMC Section 12.37 I.

NOTE:

- Waivers for By-Right Projects, can only be appealed by the owner.
- When a Waiver is on appeal and is part of a master land use application request or subdivider's statement for a project, the applicant may appeal pursuant to the procedures that governs the entitlement.

E. TENTATIVE TRACT/VESTING

1. Tentative Tract/Vesting - Appeal procedure for Tentative Tract / Vesting application per LAMC Section 17.54 A.

NOTE: Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.

- Provide a copy of the written determination letter from Commission.

F. BUILDING AND SAFETY DETERMINATION

- 1.** Appeal of the Department of Building and Safety determination, per LAMC 12.26 K 1, an appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

a. Appeal Fee

- Original Applicant - The fee charged shall be in accordance with LAMC Section 19.01B 2, as stated in the Building and Safety determination letter, plus all surcharges. (the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code)

b. Notice Requirement

- Mailing Fee - The applicant must pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt as proof of payment.

- 2.** Appeal of the Director of City Planning determination per LAMC Section 12.26 K 6, an applicant or any other aggrieved person may file an appeal, and is appealable to the Area Planning Commission or Citywide Planning Commission as noted in the determination.

a. Appeal Fee

- Original Applicant - The fee charged shall be in accordance with the LAMC Section 19.01 B 1 a.

b. Notice Requirement

- Mailing List - The appeal notification requirements per LAMC Section 12.26 K 7 apply.
- Mailing Fees - The appeal notice mailing fee is made to City Planning's mailing contractor (BTC), a copy of receipt must be submitted as proof of payment.

G. NUISANCE ABATEMENT

1. Nuisance Abatement - Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4

NOTE:

- Nuisance Abatement is only appealable to the City Council.

a. Appeal Fee

Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.

2. Plan Approval/Compliance Review

Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.

a. Appeal Fee

Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B.

Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

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.

Please note that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of 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):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

GIDEON KRACOV

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**Re: Appeal Justification for Master Plan Approvals at 1550 North San Pablo Street;
Hyatt House Hotel MPA (DCP Case Nos. ZA-2020-1128-MPA; ENV-2020-1129-CE);
USC Conference Center MPA (DCP Case Nos. ZA-2020-1097-MPA, ENV-2020-1091-CE)**

On behalf of SEIU Local 721 and its members (“Local 721” or “Appellant”), this Office concurrently appeals the Zoning Administrator (“ZA”)’s granting of *two inter-related Master Plan Approvals* for the sale and dispensing of a full line of alcoholic beverages for on-site consumption with live entertainment (“MPA(s)”) within a five-story, 175,845 square foot (“SF”) mixed-use hotel development (“Hyatt House” or “Project”) located at 1550 N. San Pablo St. (“Site”).

The first MPA covers the 200-guest rooms, 18,400-SF hotel lobby, restaurant, bar, outdoor area, and hotel meeting rooms (“Hotel MPA”); processed under the Department of City Planning (“DCP”) Case Nos. ZA-2020-1128-MPA and ENV-2020-1129-CE; and made effective by the ZA’s Letter of Determination (“LOD”) mailed October 29, 2020 (“Hotel LOD”).¹ The second MPA covers the 20,548-SF proposed USC Conference Center located in the Hyatt House’s basement (“Conference MPA”); processed under DCP Case Nos. ZA-2020-1097-MPA, ENV-2020-1091-CE); and made effective by a separate ZA LOD also mailed October 29, 2020 (“Conference LOD”).²

Both LODs identify November 13, 2020 as the last day to file an appeal. Pursuant to Los Angeles Municipal Code (“LAMC” or “Code”) §§ 12.24.M.2 and 19.00.B, Appellant appeals the Hotel MPA and Conference MPA (collectively “Appeals”).

REASON FOR THE APPEALS: The ZA failed to consider more stringent conditions when granting the MPAs that are necessary to avoid adverse impacts stemming from the MPAs, as required under LAMC § 12.24.M.1. So too, the ZA failed to recognize noise impacts caused by the MPAs, which must be analyzed and mitigated under the California Environmental Quality Act (“CEQA”). This not only makes the use of a categorical exemption inapplicable but also makes the MPAs inconsistent with the required public safety findings required under the Code.

SPECIFIC POINTS AT ISSUE: For background, the Project received various project approvals in October 2015, including a Master Conditional Use Permit (“MCUP”) allowing on-site sales and consumption of alcoholic beverages in at least five establishments at the Site (Hotel LOD, pp. 2, 11, 22).³ Because the future operation of the hotel and other tenants were unknown at that time, the City expressly conditioned the Project to the future MPA process to impose site-specific conditions that would prevent potentially detrimental impacts on the surrounding community (Hotel LOD, p.

¹ <https://planning.lacity.org/pdiscaseinfo/document/MjM2MjQy0/46e6f77e-051c-4e11-ad6d-6ce8558211cd/pdd>.

² <https://planning.lacity.org/pdiscaseinfo/document/MjM2MjQx0/46e6f77e-051c-4e11-ad6d-6ce8558211cd/pdd>.

³ See DCP (10/28/2015) Letter of Determination RE CPC-2015-376-MCUP-ZV-ZAD-SPR, pp. 1-2, <https://planning.lacity.org/pdiscaseinfo/document/MTUzNjIz0/de98c26c-073f-43dc-b739-b418741a3276/pdd>.



15).⁴ Pursuant to Condition 5 governing the MCUP, these concerns can be addressed by considering more rigorous conditions on: hours of operation, security plans, maximum seating capacity, valet parking, noise, character and nature of operation, food service, and age limits.⁵ These are particularly warranted because, in addition to the Hotel MPA and Conference MPA, three more MPAs could be sought in the future (Hotel LOD, pp. 10, 22).⁶

Here, the ZA failed to consider more stringent conditions that address two key issues. First, the Hotel MPA allows alcohol-fueled activities in a 24-seat, uncovered outdoor pool area from 6:00 a.m. to 10:00 p.m. that can accommodate an unknown number of patrons (Hotel LOD, p. 2). While the Project's five-story walls cradle this ground floor pool area, it is entirely open to the east where student housing is roughly 20 feet away.⁷ As a result, noise generated in this area will have an echoing effect directly impacting noise-sensitive receptors (i.e., studying graduate students).

Second, the current conditions of the MPAs fail to address a worst-case scenario where the Hyatt House and USC Conference Center are concurrently hosting large events (e.g., weddings, anniversary parties, etc.) (Hotel LOD, pp. 3, 12). This will have significant impacts when combined with a hotel at full capacity and patrons visiting the Site's four restaurants. Alcohol-fueled guests and patrons will mix in outdoor areas (e.g., ground floor pool area, outdoor plaza area)⁸ that can cause significant noise impacts to the surrounding community—particularly the graduate students mentioned above. So too, public safety concerns about alcohol-related incidents have already been expressed by the surrounding community (Hotel LOD, pp. 12-13, 17-18).

These are exactly the type of adverse impacts the MPA process was intended to avoid. As such, more stringent conditions on hours of operation, capacity, limits on number of large events, enforceable noise limits, and other conditions must be considered per an adequate CEQA review.

HOW ARE YOU AGGRIEVED BY THE DECISION: Appellant is the exclusive representative for thousands of employees in the City of Los Angeles, many of which live and/or work in the vicinity of the Project Site, will suffer noise, public safety, and other environmental impacts of the MPAs unless they are properly analyzed and mitigated. Additionally, Appellant is committed to the assurance of responsible development in Los Angeles, that local land-use rules/regulations are followed, and informed decision-making by public officials regarding projects that may cause significant impacts to the environment in the City of Los Angeles. Hence, granting this Appeal will confer substantial benefit not only to Appellant but also the public, including citizens, residents, businesses, and taxpayers affected by the MPAs, and will result in the enforcement of important public rights.

HOW DID THE DECISION-MAKER ERR OR ABUSED THEIR DISCRETION: The ZA approved the MPAs without adequate consideration of heightened conditions necessary to address adverse impacts caused by the Hotel MPA operations and the Conference MPA operations (individually and collectively). This was inconsistent with the purpose and intent of the Project's MCUP findings and Condition 5. Pursuant to LAMC § 12.24.M.1, the ZA was required to specify more stringent conditions before granting the MPAs. So too, to be consistent with the MCUP's public safety

⁴ Ibid. at p. 5, 7.

⁵ Ibid. at p. 22.

⁶ Ibid. at pp. 21-22.

⁷ Hyatt House Site Plan (4/22/19) Sheet A1.1.00,

<https://planning.lacity.org/pdiscaseinfo/document/MjEwNTc10/46e6f77e-051c-4e11-ad6d-6ce8558211cd/pdd>.


⁸ Ibid.

findings,⁹ an adequate CEQA review was necessary to consider noise impacts stemming from the MPAs.

Appellant reserves the right to supplement these comments at future hearings and proceedings for this Project. (See *Galante Vineyards v. Monterey Peninsula Water Management Dist.* (1997) 60 Cal.App.4th 1109, 1120 [CEQA litigation not limited only to claims made during EIR comment period].)

Finally, on behalf of Appellant, this Office requests, to the extent not already on the notice list, for all notices related to the MPAs/Project, including but not limited to CEQA actions, Appeal hearings, any approvals, CEQA determinations, or public hearings to be held on the Appeals/Project under state or local law requiring local agencies to mail such notices to any person who has filed a written request for them. (See Pub. Res. Code §§ 21092.2, 21167(f) and Gov. Code § 65092 and LAMC § 197.01.F.) Please send notice by electronic and regular mail to: Jordan R. Sisson, 801 S. Grand Avenue, 11th Fl., Los Angeles, CA 90017, jordan@gideonlaw.net.

Sincerely,



Jordan R. Sisson
Attorney for Appellant

⁹ Supra fn. 3, pp. 3, 5.

**DETERMINATION
LETTER**

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
JONATHAN HERSHEY
THEODORE L. IRVING
FRANKLIN N. QUON
CHARLES J. RAUSCH JR.
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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

October 29, 2020

Tom Weigel (A)
MHH-LA Liquor Subsidiary, LLC
6951 Research Drive
Irvine, CA 92618

Brian League (O)
University of Southern California
620 W. McCarthy Way, Ste. 5
Los Angeles, CA 90089

Lee Rabun (R)
CLR Enterprises, Inc.
420 S. San Pedro St., Ste. 225
Los Angeles, CA 90013

CASE NO. ZA-2020-1128-MPA
Master Plan Approval
1550 North San Pablo Street, Unit #100
(2200 East Trojan Way)
Northeast Los Angeles Planning Area
Zone : [T][Q] C2-2
C.D. : 14 – Kevin DeLeon
D.M. : 135A225 142
CEQA : ENV-2020-1129-CE
Legal Description:
Lot 2, Tract PM 2014-0599, BK

Pursuant to CEQA Guidelines Section 15061, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and,

Pursuant to Los Angeles Municipal Code Section 12.24-M I hereby APPROVE:

a Master Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption with live entertainment in conjunction with a proposed 200 guest room hotel with a 18,400 square-foot ground-floor lobby, restaurant, bar, conference rooms, and outdoor pool area.

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. Fees required per L.A.M.C section 19.01 E (3) for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City prior to the final clearance of this condition.
7. Authorized herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption with live entertainment in conjunction with the 200 guest rooms and the 18,400 square-foot ground-floor lobby, restaurant, bar, conference rooms, and a 5,800 square foot uncovered outdoor pool area of a proposed mixed-use hotel. The grant shall be subject to the following limitations:
 - a. The hours of operation for the hotel shall be 24-hours, daily. The hours of the pool patio area shall be limited to 6:00 a.m. to 10:00 p.m.
 - b. The use of controlled-access liquor cabinets in guest rooms.
 - c. Interior seating shall be limited to a maximum of 175 seats within the 18,400 square-foot ground floor which includes the integrated lobby area, dining area (restaurant and bar), and conference rooms. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety. Maximum occupancy shall be as determined by the Department of Building and Safety.
 - d. Outdoor seating shall be limited to a maximum of 24 seats within the pool area of the hotel's ground floor. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
8. The applicant shall comply with Condition Nos. 4 – 18 of Case No. CPC 2015-376-MCUP-ZV-ZAD-SPR.

9. No after-hour use is permitted, except routine clean-up. This includes, but is not limited to, private or promotional events, special events, excluding any activities which are issued film permits by the City.
10. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.
11. The establishment shall not be leased or contracted out to third party promoters that will require cover charge or prepayment for admission to the establishment for uses such as or similar to rave parties, electronic music parties, or record release parties advertised and open to the general public.
12. The premises shall not be leased or rented to outside promoters or to any third parties for private parties or special events. The applicant/operator may host private parties or events where a fixed number of customers is predetermined and does not exceed the seating capacity or maximum occupancy approved by the Fire Department. The conduct of the business during any private parties shall be under the direct control of the business owner/operator and restaurant management staff shall be present during private parties. The person responsible for the private party or event shall be provided with a copy of the conditions of this grant and the language below or similar language shall be included in the contract related to any private party or event. **Prior to the utilization of this grant**, the Applicant shall provide a copy of its standard contract related to private parties or events to the Department of City Planning for inclusion in the case file.

The total number of guests shall not exceed the maximum occupancy determined by the Fire Department. Restaurant management staff shall be present during the private party or event. The City's conditions of approval imposed on the operation of the establishment by Case No. ZA-2020-1128-MPA, which permits the sale and dispensation of a full line of alcoholic beverages for on-site consumption, shall be observed at all times during the private party or event.

13. **Private Events.** Any use of the hotel's guest rooms, ground-floor lobby, dining area (restaurant and bar), conference rooms, and outdoor pool area for private events, including corporate events, birthday parties, anniversary parties, weddings or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.
14. 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.
15. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
16. There shall be no Adult Entertainment of any type pursuant to Los Angeles Municipal Code Section 12.70.
17. Any music, sound or noise including amplified or acoustic music 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) and shall not be audible beyond the subject premises. At any time during the term of the grant a City inspector may visit the site during operating hours to measure the noise levels using a calibrated decibel/sound level meter. If, upon inspection, it is found that the noise level exceeds those allowed by the Citywide Noise Ordinance, 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 the property such as, noise barriers, sound absorbers or buffer zones.

18. Entertainment in conjunction with the hotel is limited to ambience music or live band without amplified sound (acoustic) Amplified ambience music played by hotel employees to compliment the hotel experience, shall be limited to background music at a low volume. Independent, professional or amateur disc jockeys are not allowed.
19. All entertainment shall be conducted within a wholly enclosed building; there shall be no live entertainment or dancing in the outdoor pool area at any time.
20. A camera surveillance system shall be installed at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recorded tapes/images shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
21. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
22. The applicant shall be responsible for maintaining free of debris or litter the area adjacent to the premises over which they have control, including the sidewalk in front of the establishment.
23. The exterior windows and glass doors of the location shall be maintained substantially free of signs and other materials from the ground to at least six (6) feet in height above the ground so as to permit surveillance into the location by Police and private security. Notwithstanding this condition, exterior windows and glass doors of the location may be covered by sheer roll-up shades or other mechanisms to shield the patrons from excessive glare of the sun, if necessary.
24. **Complaint Log.** Prior to the utilization of this grant, a phone number and an 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. Entry, visible to pedestrians.
 - b. Customer service desk, front desk or near the cash registers.

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. This log shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department of City Planning. Complaints shall be responded to within 24 hours.

25. **STAR/LEAD/RBS Training.** Within the first six months of operation or effectuation of the grant, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR), 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. Thereafter STAR/LEAD/RBS training shall be conducted for all new hires within three (3) months of their employment. In the event there is a change in the licensee, within six months

- of such change, this training program shall be required for all new staff. STAR training shall be conducted for all new hires within two months of their employment.
26. An electronic age verification device shall be retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
 27. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
 28. 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.
 29. Smoking tobacco or any non-tobacco substance including from electronic smoking devices is prohibited in or within 10 feet of any outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B2(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.
 30. The applicant shall comply with California Labor Code Section 6404.5(b) which prohibits the smoking of tobacco or any non-tobacco substance, including from electronic smoking devices, 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.
 31. "No Smoking" signs shall be posted in English and in the predominant language of the facility's clientele, if different, at the front entrance and at any other entrance utilized by the public in accordance with Los Angeles Municipal Code Section 41.50 C. A sufficient number of signs which are clearly visible and readable to patrons shall be posted around the outdoor pool area to ensure the "No Smoking" prohibition.
 32. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the master plan approval herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism or truancy occur.
 33. A copy of the conditions of this letter of determination, business permit and insurance information shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety or the State Department of Alcoholic Beverage Control. All employees working in the restaurant shall be knowledgeable of these conditions and shall sign a document acknowledging receipt of these conditions.

ADMINISTRATIVE CONDITIONS

34. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 19.01-E, 3 for Monitoring of Conditional Use Permits, Inspection, and Field Compliance Review of Operations 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.
 - b. 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.
35. 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 here with 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 the floor plan, seating arrangement or number of seats of the new operation.
36. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
37. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**
- Applicant shall do all of 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, the environmental review 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 judgments 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 in 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 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 notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

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 the action, void its approval of the entitlement, or take any other 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 said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

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

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

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **NOVEMBER 13, 2020**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>**. Public offices are located at:

Downtown
 Figueroa Plaza
 201 North Figueroa Street, 4th Floor
 Los Angeles, CA 90012
[\(213\) 482-7077](tel:(213)482-7077)

San Fernando Valley
 Marvin Braude San Fernando
 Valley Constituent Service Center
 6262 Van Nuys Boulevard, Room 251
 Van Nuys, CA 91401
[\(818\) 374-5050](tel:(818)374-5050)

West Los Angeles
 West Los Angeles Development
 Services Center
 1828 Sawtelle Boulevard,
 2nd Floor
 Los Angeles, CA 90025
[\(310\) 231-2598](tel:(310)231-2598)

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.

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

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 August 26, 2020 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 an approval of plans under the provisions of Sections 12.24-M have been established by the following facts:

BACKGROUND

The subject property is a level, irregular-shaped, 78,749 square-foot parcel of land located in the Lincoln Heights neighborhood. The property has a frontage of approximately 387 feet along San Pablo Street and a depth of approximately 193 feet along Alcazar Street. As of 2020, the subject site is being developed into a five-story mixed-use hotel development. The subject hotel (Hyatt House) will occupy a majority of the development fronting Trojan Way, which runs parallel to the northern edge of the property.

The site is zoned [T][Q]C2-2 with a land use designation of General Commercial within the Northeast Los Angeles Community Plan Area. The property is also located within the East Los Angeles State Enterprise Zone (ZI-2129), the Adelante Eastside Redevelopment Plan Area (ZI-2488), an Urban Agriculture Incentive Zone, a Hillside Area (BOE Basic Grid Map A-13372), a Liquefaction Zone, and is within the Upper Elysian Park Fault Zone.

The subject project, "Hyatt House", will be developed on the northeast corner of San Pablo Street and Alcazar Street, along the northern edge of the USC Health Sciences Campus. Upon completion, the mixed-use hotel will rise five-stories in height with a total area of 175,845 square-feet. Retail and restaurant tenant space will inhabit a portion of the ground-floor. Located on the basement level of the hotel will be the proposed USC Conference Center. While both establishments occupy the same building they are not accessible from one another; each establishment will provide their own respective entrance. Guests and visitors can park their cars at either the off-site San Pablo parking structure just north of the site, or find a limited number of parking spaces on-site adjacent to the hotel entrance. In total, 310 parking stalls will be provided; 300 off-site and 10 on-site. A total of 52 short-term and long-term biking spaces will also be provided adjacent to the hotel property and within the parking structure noted above. Nearby public transportation is available on Valley Boulevard, north of the subject property, with the Metro Local Bus Line 76 providing east-west service for communities between El Monte and Downtown LA.

The subject project is a Master Plan Approval to permit the sale and dispensing of a full line of alcoholic beverages with live entertainment in conjunction with the proposed Hyatt House hotel. The hotel will include 200 guest rooms and a 18,400 square-foot ground-floor lobby, restaurant, bar, conference rooms, and a 5,800 square foot uncovered outdoor pool area. A total of 199 seats will be provided on the ground-floor; 175 interior seats and 24 exterior seats. The hotel will operate 24 hours, daily to allow guests to check-in and out throughout the day. The hotel's restaurant and bar

will be integrated with the lobby area and will be managed by hotel staff. Two conference rooms will also be located on the ground-floor with no association to the USC Conference Center. Lastly, the outdoor pool area will be accessible from the hotel’s ground-floor lobby. Live entertainment will consist of an instrumental band and will serve as background music for hotel patrons.

Case No. CPC-2015-375-MCUP-ZV-ZAD-SPR established the use of the subject property permitting a mixed-use hotel development containing no more than 200 guest rooms, no more than 24,182 square-feet of restaurant and conference meeting space, and no more than 5,143 square-feet of retail space. Further, the on-site sale of alcoholic beverages was authorized within the Hyatt House hotel development by the underlying approved Master Conditional Use Permit (Case No. CPC-2015-376-MCUP-ZV-ZAD-SPR). Condition No. 4 states the following:

Authorization. The conditional use authorization herein for the sale of a full line of alcohol alcoholic beverages for on-site consumption shall be limited to areas within the hotel including the hotel conference center, hotel lobby bar and lounge, the backyard outdoor lounge, and hotel in-room mini cabinets; and a full line of alcohol for onsite consumption at three restaurants and for on-site consumption of beer and wine only for one additional restaurant.

Prior to the utilization of any of these venues, a Master Plan Approval must be filed and granted. Conditions may be imposed to address any operational characteristics deemed appropriate by the decision maker. Currently there are two (2) Master Plan Approval entitlement under review, inclusive of the subject request. The following Master Plan Approvals are currently pending at the site:

Case Number	Venue Name	Type	Area
ZA-2020-1097-MPA	USC Conference Center	full line, on-site	20,548 SF
ZA-2020-1128-MPA	Hyatt House	full line, on-site	18,400 SF (lobby, restaurant, bar, meeting rooms), 200 guest rooms

SURROUNDING PROPERTIES

The surrounding properties are primarily zoned for commercial use in the [T][Q]C2-2, C2-2, CM-1 zones. Other nearby properties are zoned PF-1. These properties are characterized by level topography and fully improved streets.

Properties immediately to the north, across Trojan Way, include a surface parking lot and the San Pablo parking structure zoned [T][Q]C2-2. Further north, along Valley Boulevard, is a Union Pacific rail right-of-way and Lincoln Park zoned PF-1 and OS-1XL, respectively. Properties east of the subject project are zoned PF-1 and CM-1, and include Los Angeles County Department of Public Works facilities and parking. Properties south of the subject property are zoned C2-2 and include various academic and medical facilities which compose the USC Health Science Campus. Properties west of the subject property are zoned [T][Q] C2-2 and include a graduate student housing complex and childcare facility.

STREETS

Valley Boulevard, adjoining the subject property to the north, is a designated Avenue I, dedicated to a Roadway width of 70 feet and a Right-of-Way width of 100 feet, and improved with a curb, gutter, and sidewalk. Valley Blvd. is located just north of train tracks that run parallel with the street.

San Pablo Street, adjoining the subject property to the west, is a designated Avenue III, dedicated

to a Roadway width of 46 feet and a Right-of-Way width of 72 feet, and improved with a curb, gutter, and sidewalk.

Alcazar Street, adjoining the subject property to the south, is a designated Modified Collector, dedicated to a width of 80 feet, and improved with curb, gutter, and sidewalk

Previous relevant cases, affidavits and orders on the subject property:

Case No. AA-2016-965-PMEX – On February 14, 2017, the Advisory Agency approved a lot line adjustment to move the lot line to the north of Alcazar St. for future ground lease

Case No. CPC-2015-376-MCUP-ZV-ZAD-SPR – On October 28, 2015, the City Planning Commission approved a Master Conditional Use for the on-site sale and consumption of alcoholic beverages in a proposed hotel including its guest rooms, restaurants, lobby bar, outdoor areas, and meeting/banquet rooms; a Zone Variance to allow the required long-term bicycle parking/storage to be located in the adjacent parking structure instead of on the hotel site; a Zoning Administrator Determination to permit shared parking for the hotel rooms, commercial uses, and conference center uses to be shared with the student parking structure; and a Site Plan Review for a project developing a hotel with 200 guest rooms.

Case No. ZA-2014-3413-ZV – On August 7, 2015 the Zoning Administrator approved zoning variances to allow five monument signs to exceed the maximum height of eight feet above the sidewalk grade, to have a vertical dimension greater than its horizontal dimension, to exceed the allowable sign area dimension, to be located less than fifteen feet from another monument sign, and to be permitted in a private educational institution.

Case No. AA-2014-599-PMLA – On July 24, 2014, the Advisory Agency approved the parcel map for a maximum three lots subdivision for proposed student housing, childcare facility, surface parking and a future hotel and conference center.

Case No. CPC-2013-7-GPA-ZC-ZAD-SPR – On January 28, 2014, the City Planning Commission approved a General Plan Amendment to the Northeast Los Angeles Community Plan from Limited Industrial to General Commercial for the subject property; a Zone Change and Height District Change from CM-1 and [T][Q]CM-1 to [T][Q]C2-2 for the subject property; a Zoning Administrator's Determination to permit shared parking between the student housing and childcare facility uses and the USC Health Science Campus parking pool; and a Site Plan Review to permit a 178-unit graduate student housing building and childcare facility.

Case No. CPC-2011-3043-GPA – On May 29, 2014, the City Planning Commission approved the General Plan Amendment to the Northeast Community Plan and the Transportation Element of the City's General Plan to change the street classifications within the USC Health Sciences Campus.

Cases on Surrounding Properties:

There are no relevant cases on surrounding properties.

PUBLIC CORRESPONDENCE

An email communication dated, August 25, 2020, was received from Richard Larsen a member of the Lincoln Heights Neighborhood Council (via the applicant's representative) denoting that every attempt was made to coordinate outreach between the applicant and the Neighborhood Council during the Covid Pandemic. The meeting was held on July 22, 2020 in which the project received unanimous support from their Planning and Land Use Committee.

An email communication dated, August 25, 2020, was received from Shaylee Papadakis of Council District 14 (via the applicant's representative) indicating that their office will not be taking a position on the case and they have no concerns at this time.

An email communication dated, August 25, 2020, was received from the applicant's representative indicating that there is an error to the floor area tabulation on the Plot Plan that omitted the Pool/Outdoor area which measures 5,800 square feet, because it is open to the sky. Updated plans were attached.

An email communication dated, August 31, 2020, was received from Lee Rabun, the applicant's representative, requesting that the address be changed to 2200 Trojan Way since the City's ZIMAS now lists the address on the property.

On September 21, 2020, the LAPD Hollenbeck Area Vice Unit signed a letter stating that they do not oppose the Master Plan Approval request for the sale of a full line of alcohol for the subject case and provided 27 operating conditions to be considered for the project site.

PUBLIC HEARING

The public hearing was held on August 26, 2020 at 9:30 a.m. telephonically in conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19. There were approximately eight persons who called in to attend – the applicants, his representative, and stakeholders in the area.

Lee Rabun of CLR Enterprises, Inc. representative for both the hotel and USC Conference Center. Tom Weigel is the applicant of Hyatt Hotel and Dine Dejong is the applicant of USC Hospitality along with Mr. Jung. Mr. Rabun indicated that the applicants were present and made the following comments:

- In 2015, a Master Conditional Use and other entitlements were approved by the City Planning Commission with the larger scope of the project involving a hotel of 185,000 square feet having 200 rooms and a ground floor area with 39,000 square feet including a 24,000 square foot restaurant service area, involving 180 interior seats and 32 outdoor seats; however, we are asking for 175 interior seats and 24 outdoor seats.
- The conference facility will provide catalyst opportunities for the USC campus. The banquet hall is composed of a 9,000 square foot banquet center for private and public bookings, from 6 a.m. to 2 a.m.
- There are 171 on site parking spaces for the hotel and conference center provided in the parking structure across San Pablo Street.
- Security is provided by the larger USC Security Guard Service.
- Outreach was also done with the Lincoln Heights Neighborhood Council but Mr. Rabun was sick during their first meeting, then the Covid Pandemic hit. It was no fault of the Neighborhood Council, but it was difficult to meet until March 20th. The committee wondered what happened then unanimously approved the request. The full Council didn't have a quorum in June and will meet at a later date.
- Council District No. 14 supports the request, as evidence of their email and had no issues.
- Officer Sandoval of the LAPD is poised to comment on the request.

Gilbert Garcia of Soto Street near the Liquor Store expressed that there will be problems of clean-up. There are always debris in the neighborhood from patrons of the liquor store. Another liquor outlet would create the same problem. Additionally, the conference facility will be open later hours into the night. USC has made it safer, but the on-site sales will cause problems in the adjacent neighborhood. The neighbors are older may not want to speak up on these issues. Bravo High

School is close by as well. What happens to people that leave while intoxicated? He opposes alcohol. The hotel's alcohol sales should not be at the expense of the neighbors.

Maria, a neighbor and has children at Bravo High School. She expressed that the neighborhood will benefit from the project; however, rejects alcohol in the neighborhood. There is a larger problem in the neighborhood when people leave the conference center at night while drunk. The other liquor store in the area where people on campus already purchase alcohol. She is not in agreement with having alcohol until 2 a.m. Other restaurants have alcohol issues as far away as Dodger Stadium with exiting drunk and noisy. There is already a liquor store across the street at Alcazar and Soto Street.

Natalia Banek resides on Soto Street and is a parent of a student at Bravo High School. She expressed opposition to the alcohol sales and is concerned with accidents and people drinking outside of the liquor store and drunken behavior toward the high school.

Officer Angel Sandoval of LAPD indicated he has been on this assignment for the past 8 and a half years and made the following comments:

- He will submit a letter in a few weeks.
- Had been working with Lee Rabun.
- Been working with USC on the larger campus and noted that heir agency has a good working relationship with the school.
- He will continue working with Mr. Rabun on the day care, hotel, and conference center.

Lee Rabun responded to the comments with the following:

- There are two liquor licenses on the Arts Coffee Shop and the Health Sciences Campus. They are for facilities and campus employees. Then in 2015 the Conditional Use identified the Faculty House license will be replaced by the current project site. The paragraph on page 11 read to record that state Alcohol facilities will serve largely the campus.
- Liquor stores do pose problems that have triggered Conditional Use Permit laws and the South Central Alcohol Specific Plan.
- Homeless and drunken behavior on public streets have occurred. Mr. Rabun is familiar with the problems in downtown LA. However, part of the economic resurgence is downtown is due to restaurants and liquor licenses.
- Full-service hotel and conference are able to serve the facility, patients of the hospital and campus and others in the neighborhood doing quince eras at the conference center.
- These licenses have been vetted by the City Planning Commission in the Master Conditional Use entitlement.

The Zoning Administrator closed the public hearing and stated that he finds the testimony favorable and within the scope of the Master Conditional Use. He indicated that there is concern with traffic and patrons of the site exiting the site through the residential neighborhood via the interior of the campus and through Soto Street. The Zoning Administrator prefers exiting traffic be directed towards Valley Boulevard. Additionally, with the proper conditions, indicated that findings can be made in the affirmative after review of the administrative record and intends to conditionally grant the case. Further, the Zoning Administrator stated that the case will be held on advisement for a period of one week pending the receipt of the following information:

- Consideration of safety issues
- Sensitive uses nearby (residential uses and Bravo High School)
- LAPD's letter

LAPD responded and an updated Plot Plan was also received from the applicant's representative.

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 Master Plan Approval 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.
- The sale of alcohol shall be incidental to the sale of food.
- The sale of alcoholic beverages for consumption off the premises is prohibited.
- The off-site sale of alcoholic beverages as a secondary use (i.e., "take out") is not permitted.
- All service of alcoholic beverages shall be conducted by a waitress or waiter or bartender.
- The alcoholic beverage license shall not be exchanged for a public premises type license nor operate as a public premises.
- A "Free Designated Driver Program" shall be implemented in which free non-alcoholic beverages such as water, coffee, tea and soft drinks will be offered to the designated driver of a group.
- Signs shall be prominently posted in English, and the predominant language of the facility's clientele, if different, stating that California State law prohibits sale of alcoholic beverages to persons who are under 21 years of age. No "Loitering or Public Drinking" signs shall be posted in and outside of the facility in the same language(s).

AUTHORITY FOR PLAN APPROVAL

Section 12.24-M of the Los Angeles Municipal Code provides in pertinent part:

"M. Development of Uses. (Amended by Ord. No. 173,992, Eff. 7/6/01)

1. Development of Site. On any lot or portion of a lot on which a deemed-approved conditional use is permitted pursuant to the provisions of this section, new buildings or structures may be erected, enlargements may be made to existing buildings, existing uses may be extended on an approved site, as permitted in Subsection L of this Section, provided plans are submitted to and approved by the Zoning

Administrator, the Area Planning Commission, or the City Planning Commission, whichever has jurisdiction at that time...”

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use 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 the 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.

MANDATED FINDINGS

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

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 proposed Hyatt House hotel will be located in a portion of the Lincoln Heights neighborhood that consists of the County-USC Medical Center and the USC Health Science Campus. Prior to 2014, the subject project area was designated Limited Industrial until approval of a General Plan Amendment was granted transitioning it to General Commercial (Case No. CPC-2013-7-GPA-ZC-ZAD-SPR). While academic and medical institutions largely inhabit the area, the neighborhood is also characterized by several open space and public facilities. Commercial uses are new and uncommon in the area, especially developments such as the Hyatt House hotel which will provide a mixture of lodging accommodations, retail and dining services, and a gathering space for conferences and social events.

The Hyatt House hotel will enhance the surrounding built environment by creating a more vibrant and active streetscape within the USC Health Science Campus. Prior to the proposed hotel development, the subject property was partially utilized as a surface parking lot. The site's conversion into a mixed-use development will attract commercial and pedestrian activity through its lodging, dining, social gathering capabilities. It will primarily serve visiting scholars and prospective students of the USC Health Science Campus, as well as family and friends of in-patients at the Los Angeles County + USC Medical Center and the Keck Hospital of USC. In addition, activation of the site will also contribute to the area's safety and surveillance with the addition of amenities such as lighting fixtures, security cameras, and landscaping.

Approval of the request will enable Hyatt House hotel to offer its patrons a full line of alcoholic beverages through its in-room mini-cabinets and hotel bar and restaurant. The sale of alcoholic beverages, with or without food or other beverage sales, will lend to the commercial vibrancy of neighborhood by providing a service that is generally in demand by hotel patrons and commonly provided by similar hotel operators. It will provide additional sales revenue for the hotel as well as enhance patron experience. While the sale of alcoholic beverages is already authorized on the site by the approved Master Conditional Use Permit (Case No. CPC-2015-376-MCUP-ZV-ZAD-SPR), the Plan Approval enables the Zoning Administrator to consider more closely the nature of each operation and to impose further conditions as necessary. Monitoring and safety conditions have been imposed in this grant to address public concerns related to the sale and on-site consumption of alcoholic beverages at the

subject Hyatt House.

The approval of the sale and dispensing of a full line of alcoholic beverages, in conjunction with the imposed conditions of approval, will assure that the service of alcohol is not disruptive to the community. The approved grant supports the transition of properties from Light Industrial to General Commercial, with the Hyatt House hotel development offering services and amenities that are new to the community. Nearby residents and staff will have the opportunity shop, dine, and host events at the mixed-use hotel while guests can find accommodations during their visit to the USC Health Science Campus or nearby hospitals. As such, the request will contribute to the commercial and pedestrian activation of the surrounding built environment.

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 was previously entitled for a Master Conditional Use Permit (MCUP) to allow on-site alcohol sales at five establishments at the mixed-use Hyatt House hotel development (Case No. CPC-2015-376-MCUP-ZV-ZAD-SPR). The MCUP requires each tenant to file for a Master Plan Approval to review the proposed operation of each tenant in further detail and to impose project-specific conditions of approval that address hours of operation, seating, size, security, live entertainment, etc. The 175,845 square-foot Hyatt House hotel, at-large, anchors the mixed-use development and is the subject project in review. Other tenants include the USC Conference Center and prospective retail shops and restaurants. Upon completion, the hotel will provide 200 guest rooms and a variety of amenities and services on the ground floor. The hotel will be located on the northeast corner of San Pablo Street and Alcazar Street.

Surrounding land uses consist of commercial, light industrial, open space, and public facility uses. Properties north of the subject property and across Valley Boulevard are zoned PF-1 and OS-1XL, and include a Union Pacific rail right-of-way and Lincoln Park. Properties east of the subject project are zoned PF-1 and CM-1, and include Los Angeles County Department of Public Works facilities and parking. Properties south of the subject property are zoned C2-2 and include a variety of academic and medical facilities part of the USC Health Science Campus. Properties west of the subject property are zoned [T][Q] C2-2 and include a graduate student housing complex and childcare facility.

The Plan Approval for the sale of a full line of alcoholic beverages on the subject site in conjunction with the Hyatt House hotel will not further degrade adjacent properties. The request does not alter the location, size, height, or any other significant features associated with the overall development of the Hyatt House hotel, including the ground-floor tenant spaces and the USC Conference Center. The sale and on-site consumption of alcoholic beverages will be confined within the hotel premises.

The subject hotel will conform with the development standards for projects in the C2-2 zone set forth by the Northeast Los Angeles Community Plan and the Citywide Commercial Design Guidelines. It will be consistent with the following design components: (i) articulation of facades to provide variation and visual interest; (ii) use of building materials that accent or complement adjacent and nearby building facades; (iii) screening of mechanical, electrical and rooftop equipment from public view; and (iv) on-site lighting along pedestrian walkways and vehicular access ways.

The height of the project will be consistent in scale with the height of the existing structures within the USC Health Science Campus. The Hyatt House hotel will stand five-stories tall

similar to that of the adjacent graduate student housing complex. Other nearby USC Health Science Campus and public facilities buildings range from 4 to 15 stories in height.

Hyatt House hotel will provide 24-hour daily operation for guests to check-in and out. Guests will have access to numerous hotel amenities, including but not limited to, a 5,800 square foot uncovered outdoor pool area, two conference rooms, and a restaurant and bar located adjacent to the hotel lobby. These spaces serve as extensions of the guest rooms allowing guests to gather, dine, and socialize. Live music, in the form of piano and jazz, will also be offered as entertainment at these locations. Food and alcohol service will be offered from the hotel's fixed bar and restaurant, as well as portable bars stationed within the outdoor pool area. Upon request, hotel staff will authorize use of controlled-access liquor cabinets in guest rooms as commonly practiced among hotel operators.

During the public process, two communications were received from the public. These include an email from the Lincoln Heights Neighborhood Council (via the applicant's representative) denoting that every attempt was made to coordinate outreach between the applicant and the Neighborhood Council during the Covid Pandemic. The meeting was held on July 22, 2020 in which the project received unanimous support from their Planning and Land Use Committee. A second email communication Council District 14 (via the applicant's representative) indicating that their office will not be taking a position on the case and they have no concerns at this time.

The public hearing was held on August 26, 2020 at 9:30 a.m. telephonically in conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19. There were approximately eight persons who called in to attend – the applicants, his representative, and stakeholders in the area. Lee Rabun of CLR Enterprises, Inc. representative for both the hotel and USC Conference Center. Tom Weigel is the applicant of Hyatt Hotel and Dine Dejong is the applicant of USC Hospitality along with Mr. Jung. Mr. Rabun indicated that the applicants were present and commented that in 2015, a Master Conditional Use and other entitlements were approved by the City Planning Commission with the larger scope of the project involving a hotel of 185,000 square feet having 200 rooms and a ground floor area with 39,000 square feet including a 24,000 square foot restaurant service area, involving 180 interior seats and 32 outdoor seats; however, we are asking for 175 interior seats and 24 outdoor seats. The conference facility will provide catalyst opportunities for the USC campus. The banquet hall is composed of a 9,000 square foot banquet center for private and public bookings, from 6 a.m. to 2 a.m. There are 171 on site parking spaces for the hotel and conference center provided in the parking structure across San Pablo Street. Security is provided by the larger USC Security Guard Service. Outreach was also done with the Lincoln Heights Neighborhood Council but Mr. Rabun was sick during their first meeting, then the Covid Pandemic hit. It was no fault of the Neighborhood Council, but it was difficult to meet until March 20th. The committee wondered what happened then unanimously approved the request. The full Council didn't have a quorum in June and will meet at a later date. Council District No. 14 supports the request, as evidence of their email and had no issues. Officer Sandoval of the LAPD is poised to comment on the request.

There were three community stakeholders that expressed opposition to alcohol sales and cited the following issues:

- there will be problems of clean-up. There are always debris in the neighborhood from patrons of the liquor store. Another liquor outlet would create the same problem.
- the conference facility will be open later hours into the night. USC has made it safer, but the on-site sales will cause problems in the adjacent neighborhood. There is a larger problem in the neighborhood when people leave the conference center at night while drunk.

- The neighbors are older may not want to speak up on these issues.
- Bravo High School is close by as well. He is concerned of people that leave while intoxicated.
- The hotel's alcohol sales should not be at the expense of the neighbors.
- the neighborhood will benefit from the project; however, rejects alcohol in the neighborhood. The other liquor store in the area where people on campus already purchase alcohol.
- concerned with accidents and people drinking outside of the liquor store and drunken behavior toward the high school.

Officer Angel Sandoval of LAPD indicated he will submit a letter in a few weeks. Had been working with Lee Rabun. He had been working with USC on the larger campus and noted that heir agency has a good working relationship with the school. He will continue working with Mr. Rabun on the day care, hotel, and conference center.

Lee Rabun responded that there are two liquor licenses on the Arts Coffee Shop and the Health Sciences Campus. They are for facilities and campus employees. Then in 2015 the Conditional Use identified the Faculty House license will be replaced by the current project site. The paragraph on page 11 read to record that state Alcohol facilities will serve largely the campus. Liquor stores do pose problems that have triggered Conditional Use Permit laws and the South Central Alcohol Specific Plan. Homeless and drunken behavior on public streets have occurred. Mr. Rabun is familiar with the problems in downtown LA. However, part of the economic resurgence is downtown is due to restaurants and liquor licenses. Full-service hotel and conference are able to serve the facility, patients of the hospital and campus and others in the neighborhood doing quince eras at the conference center. These licenses have been vetted by the City Planning Commission in the Master Conditional Use entitlement.

The Zoning Administrator closed the public hearing and stated that he finds the testimony favorable and within the scope of the Master Conditional Use. He indicated that there is concern with traffic and patrons of the site exiting the site through the residential neighborhood via the interior of the campus and through Soto Street. The Zoning Administrator prefers exiting traffic be directed towards Valley Boulevard. Additionally, with the proper conditions, indicated that findings can be made in the affirmative after review of the administrative record and intends to conditionally grant the case. Further, the Zoning Administrator stated that the case will be held on advisement for a period of one week pending the receipt of the following information:

- Consideration of safety issues
- Sensitive uses nearby (residential uses and Bravo High School)
- LAPD's letter

Beyond the advisement period, LAPD's recommendations were received. An updated Plot Plan was also received from the applicant's representative.

Upon review of the administrative record, findings were made for the granting of the instant request. As with the approval of the Master Conditional Use Permit, the Plan Approval request was determined to be compatible with the surrounding uses, subject to specific conditions imposed. The Master Plan Approval for the sale of a full line of alcoholic beverages in conjunction with the proposed Hyatt Hotel on the subject site will not further degrade adjacent properties. The request will not alter the location, size, height, or any other significant features associated with the overall development of the Hyatt House mixed-use development. The sale and on-site consumption of alcoholic beverages shall be restricted to premises of the hotel and restaurant.

Operating conditions were established in the review of the record in order to achieve

compatibility with the surrounding vicinity. To mitigate potential nuisances and criminal activity from occurring, conditions have been imposed to ensure the safety and welfare of the community and to encourage responsible management. Between 25-30 employees will be staffed at the hotel with all restaurant and bar employees fulfilling the required training pertaining to alcohol sales, an on-site security program will provide safeguards against alcohol-related issues and USC campus security personnel will ensure that alcohol consumption is conducted in a responsible manner. As conditioned, the proposed development and operation of the Hyatt House hotel 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 twelve 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 Northeast Los Angeles Community Plan area, and designates the land use as General Commercial.

The Northeast Los Angeles Community Plan identifies the project site as being within a portion of the Lincoln Heights neighborhood (County-USC Medical Center and USC Health Science Campus) posed with unique opportunities and challenges. Within the past decade, the subject property been approved of:

- Zone and Height change from CM-1 to [T][Q]C2-2 (*Case No. CPC-2013-7-GPA-ZC-ZAD-SPR*);
- Two General Plan Amendments approving the change from Limited Industrial to General Commercial, and the reclassification of streets within the USC Health Science Campus (*Case No. CPC-2013-7-GPA-ZC-ZAD-SPR and Case No. CPC-2011-3043-GPA*)
- Parcel Map approving the subdivision of commercial and residential lots (*Case No. AA-2014-599-PMLA*);
- Two Site Plan Reviews approving a new graduate student housing complex, childcare facility, and hotel (*Case No. CPC-2015-376-MCUP-ZV-ZAD-SPR and Case No. CPC-2013-7-GPA-ZC-ZAD-SPR*); and more

With the property transitioning into commercial use, the Community Plan acknowledges opportunities that will increase compatibility and complimentary uses between commercial and institutional areas. Hyatt House hotel will provide lodging accommodations for visiting scholars and prospective students of the USC Health Science Campus, as well as for family and friends of in-patients in the Los Angeles County + USC Medical Center and the Keck Hospital of USC. Given the large student and staff population that work in these institutions, the on-site restaurant bar, and conference rooms will provide beneficial services to the community and enhance the commercial character of the neighborhood. With the subject property adjacent to a student housing complex, medical and public facilities, the project complements these uses by functioning as a gathering space for hotel guests and visitors to socialize, dine, and attend public/private events.

The Community Plan text is silent with regards to alcohol sales, therefore in such cases the

Zoning Administrator must interpret the intent of the plan. Approval of the applicant's request is consistent with the plan's objectives and policies, including:

- **Objective 2-2:** *To enhance the identity and appearance of commercial districts;*
 - **Policy 2-2.2:** *Require that projects in commercial areas be designed and developed to achieve a high level of quality, distinctive character, and compatibility with appropriate existing uses and development limited conversion to accommodate affordable residential uses.*

The Framework Element identifies the proposed hotel as a "community center". Community Centers "contain a diversity of uses such as small offices, overnight accommodations, cultural and entertainment facilities, schools and libraries in addition to neighborhood-oriented uses". As such, the subject project is consistent with the objectives and policies related to the [Q]C2-2 designation in the following matter:

- **Objective 3.9** *Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime;*
 - **Policy 3.9.2:** *Encourage the integration of school classrooms, libraries, and similar educational cultural facilities within commercial, office, and mixed commercial-residential structures*

The proposed Hyatt House hotel also adheres with the objectives of the Adelante-Eastside Redevelopment Plan notably:

- **§ 106.1:** *Improve the quality of life for those who live and work in and visit the Project Area through enhanced business, employment, housing, shopping, entertainment, recreational, and educational opportunities.*

The project supports the objectives and policies of the above plans providing a beneficial and complementary use to the USC Health Science Campus community. The required findings have been made and the operation has been imposed with conditions of approval. Therefore, the project conforms to the purpose, intent, and provisions of the General Plan, the Northeast Los Angeles Community Plan, and the Adelante-Eastside Redevelopment Plan.

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

The approval of the Master Plan Approval request for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the subject hotel will not adversely affect the welfare of the community. The site was entitled for a Master Conditional Use Permit of up to five (5) establishments to sell alcoholic beverages on-site. It will offer guests lodging accommodations during their visit to the USC Health Science and the nearby hospital facilities. Additionally, the hotel's ground-floor restaurant, bar, conference rooms, and outdoor pool area will serve as a gathering place for people to socialize, dine, and attend academic and social events. The incidental sale of alcohol will provide a desired service for guests, enhancing their stay at the hotel. In addition, the project will positively impact the public and economic welfare of the neighborhood with the generation of new job opportunities and tax revenue. While the proposed Hyatt House hotel will be a new and uncommon use to

the area, conditions have be imposed to safeguard against any nuisances and criminal activity associated with the sale and consumption of alcohol.

With oversight from the California Department of Alcoholic Beverage Control (ABC) and the conditions which have been imposed upon the conference center, the project will be compatible with the character of the immediate neighborhood. Such conditions include the requirement of security measures such as a surveillance system and deterrence of graffiti and loitering. In addition, the grant requires the use and maintenance of an age verification device to deter underage purchases and drinking. Employees must also undergo STAR (Standardized Training for Alcohol Retailers) training, provided by the Los Angeles Police Department, LEAD (Licensee Education on Alcohol and Drugs) training, or RBS (Responsible Beverage Service) provided by the Department of Alcoholic Beverage Control. Both the Conditions of Approval and the requirements of the State Alcoholic Beverage Control agency are intended to protect the public health, welfare, and safety of the community. Therefore, it is expected that the sale and dispensing of alcohol 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’s (ABC) licensing criteria, two (2) on-sale and one (1) off-sale consumption licenses are allocated and authorized to the subject census tract (Census Tract 2033). Currently there are 3 establishments holding active, alcohol licenses in the census tract which include:

- (1) *Type 20: Off-Sale Beer and Wine*
- (1) *Type 41: On-Sale Beer and Wine – Eating Place*
- (1) *Type 51: Club*

Within 1,000 feet of the subject site there are two (2) alcohol-selling establishments holding a total of two (2) alcohol licenses. They include:

- Type 41: On-Sale Beer and Wine – Eating Place, Art’s Coffeeshop*
- Type 51: Club, Edmondson Faculty Center*

According to statistics provided by the Los Angeles Police Department’s Central Division Vice Unit, within Crime Reporting District No. 443, which has jurisdiction over the subject property, a total of 164 crimes were reported in 2019 (121 Part I, Crimes and 43 Part II, Arrests), compared to the Citywide Average of 170 crimes and compared to the High Crimes average of 204 crimes for the same reporting period.

Part I Crimes reported by LAPD include Homicide (0), Rape (1), Robbery (8), Aggravated Assault (13), Burglary (11), Auto Theft (9), and Larceny (79). Part II Crimes reported include, Narcotics (8), Liquor Laws (0), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (0), Gambling (0), DUI related (6), Moving Traffic Violations (3), Miscellaneous Other Violations (15) and other offenses (5). Of the 164 total crimes reported for the Reporting District, 6 arrests were made for driving under the influence.

The concentration of alcohol licenses in a given area can be undue if the addition of a license will negatively impact the surrounding neighborhood. Concentration is not undue when the approval of a license does not negatively impact the neighborhood, rather it serves a public convenience to the community. The subject request allowing the sale of a full line of alcoholic beverages for on-site consumption at Hyatt House hotel will not, by itself, contribute to an undue concentration of on-sale licenses within the Census Tract with respect to the maximum numbers authorized and it being located within a crime reporting district where the crime rate is below the Citywide average. However, with the MCUP of 2015 permitting on-sale alcohol service for up to five establishments on the subject property and the USC Conference Center's pending request (Case No. ZA-2020-1097-MPA), the number of licenses will surpass the authorized threshold.

Like many hotel operators, the sale and dispensing of alcohol for on-site consumption is a typical service provided to patrons to complement their hotel and dining experience. It also lends to the economic viability of the hotel operation and contributes to an increase in tax revenue. With one other establishment (Edmond Faculty Center) in USC's Health Science Campus licensed to serve alcohol, the demand for gathering places such as the Hyatt House hotel which are capable of accommodating guests and hosting events justifies the need for on-site sale of alcohol. Therefore, the sale and dispensing of alcohol will not contribute to an undue concentration of alcohol licenses in the area and will be of public convenience to the community.

Conditions have been imposed in the grant to mitigate potential nuisances and criminal activity at the subject property. 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. In addition, negative impacts commonly associated with the sale of alcohol for on-site consumption such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions set forth by the Zoning Administrator to safeguard the welfare of the community. For example, hotel employees responsible for serving alcohol to patrons must complete the required training pertaining to alcohol sales, and security personnel will be present to monitor responsible behavior. The operation of the Hyatt House hotel, in conjunction with the sale and dispensing of a full line of alcoholic beverages for on-site consumption will serve to enhance the character of the area while operating in a manner that will be responsible and considerate of its surrounding uses.

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 commercial use and will be utilized as such with the development of the subject Hyatt House hotel. The five-story hotel will operate within the USC Health Science Campus in the Lincoln Heights neighborhood, an area predominantly surrounded by institutional (academic and medical) and public facilities. The hotel will serve the surrounding community by offering lodging accommodations, food service, and conference rooms for meetings and social events. It will also contribute to the commercial and pedestrian vibrancy of the surrounding built environment. The hotel will complement the needs of the neighboring students, employees, and guests while not detrimentally affecting the surrounding residential communities and sensitive uses. The following sensitive uses are located within a 1,000-foot radius of the site:

Sensitive Uses

Eastlake Juvenile Court	1601 Eastlake Ave.
Central Juvenile Hall	1605 Eastlake Ave.
Lincoln Park	3501 Valley Blvd.
El Parque de Mexico	Mission Rd./Valley Blvd.
Hazard Recreation Center	2230 Norfolk St.
Keck School of Medicine of USC	1975 Zonal Ave.
LAC + USC Medical Center	2051 Marengo St.
Alcazar Child Development Center	2215 Alcazar St.
Currie Hall (Graduate Student Housing)	2215 Alcazar St.

Establishments Selling Alcoholic Beverages

Art's Coffee Shop	1917 Zonal Ave.
Edmondson Faculty Center	1969 Zonal Ave.

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive use. The grant has been well-conditioned, which should protect the health, safety, and welfare of the surrounding neighbors including the adjacent graduate student housing complex (Currie Hall). The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will contribute to the USC Health Science Campus in Boyle Heights and will provide a beneficial service to neighboring residents, employees, and visitors. Therefore, as conditioned, the project will not detrimentally affect residentially-zoned properties or any other sensitive uses in the area.

ADDITIONAL MANDATORY FINDINGS

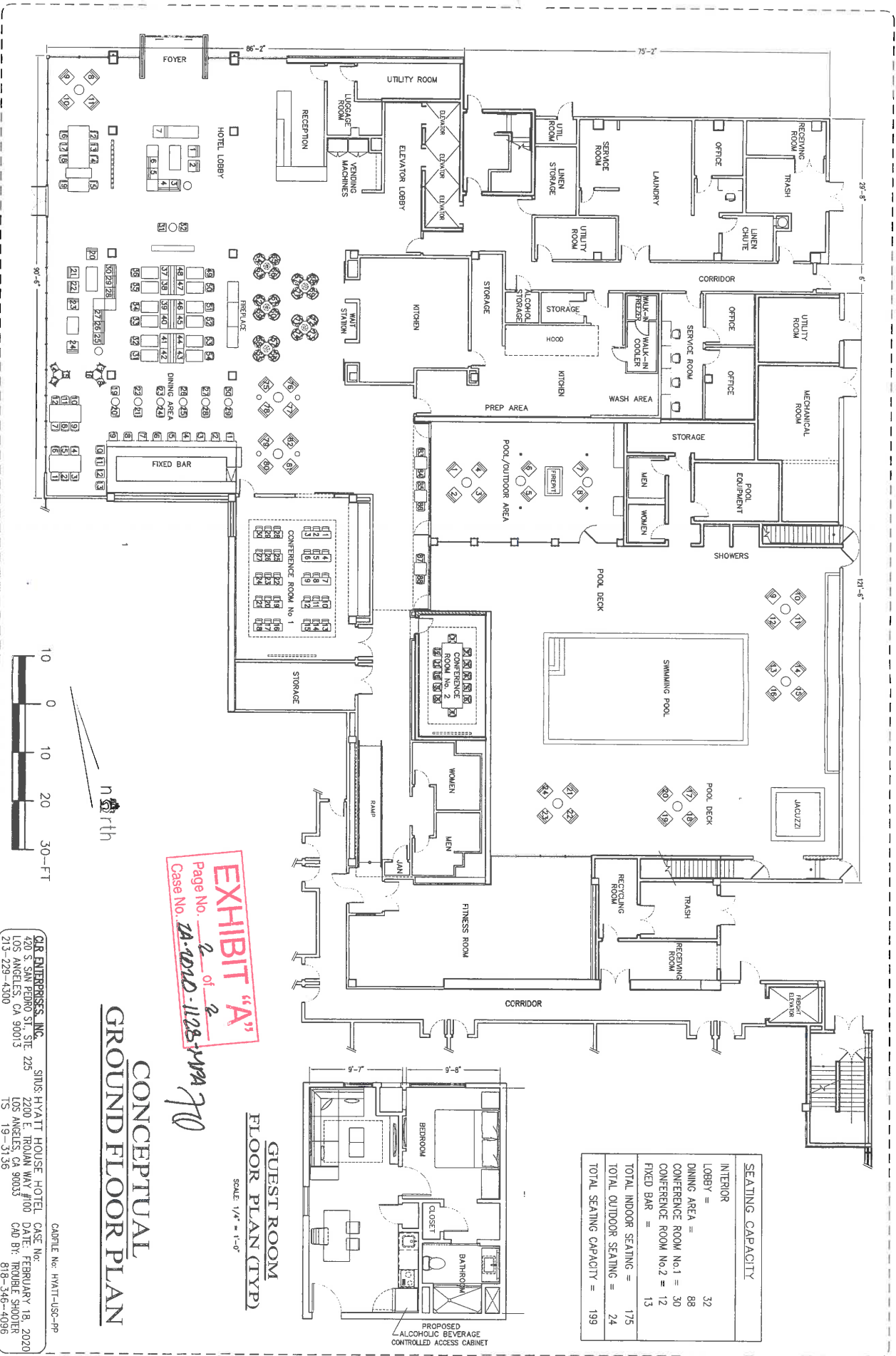
9. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Flood Zone X, areas determined to be outside the 500-year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

Inquiries regarding this matter shall be directed to David Woon, Planning Staff for the Department of City Planning at (213) 978-1368 or David.Woon@lacity.org.

FRANKLIN N. QUON
Associate Zoning Administrator

FNQ:JP:DW:bk

cc: Councilmember Kevin DeLeon
Fourteenth Council District
Adjoining Property Owners
Interested Parties



SEATING CAPACITY	
INTERIOR	
LOBBY =	32
DINING AREA =	88
CONFERENCE ROOM No. 1 =	30
CONFERENCE ROOM No. 2 =	12
FIXED BAR =	13
TOTAL INDOOR SEATING =	175
TOTAL OUTDOOR SEATING =	24
TOTAL SEATING CAPACITY =	199

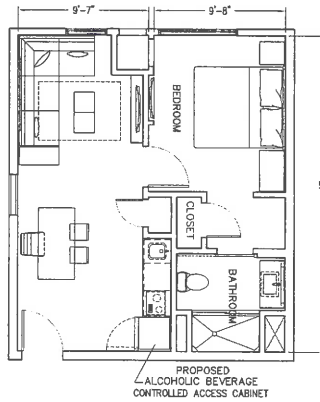


EXHIBIT "A"
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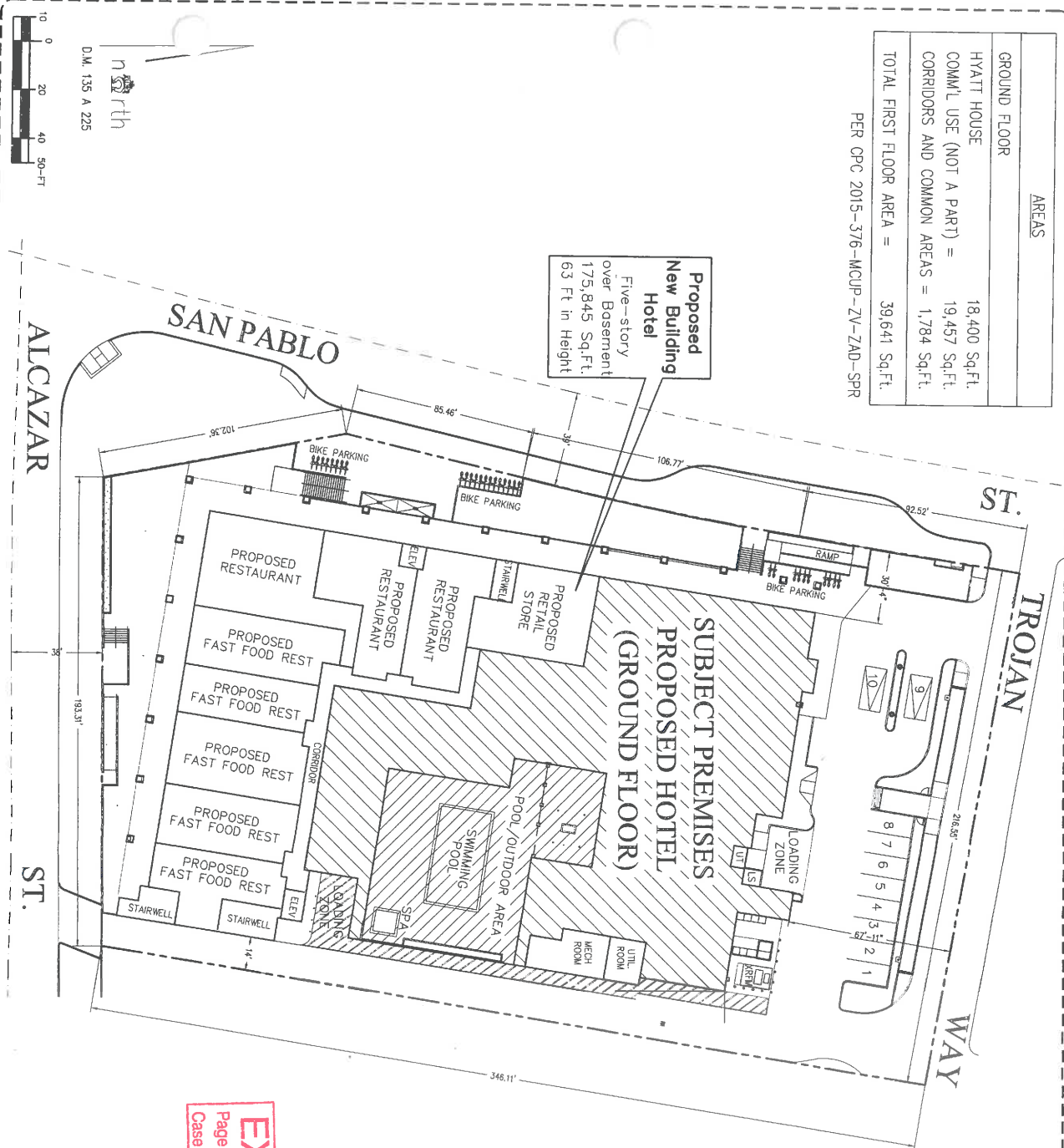
GUEST ROOM FLOOR PLAN (TYP)
 SCALE: 1/4" = 1'-0"
CONCEPTUAL GROUND FLOOR PLAN

CLAR ENTERPRISES, INC. **SITUS: HYATT HOUSE HOTEL** **CASE No.:**
 420 S. SAN PEDRO ST. STE. 225 2200 E. TROJAN WAY #100 FEBRUARY 18, 2020
 LOS ANGELES, CA 90013 LOS ANGELES, CA 90033 CAD BY: TROUBLE SHOOTER
 213-229-4300 TS 19-3136 818-346-4056

AREAS	
GROUND FLOOR	18,400 Sq.Ft.
HYATT HOUSE	19,457 Sq.Ft.
COMML. USE (NOT A PART)	1,784 Sq.Ft.
CORRIDORS AND COMMON AREAS	1,784 Sq.Ft.
TOTAL FIRST FLOOR AREA =	39,641 Sq.Ft.

PER CPC 2015-376-MCUP-ZV-7A0-SPR

Proposed New Building Hotel
 Five-story over Basement
 175,845 Sq.Ft.
 63 Ft in Height



Site Description

Total Site Area = 78,749 Sq.Ft.
 Total Floor Area = 175,845 Sq.Ft.
 Subject Premises Floor Area = 18,400 Sq.Ft.
 Hotel Rooms = 200
 Zone: [T]1Q12-2
 Legal Description
 LOT 2, P.M. 2014-0599, BOOK 381-81/88

Parking Required

Hotel Guest Rooms = 92 Spaces
 Restaurants = 25 Spaces
 Retail = 3 Spaces
 Conference Center = 171 Spaces
 Total Parking Required = 291 Spaces
 Vehicular Reduction for Bicycle = <18> Spaces
 Net Vehicular Parking Required = 273 Spaces
per CPC 2015-376-MCUP-ZV-7A0-SPR

Total Automobile Required = 310 Spaces
 Total Long-term Bicycle Required = 26 Spaces
 Total Short-term Bicycle Required = 34 Spaces

Parking Provided

Total On-site Parking Provided = 10 Spaces
 Total Off-site Parking Provided @ San Pablo Parking Structure = 300 Spaces
 Total Spaces Provided = 310 Spaces

Total Long-term Bicycle Provided = 34 Spaces
 Total Short-term Bicycle Provided = 38 Spaces

EXHIBIT "A"
 Page No. 1 of 2
 Case No. 24-2020-11-25-MPS

CONCEPTUAL PLOT PLAN

CLR ENTERPRISES, INC.
 420 S. SAN PEDRO ST., STE 225
 LOS ANGELES, CA 90013
 213-229-4300

SITUS: HYATT HOUSE HOTEL
 2200 E. TROJAN WAY #100
 LOS ANGELES, CA 90033
 TS 19-3136

CASE No.: AUGUST 24, 2020
DATE: TROUBLE SHOOTER
CD BY: 818-346-4096

CADFILE No. HYATT-USC-PR2

COVID-19 UPDATE

Interim Appeal Filing Procedures

April 17, 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction. There are three options for filing appeals, described below.

OPTION 1: NON-APPLICANT ONLINE APPEAL PORTAL

(planning.lacity.org/development-services/appeal-application-online)

Non-applicant appeals of entitlements can now be submitted online and payment can be made by credit card. The online appeal portal allows non-applicants to fill out and submit the appeal application directly to the Development Services Center. Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. *Note: a 2.7% credit card processing service fee will be charged. CEQA appeals, Building and Safety appeals (LAMC Section 12.26K), and Applicant appeals can only be filed using Option 2 or 3 below.*

OPTION 2: EMAIL PLUS US MAIL

This is a two-step process including pre-clearance by email of the appeal application followed by application and payment submittal via US Mail.

STEP 1:

Email planning.figcounter@lacity.org with the subject line: **"Request to File Appeal."** In the email body provide:

- The case number
- Appellant contact information (name, email, telephone number)

Include as individual attachments to the email:

- Copy of Signed Appeal Application
- Justification
- Letter of Determination

City Planning staff will contact the appellant to confirm whether the appeal is complete and meets the applicable provisions of the Los Angeles Municipal Code (LAMC). The appellant will then be instructed to move forward with Step 2.

STEP 2:

Send appeal application via US Mail, postmarked no later than the last day of the appeal period. The package shall include:

- Original Appeal Application (wet signatures),
- Copy of email correspondence with City Planning staff (from Step 1)
- Appeal fee, check payable to the City of Los Angeles (\$109.47 for an aggrieved party, not the Project Applicant.)
- **Mail the appeal application to:**
Department City Planning - Metro DSC
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012

City Planning staff will email and mail the appellant with a receipt for payment. Note: only the original application, email, and check need to be sent via US Mail. This ensures a standard envelope with standard postage is sufficient, and no trip to the Post Office is necessary. **Steps 1 and 2 must both be completed. An email alone is not sufficient to satisfy appeal requirements.**

OPTION 3: DROP OFF AT DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop off appeal applications and payment. **Drop off areas are monitored in secure locations outside the three DSCs (Metro/Downtown, Van Nuys, and West Los Angeles) and are available during regular business hours.**

City Planning staff will follow up with the appellant via email and phone to:

- Confirm that the appeal package is complete and meets the applicable provisions of the LAMC
- Provide a receipt for payment

**DEPARTMENT OF
CITY PLANNING
APPLICATION**



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

ZA-2020-1128-MPA

Case Number

Env. Case Number

ENV-2020-1129-CE

Application Type

Condition Use Beverage

Case Filed With (Print Name)

Edwin Cano

Date Filed

2/20/20

Application includes letter requesting:

- Waived hearing, Concurrent hearing, Hearing not be scheduled on a specific date (e.g. vacation hold)

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. Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address 1 2200 E. TROJAN WAY (TENTATIVE) Unit/Space Number 100
Legal Description 2 (Lot, Block, Tract) LOT 2, PMLA 2014-0599, BK 381 - 81 / 86
Assessor Parcel Number 5202-001-009 Total Lot Area 78,749 SQ FT

2. PROJECT DESCRIPTION

Present Use PROPERTY UNDER CONSTRUCTION
Proposed Use HOTEL
Project Name (if applicable) HYATT HOUSE HOTEL
Describe in detail the characteristics, scope and/or operation of the proposed project SEE ATTACHED PROJECT DESCRIPTION

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e. vacant)
Site is located within 500 feet of a freeway or railroad
Site has existing buildings (provide copies of building permits)
Site is located within 500 feet of a sensitive use (e.g. school, park)
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)
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

(Check all that apply or could apply)

- 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

- Removal of protected trees on site or in the public right of way
- 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 _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing 0 – Demolish(ed) _____ + Adding _____ = Total _____

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

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ 175,845 _____ 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)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

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 _____

Code Section from which relief is requested (if any): 12.24-M

Action Requested, Narrative: _____

Authorizing Code Section _____

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

Action Requested, Narrative: SEE TTACHED REQUEST CLAUSE

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) CPC-2015-376-MCUP-ZV-ZAD-SPR; ZA-2014-3414-ZV; ZA-1990-1143-ZV; AA-2014-599-PMLA; AA-2016-965-PMEX

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. 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.

a. Specialized Requirement Form _____

b. Geographic Project Planning Referral _____

c. Citywide Design Guidelines Compliance Review Form _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Preliminary Zoning Assessment Referral Form _____

l. SB330 Preliminary Application _____

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

n. Order to Comply _____

o. Building Permits and Certificates of Occupancy _____

p. Hillside Referral Form (BOE) _____

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____

r. SB330 Determination Letter from Housing and Community Investment Department _____

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name ATT: TOM WEIGEL
Company/Firm MHH-LA LIQUOR SUBSIDIARY, LLC
Address: 6951 RESEARCH DRIVE Unit/Space Number _____
City IRVINE State CA Zip Code: 92618
Telephone (949) 500-0653 E-mail: TOM@MAYERCORP.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) UNIVERSITY OF SOUHTERN CALIFORNIA
Address 620 W. McCARTHY WAY Unit/Space Number 5
City LOS ANGELES State CA Zip Code: 90089
Telephone (213) 740-5467 E-mail: BRIAN.LEAGUE@USC/EDU

Agent/Representative name LEE RABUN
Company/Firm CLR ENTERPRISES, INC.
Address: 420 S. SAN PEDRO ST. Unit/Space Number 225
City LOS ANGELES State CA Zip: 90013
Telephone (213) 229-4300 E-mail: CLR1985LEE@YAHOO.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 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.

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).

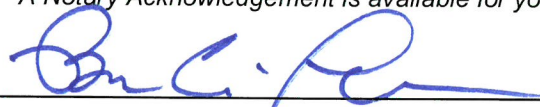
PROPERTY OWNER

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 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 or 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 

Date 11/25/19

Print Name Brian C. League USC

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 11/25/2019 before me, Claudia C. Macieira, Notary Public
(Insert Name of Notary Public and Title)

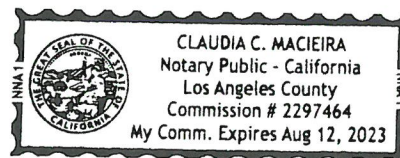
personally appeared Brian C. League, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

[Handwritten Signature]
Signature

(Seal)





C E R T I F I C A T E

I hereby certify the following:

1. I am the Assistant Secretary of the University of Southern California (the “University”), and I am authorized to make this certificate.
2. The University is a nonprofit public benefit corporation duly organized under the laws of the State of California.
3. The following is an excerpt from Article XI, Section 11.2 of the Bylaws of the University, as amended May 31, 2018:

“EXECUTION OF DOCUMENTS. Except as otherwise required by law or by the Board, documents shall be executed on behalf of the University as follows:

All contracts, deeds, leases, notes, and other instruments in writing shall be signed by any one of:

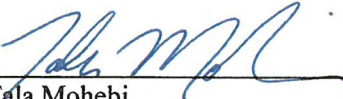
Chairman of the Board
President of the University
Any Senior Officer (as defined in Article VI, Section 6.5(a) of these Bylaws)

In addition to the above, the President of the University, and those Senior Officers authorized by the President of the University, may give written authorization to other administrative executives to sign various described classifications of documents.”

4. The term “Senior Officers” of the University is defined in Article VI, Section 6.5(a) of the Bylaws to include the Provost and Senior Vice President for Academic Affairs, Senior Vice President for Administration, Senior Vice President for Finance and Chief Financial Officer, Senior Vice President for University Advancement, Senior Vice President for University Relations, Senior Vice President and Chief Executive Officer of Keck Medicine of USC, Senior Vice President and General Counsel, and any additional Senior Officers as the Board of Trustees may find necessary or appropriate.
5. The Senior Vice President for Administration of the University has been authorized by the President of the University to give written authorization to administrative executives to sign various described classifications of documents. Pursuant to that authority, the Senior Vice President for Administration of the University has given written authorization to Brian C. League, Executive Director of Land Use and Planning of the University, to sign government and regulatory agency documents related to land use matters.

6. As of the date of this certificate, all of the above as set forth herein has not been altered, amended, or changed and is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the University of Southern California this 20th day of July, 2018.



Tala Mohebi
Assistant Secretary
University of Southern California

(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: _____

Date: 10/25/19

Print Name: ROBERT L. MAYER

**OPTIONAL
NEIGHBORHOOD CONTACT SHEET**

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

CLR 19-3134
The Hyatt House Hotel
2200 E. Trojan Way #100

PROJECT DESCRIPTION:

A Master Plan Approval, pursuant to CPC-2015-376-MCUP-ZV-ZAD-SPR, to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption, in conjunction with a proposed 200 guest room Hotel, with 175 indoor seats provided in the ground floor lobby, restaurant, and conference rooms, and 24 outdoor seats provided in the swimming pool, with live entertainment; and hours of alcoholic beverage sales from 6am to 2am daily; in conjunction with a proposed five-story mixed-use hotel on the USC Health Sciences Campus.

REQUEST:

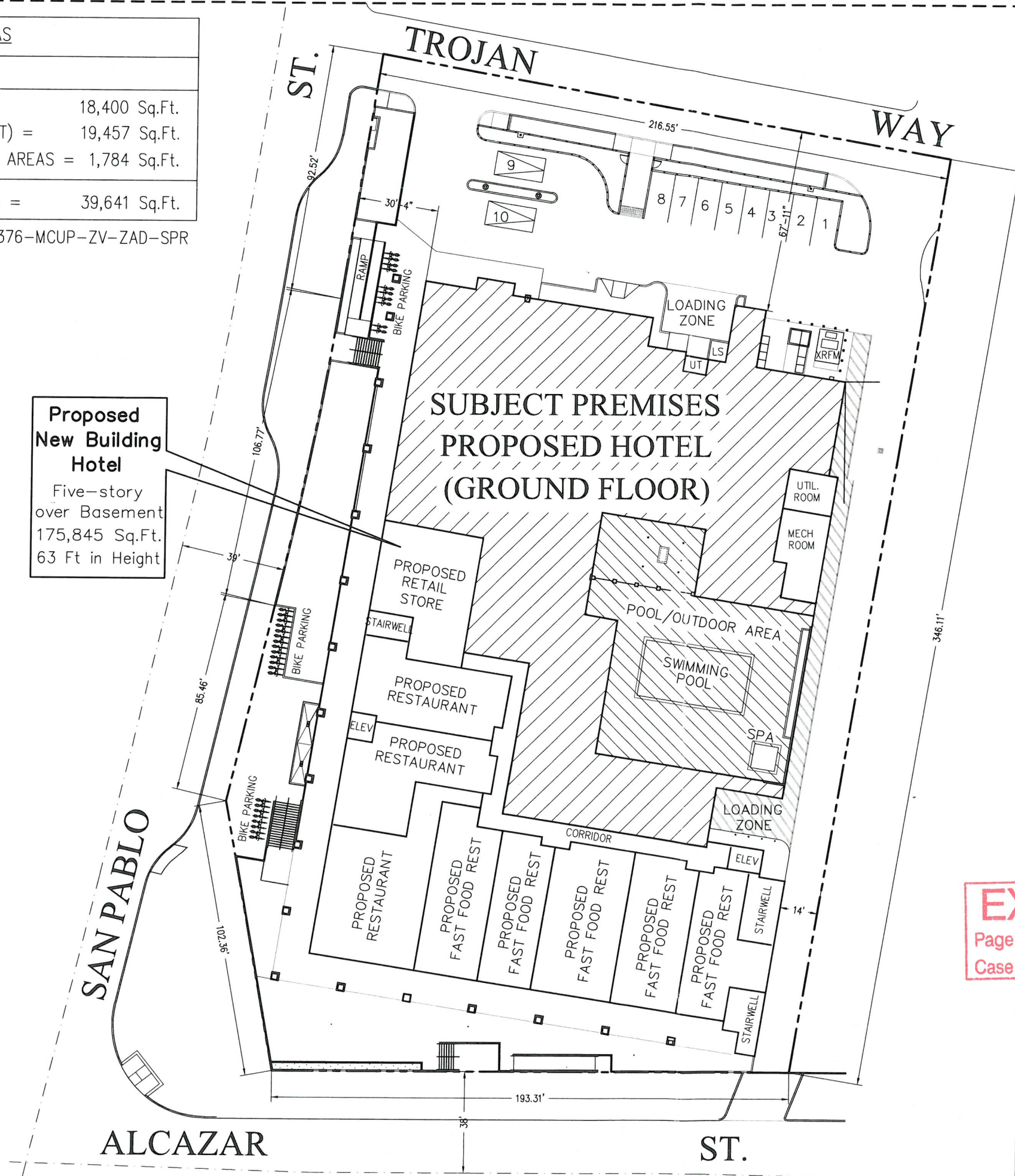
Pursuant to LAMC 12.24-M, a Master Plan Approval to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption, in conjunction with a proposed Hotel providing 200 guest rooms, and an 18,400 sq. ft. ground floor Lobby, restaurant, bar and banquet rooms, providing 175 indoor seats, and 24 outdoor seats in the pool area with live entertainment; with hours of alcoholic beverage sales from 6am to 2am daily; all in conjunction with a proposed five-story mixed-use hotel on the USC Health Sciences Campus.

PLOT PLANS

AREAS	
GROUND FLOOR	
HYATT HOUSE	18,400 Sq.Ft.
COMM'L USE (NOT A PART) =	19,457 Sq.Ft.
CORRIDORS AND COMMON AREAS =	1,784 Sq.Ft.
TOTAL FIRST FLOOR AREA =	39,641 Sq.Ft.

PER CPC 2015-376-MCUP-ZV-ZAD-SPR

Proposed New Building Hotel
 Five-story over Basement
 175,845 Sq.Ft.
 63 Ft in Height



Site Description

Total Site Area = 78,749 Sq.Ft.
 Total Floor Area = 175,845 Sq.Ft.
 Subject Premises Floor Area = 18,400 Sq.Ft.

Hotel Rooms = 200

Zone: [T][Q]C2-2

Legal Description
 LOT 2, P.M. 2014-0599, BOOK 381-81/86

Parking Required

Hotel Guest Rooms =	92 Spaces
Restaurants =	25 Spaces
Retail =	3 Spaces
Conference Center =	171 Spaces
Total Parking Required =	291 Spaces
Vehicular Reduction for Bicycle =	<18> Spaces
Net Vehicular Parking Required =	273 Spaces
per CPC 2015-376-MCUP-ZV-ZAD-SPR	

Total Automobile Required =	310 Spaces
Total Long-term Bicycle Required =	26 Spaces
Total Short-term Bicycle Required =	34 Spaces

Parking Provided

Total On-site Parking Provided =	10 Spaces
Total Off-site Parking Provided =	300 Spaces
@ San Pablo Parking Structure	
Total Spaces Provided =	310 Spaces

Total Long-term Bicycle Provided =	34 Spaces
Total Short-term Bicycle Provided =	38 Spaces

EXHIBIT "A"

Page No. 1 of 2

Case No. 2A-2020-1128-MPA 70

CONCEPTUAL PLOT PLAN

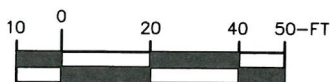
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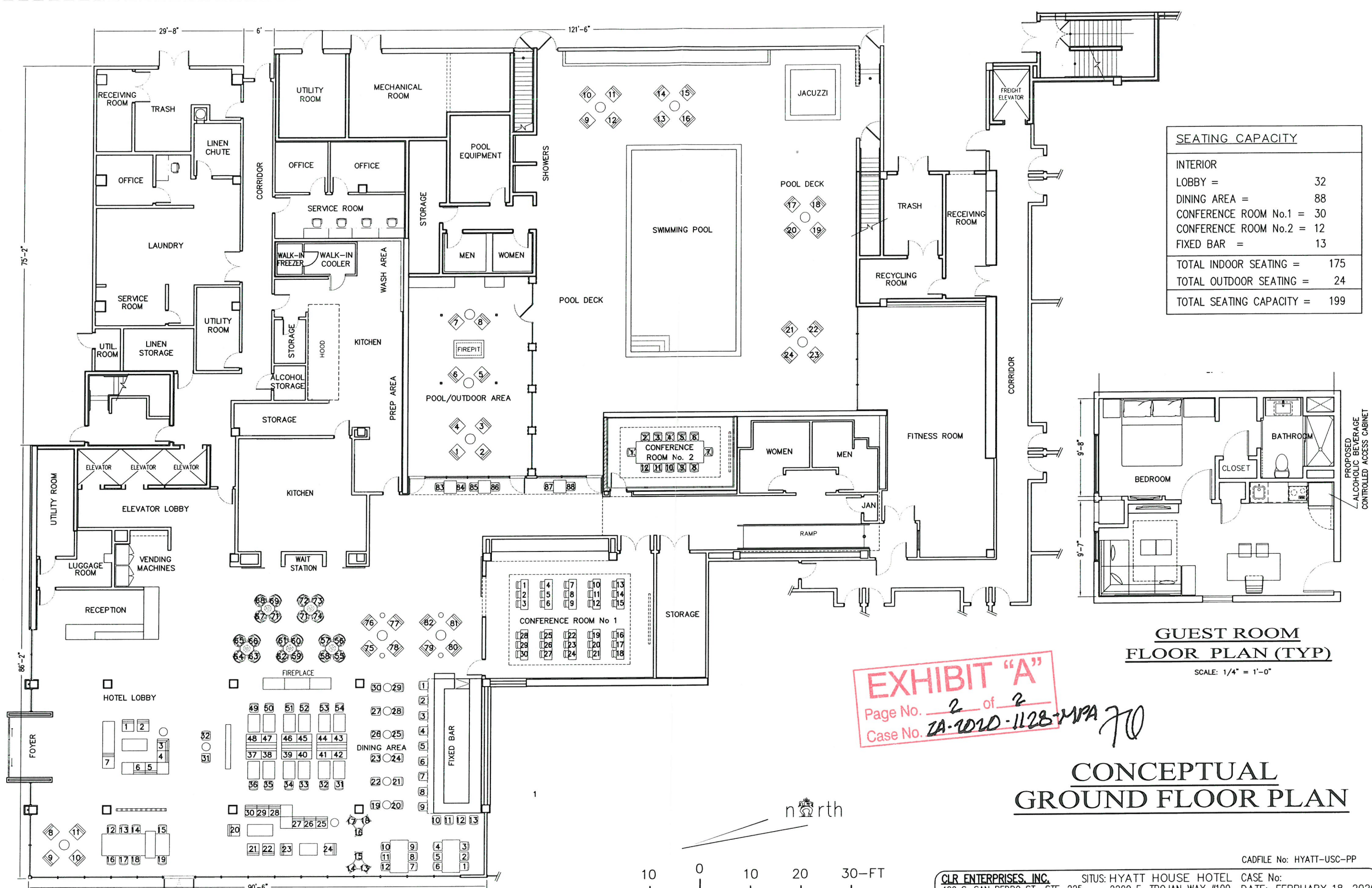
CLR ENTERPRISES, INC.
 420 S. SAN PEDRO ST., STE. 225
 LOS ANGELES, CA 90013
 213-229-4300

SITUS: HYATT HOUSE HOTEL
 2200 E. TROJAN WAY #100
 LOS ANGELES, CA 90033
 TS 19-3136

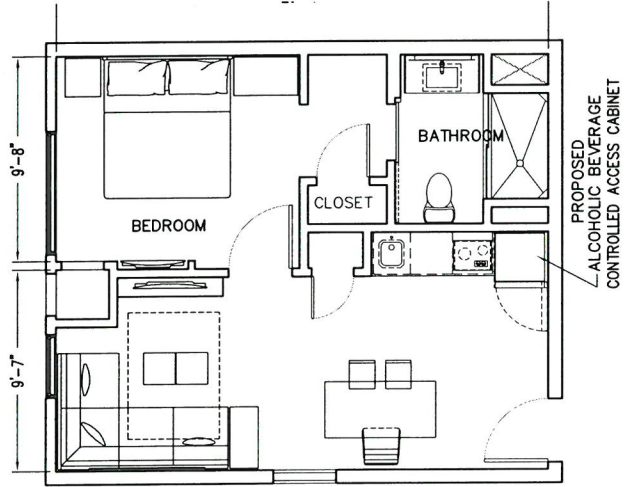
CASE No:
 DATE: AUGUST 24, 2020
 CAD BY: TROUBLE SHOOTER
 818-346-4096

north
 D.M. 135 A 225





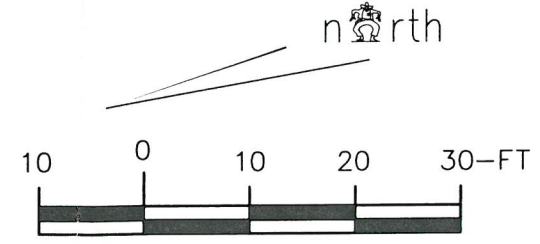
SEATING CAPACITY	
INTERIOR	
LOBBY =	32
DINING AREA =	88
CONFERENCE ROOM No.1 =	30
CONFERENCE ROOM No.2 =	12
FIXED BAR =	13
TOTAL INDOOR SEATING =	175
TOTAL OUTDOOR SEATING =	24
TOTAL SEATING CAPACITY =	199



GUEST ROOM FLOOR PLAN (TYP)
SCALE: 1/4" = 1'-0"

EXHIBIT "A"
Page No. 2 of 2
Case No. ZA-2020-1128-MPA 70

CONCEPTUAL GROUND FLOOR PLAN



CLR ENTERPRISES, INC. 420 S. SAN PEDRO ST., STE. 225 LOS ANGELES, CA 90013 213-229-4300
SITUS: HYATT HOUSE HOTEL 2200 E. TROJAN WAY #100 LOS ANGELES, CA 90033 TS 19-3136
CASE No: DATE: FEBRUARY 18, 2020 CAD BY: TROUBLE SHOOTER 818-346-4096

ZA-2020-1128-MPA

ENVIRONMENTAL REPORT

COUNTY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 395
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-
--	---------------------

PROJECT TITLE <i>USC</i>	COUNCIL DISTRICT
-----------------------------	------------------

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.

2200 E. Trojan Way

PROJECT DESCRIPTION: Additional page(s) attached.

Hotel/Restaurant on site Full line alcohol

NAME OF APPLICANT / OWNER:
Lee Rabun

CONTACT PERSON (If different from Applicant/Owner above) <i>Lee Rabun</i>	(AREA CODE) TELEPHONE NUMBER <i>213 229 4300</i>	EXT.
--	---	------

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

- STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____
- CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) Section 15301, Class 1
- OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached

Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

- None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
- The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
-------------------------------	-------------

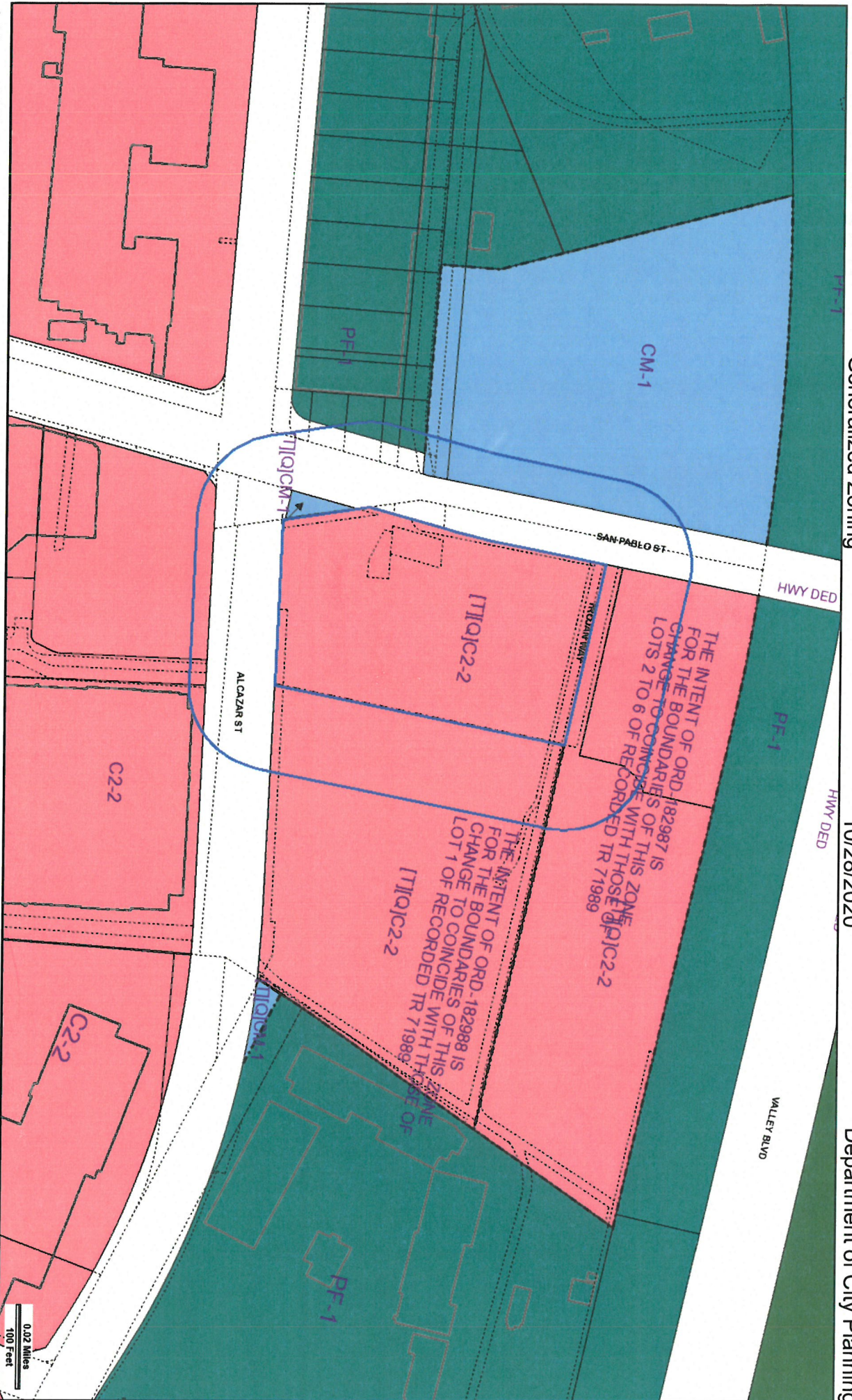
ENTITLEMENTS APPROVED

FEE: <i>\$373.00</i>	RECEIPT NO. <i>0109156618</i>	REC'D. BY (DCP DSC STAFF NAME) <i>Edwin Garcia</i>
-------------------------	----------------------------------	---

DISTRIBUTION: County Clerk, Agency Record
Rev. 3-27-2019

ZA-2020-1128-MPA

RADIUS MAP



Address: 2200 E TROJAN WAY

APN: 5202001009

PIN #: 135A225 142

Tract: P M 2014-0599

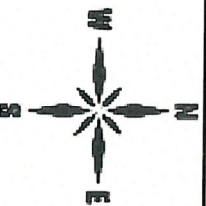
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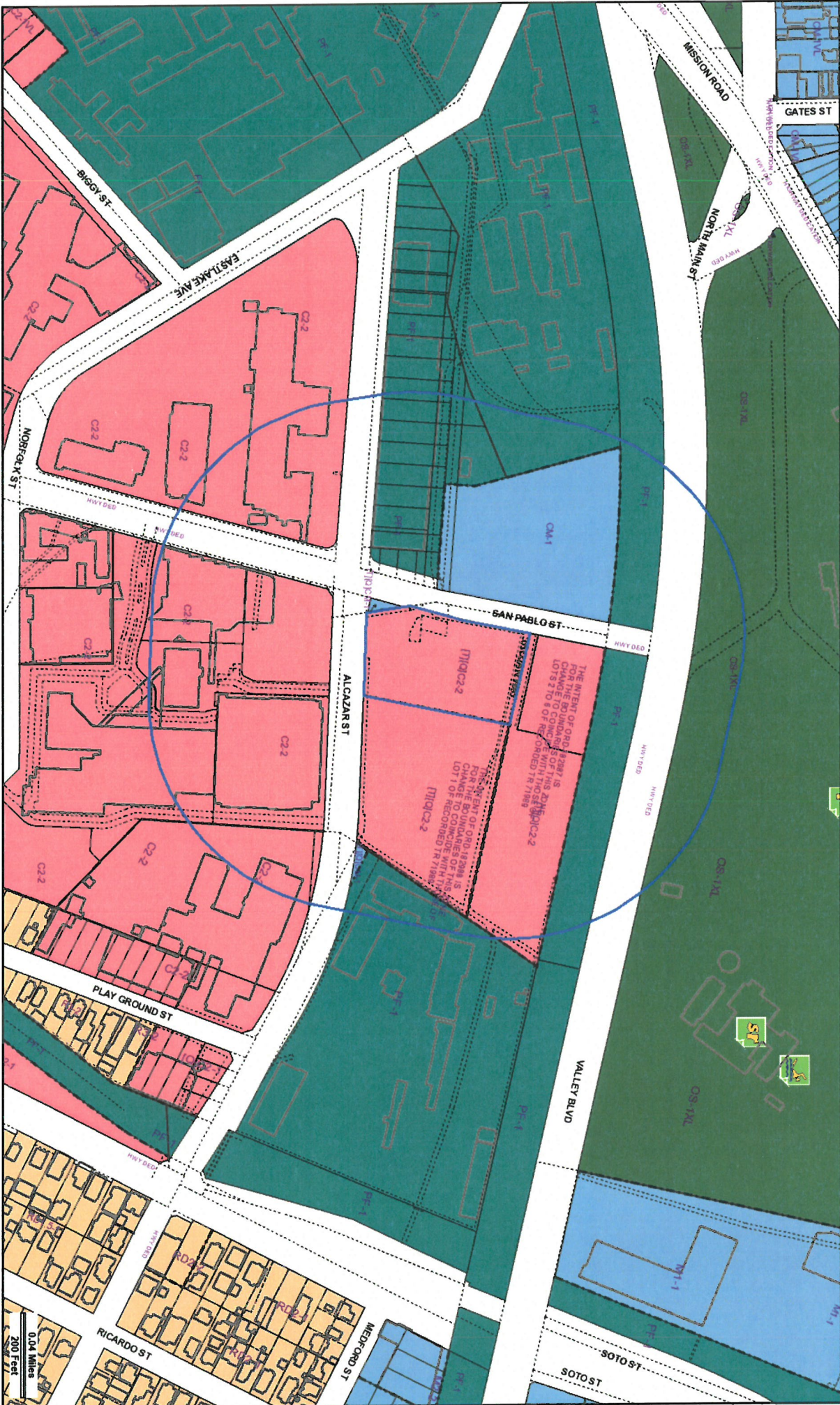
Lot: 2

Arb: None

Zoning: [T]I[Q]C2-2

General Plan: General Commercial





Address: 2200 E TROJAN WAY

APN: 5202001009

PIN #: 135A225 142

Tract: P M 2014-0599

Block: None

Lot: 2

Art: None

Zoning: [T]1Q[C]2-2

General Plan: General Commercial



Site Description

Total Site Area = 76,749 Sq.Ft.
 Total Floor Area = 175,845 Sq.Ft.
 Hotel Rooms = 200
 Zone: [T]Q2-2

Legal Description
 LOT 2, P.M. 2014-0589, BOOK 381-81/86

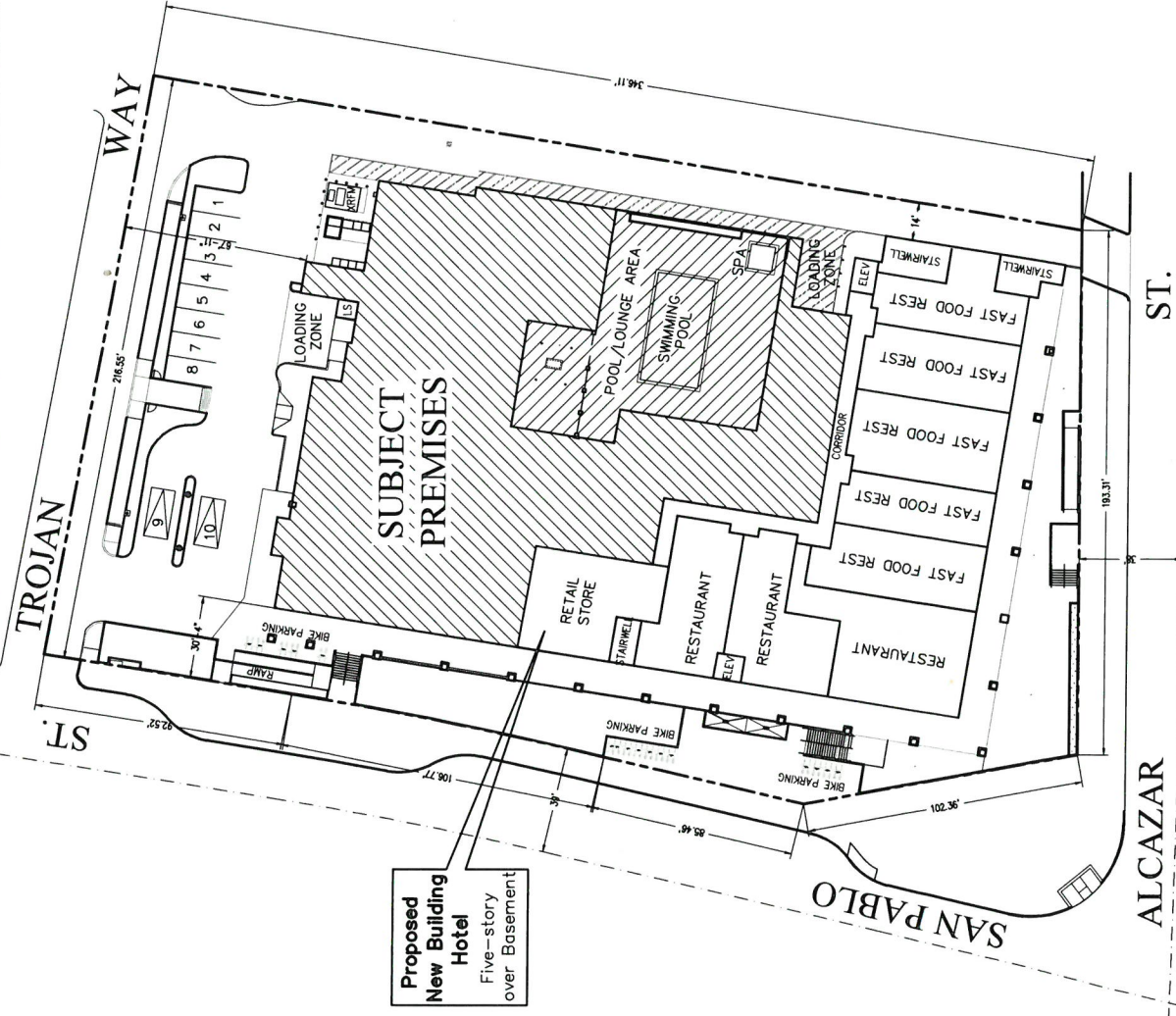
Parking Required

Total Automobile Required = 310 Spaces
 Total Long-term Bicycle Required = 26 Spaces
 Total Short-term Bicycle Required = 34 Spaces
per CPC 2015-376-MCJP-20-ZAO-SPR

Parking Provided

Automobile
 Total On-site Parking Provided = 10 Spaces
 Total Off-site Parking Provided = 300 Spaces
@ San Pablo Parking Structure
 Total Spaces Provided = 310 Spaces

Total Long-term Bicycle Provided = 34 Spaces
 Total Short-term Bicycle Provided = 34 Spaces

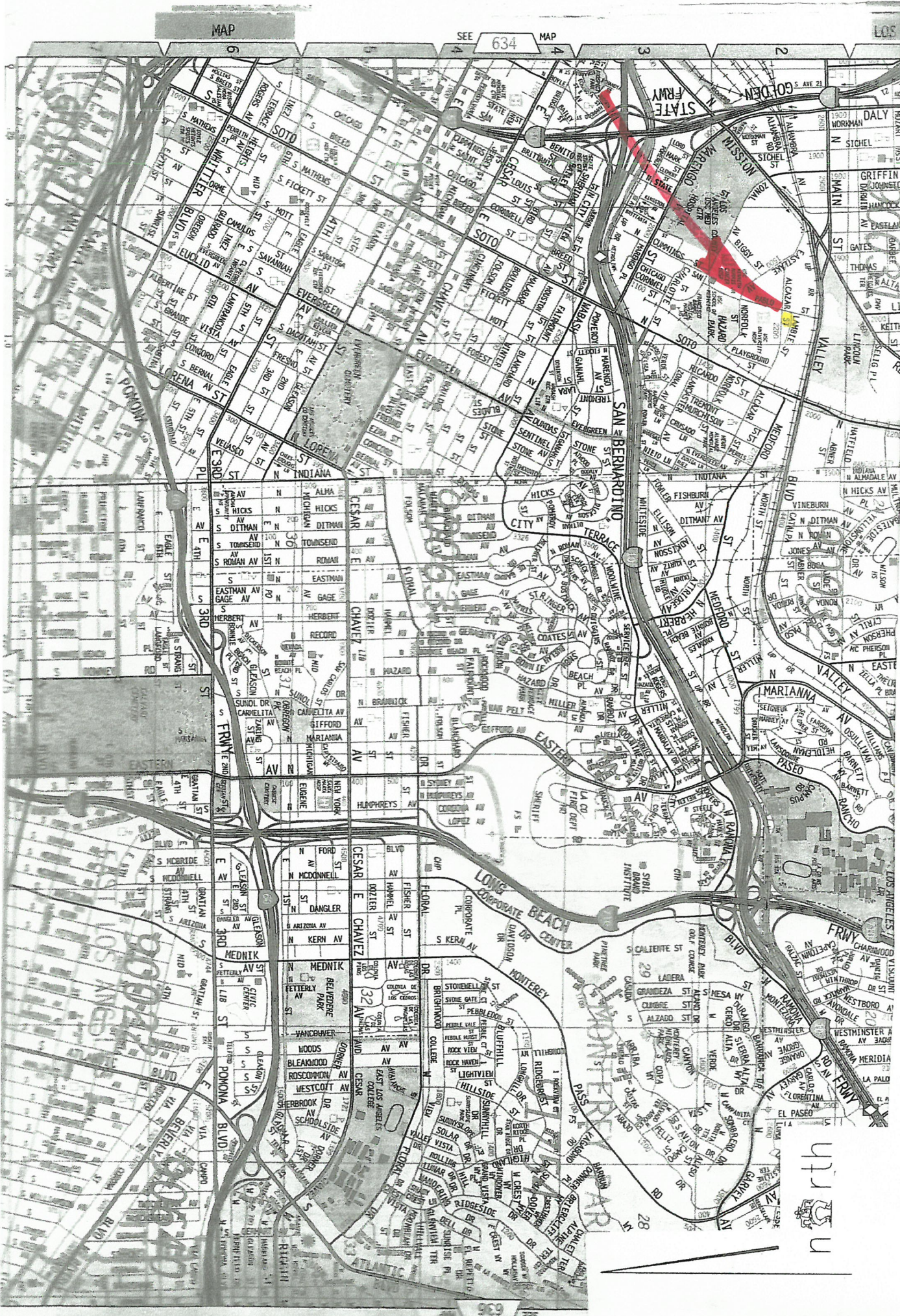


Proposed New Building Hotel
 Five-story
 over Basement

CONCEPTUAL PLOT PLAN

SCALE: 1" = 20'

CAJFILE No: HYATT-USC-PP
 CASE No: OCTOBER 4, 2019
 DATE: 1550 SAN PABLO ST
 LOS ANGELES, CA 90033
 CAD BY: TROUBLE SHOOTER
 TS 19-- 818-346-4096



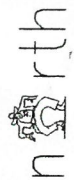
MAP

SEE 634 MAP

LOS

VICINITY MAP

AW-8211-0202-AZ



CORRESPONDENCE



**BOYS & GIRLS CLUBS
OF WEST SAN GABRIEL VALLEY
& EASTSIDE**

Officers

Raymond K. Cheng, AIA
Cedars-Sinai Medical Center
Chair

Ericka V. Smith
Monterey Park Hospital
Treasurer

Philip A. Cohen
AHMC Healthcare
Past Chair

Board of Directors

Danny K. Chan
East West Bank

Julie Dell'Aquila Hernandez
Young's Market Company

James Do
Banc of California

Anthony Duarte
San Gabriel Valley Regional Chamber of Commerce

Roger Licht
Licht & Licht

Steven Luu
SJL Insurance

Hy Ngo, MD
San Gabriel Medical Center

Allen Peng
Cathay Bank

Christopher Puzio, CFP
Wallick Wealth Management

Robert J. Riewerts, MD, F.A.A.P.
Southern California Kaiser Permanente Medical Group

Danny Salazar
Monterey Park Police Department

Grant Shapiro
The Brent Shapiro Foundation

Steve Stoico
J&S Food Sales, Inc. a Taco Bell Franchisee

Samuel Swabb
Diamond Development Group

Ken Thai, Pharm.D.
986 Pharmacy

Shannon Thompson
The Brent Shapiro Foundation

Lifetime Members

Michael Eng
Kenneth T. Sim, MD
Wesley Tanaka
Irwin Wong
Josephine Yeh
Mauricio Zavala

Chief Executive Officer
JR Dzubak

January 18, 2021

Office of Zoning Administration
200 N. Spring Street, 7th Floor
Los Angeles, CA 90012

RE: Master Plan Approvals at 1550 North San Pablo Street;
Hyatt House Hotel MPA (DCP Case Nos. ZA-2020-1128-MPA; ENV-
2020-1129-CE); USC Conference Center MPA (DCP Case Nos. ZA-
2020-1097-MPA, ENV-2020-1091-CE)

Dear Zoning Administrator,

As a representative of the Boys & Girls Clubs of Ramona Gardens, Estrada Courts, and William Mead Homes, I am writing this letter in support of the proposed Hyatt House application. Our clubs service the East Side of LA and this project is a welcomed addition to our community. In a time when local businesses are devastated by the ongoing pandemic, our support to the local economy is more crucial than ever.

The proposed Hyatt House will provide conference and banquet rooms to host community events and provide a gathering place for community members and visitors to have dinner, socialize, and support the local economy. The on-site restaurant bar and retail space, located inside the Hyatt House, is also a welcomed addition and will follow a security plan and strict protocols. This opportunity will allow community organizations, such as ourselves, to stay on the East Side when hosting community events rather than being forced to leave to neighboring communities who can provide such accommodations.

Simply put – our community is in need of new amenities like this Project. The Eastside community has a shortage of hotels and high-end restaurants -- nice places for families to visit or celebrate special occasions. Often times, we travel outside our neighborhoods, into other cities or Downtown Los Angeles, to spend our hard-earned money.

Boys & Girls Clubs have been a proactive community partner and I look forward to welcoming this Project to our neighborhood. Please let us know if there's anything we can do to assist in expediting their application process.

Sincerely,

Director of Advancement & Philanthropy



PLAZA DE LA RAZA

CULTURAL CENTER FOR THE ARTS AND EDUCATION

3540 N. Mission Rd. • Los Angeles, CA 90031-3135 • (323) 223-2475 • www.plazadelaraza.org

January 19, 2021

Office of Zoning Administration
200 N. Spring Street, 7th Floor
Los Angeles, CA 90012

RE: Master Plan Approvals at 1550 North San Pablo Street;
Hyatt House Hotel MPA (DCP Case Nos. ZA-2020-1128-MPA; ENV-2020-1129-CE); USC
Conference Center MPA (DCP Case Nos. ZA-2020-1097-MPA, ENV-2020-1091-CE)

Dear Zoning Administrator,

As a longtime community service organization of the Eastside community, Plaza de la Raza is pleased to submit this letter in support of the proposed Hyatt House application. This Project is a welcomed addition to our community. In a time when local businesses are devastated by the ongoing pandemic, our support to the local economy is more crucial than ever.

The proposed Hyatt House will provide hotel rooms for families and friends of in-patients in the Los Angeles County + USC Medical Center and the Keck Hospital, visiting researchers, and students. The conference rooms will also provide a gathering place for community members and visitors to meet and attend events. The on-site restaurant bar and retail space, located inside the Hyatt House, is also a welcomed addition and will follow a security plan and strict protocols.

Simply put – our community is in need of new amenities like this Project. The Eastside community has a shortage of hotels and high-end restaurants -- nice places for families to visit or celebrate special occasions. Oftentimes, we travel outside our neighborhoods, into other cities or Downtown Los Angeles, to spend our hard-earned money.

USC has been a proactive community partner and I look forward to welcoming this Project to our neighborhood. Please let us know if there's anything we can do to assist in expediting their application process.

Sincerely,

Maria Jimenez Torres
Executive Director
Plaza de la Raza



**FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

January 17, 2020

Office of Zoning Administration
200 N. Spring Street, 7th Floor
Los Angeles, CA 90012

RE: Master Plan Approvals at 1550 North San Pablo Street;
Hyatt House Hotel MPA (DCP Case Nos. ZA-2020-1128-MPA; ENV-2020-1129-CE); USC Conference
Center MPA (DCP Case Nos. ZA-2020-1097-MPA, ENV-2020-1091-CE)

Dear Zoning Administrator,

The YMCA of Metropolitan Los Angeles is the oldest and most comprehensive health and human services non-profit in region. We are writing this letter in support of the proposed Hyatt House application. This Project is a welcomed addition to our community. In a time when local businesses are devastated by the ongoing pandemic, our support to the local economy is more crucial than ever.

The proposed Hyatt House will provide hotel rooms for families and friends of in-patients in the Los Angeles County + USC Medical Center and the Keck Hospital, visiting researchers, and students. The conference rooms will also provide a gathering place for community members and visitors to meet and attend events. The on-site restaurant bar and retail space, located inside the Hyatt House, is also a welcomed addition and will follow a security plan and strict protocols.

Simply put – our community is in need of new amenities like this Project. The Eastside community has a shortage of hotels and high-end restaurants -- nice places for families to visit or celebrate special occasions. Often times, we travel outside our neighborhoods, into other cities or Downtown Los Angeles, to spend our hard-earned money.

USC has been a proactive community partner and we look forward to welcoming this Project to our neighborhood. Please let us know if there's anything we can do to assist in expediting their application process.

Sincerely,

Mario Valenzuela

Mario Valenzuela
Vice President of Equity & Inclusion

YMCA of Metropolitan Los Angeles
4301 West Third Street
Los Angeles, CA 90020

COUNTY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 395
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-
--	---------------------

PROJECT TITLE <i>USC</i>	COUNCIL DISTRICT
-----------------------------	------------------

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.

2200 E. Trojan Way

PROJECT DESCRIPTION: Additional page(s) attached.
Hotel/Restaurant on site full line alcohol

NAME OF APPLICANT / OWNER:
Lee Rabun

CONTACT PERSON (If different from Applicant/Owner above) <i>Lee Rabun</i>	(AREA CODE) TELEPHONE NUMBER <i>213 229 4300</i>	EXT.
--	---	------

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
 Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
 CEQA Guideline Section(s) / Class(es) Section 15301, Class 1

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached

Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
 If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
-------------------------------	-------------

ENTITLEMENTS APPROVED

FEE: <i>\$373.00</i>	RECEIPT NO. <i>0109156618</i>	REC'D. BY (DCP DSC STAFF NAME) <i>Edwin Garcia</i>
-------------------------	----------------------------------	---

DISTRIBUTION: County Clerk, Agency Record
 Rev. 3-27-2019

ZA-2020-1128-MPA



Frank Quon <frank.quon@lacity.org>

Fwd: Response to 8-21 email

David Woon <david.woon@lacity.org>
To: Frank Quon <frank.quon@lacity.org>

Mon, Aug 31, 2020 at 8:46 AM

Good Morning Frank,

Hope you are well and had a nice weekend. Please see the forwarded message regarding ZA-2020-1097-MPA (USC Conference Center) and ZA-2020-1128-MPA (Hyatt House). Lee Rabun would like to change the San Pablo address for both cases to reflect their accurate addresses.

Best,

David

----- Forwarded message -----

From: **Lee R** <clr1985lee@yahoo.com>

Date: Mon, Aug 31, 2020 at 7:51 AM

Subject: Re: Response to 8-21 email

To: David Woon <david.woon@lacity.org>

Cc: <tom@mayercorp.com>, <kira@bamainc.com>, <jayasoor@usc.edu>, <ddejong@usc.edu>

Morning David:

We attempted to file these two cases using the address 2200 Trojan Way. We could not because that address was not acknowledged by the City at the time of filing.

I see now that 2200 E. Trojan Way is now listed on ZIMAS. Both applicants want to use the 2200 E. Trojan Way address on the LOD, if possible. How can we make that happen?

Thanks David;

Lee Rabun
213-718-0512

Sent from my iPhone

On Aug 25, 2020, at 2:16 PM, David Woon <david.woon@lacity.org> wrote:

Hi Lee,

Thanks for the additional information. I've notified the ZA of these updates.

Best,

David

[Quoted text hidden]

[Quoted text hidden]



David Woon <david.woon@lacity.org>

Fw: Hyatt House Hotel & USC Conference Center

Lee Rabun <clr1985lee@yahoo.com>
Reply-To: clr1985lee@yahoo.com
To: David.Woon@lacity.org

Tue, Aug 25, 2020 at 4:50 PM

Hi David:

Did send this earlier? An email from CD 14 saying they will not take a position at this time.

Lee Rabun, President & Chief Consultant

CLR ENTERPRISES, INC.

420 S. San Pedro St., Ste. 225

Los Angeles, CA 90013

Ph.(213) 229-4300

Fx.(213) 229-8933

----- Forwarded Message -----

From: Shaylee Papadakis <shaylee.papadakis@lacity.org>
To: Lee R <clr1985lee@yahoo.com>
Cc: Shawn Kuk <shawn.kuk@lacity.org>
Sent: Tuesday, August 25, 2020, 03:05:40 PM PDT
Subject: Re: Hyatt House Hotel & USC Conference Center

Hi Lee,

All is well on our end - hope the same for you. Thanks for reaching out in advance of the hearing and especially for your efforts in meeting with the Neighborhood Council land use committee during this covid period. Our office won't be taking a position on these cases and we have no concerns at this time.

Thanks,
Shaylee

On Tue, Aug 25, 2020 at 11:42 AM Lee Rabun <clr1985lee@yahoo.com> wrote:
Hello Shawn and Shaylee:

How are you both? fine I hope. As I know you aware, tomorrow is the ZA hearing on this project. will your office be taking a position on these cases? Let me know if I can answer any questions or provide additional information.

Regards;

Lee Rabun, President & Chief Consultant

CLR ENTERPRISES, INC.

420 S. San Pedro St., Ste. 225

Los Angeles, CA 90013

8/25/2020

/ of Los Angeles Mail - Fw: Hyatt House Hotel & USC Conference Center

Ph.(213) 229-4300

Cell (during Covid): 213-718-0512



Shaylee Papadakis

Planning Deputy

Council District 14

City Hall

200 N Spring Street, Room 465

Los Angeles, CA 90012

213-473-7014



Frank Quon <frank.quon@lacity.org>

Fwd: Hyatt Hotel and USC Conference Center

1 message

David Woon <david.woon@lacity.org>

Tue, Aug 25, 2020 at 3:09 PM

To: Frank Quon <frank.quon@lacity.org>

Hi Frank,

I received a forwarded e-mail from Mr. Larsen of the Lincoln Heights Neighborhood Council's Planning and Land Use Committee. I've included it in the case file folder in the N Drive.

Best,

David

----- Forwarded message -----

From: **Lee R** <clr1985lee@yahoo.com>

Date: Tue, Aug 25, 2020 at 2:46 PM

Subject: Fwd: Hyatt Hotel and USC Conference Center

To: <david.woon@lacity.org>

David, me again;

I am forwarding a letter from the LHNC Planning and Land Use Committee, regarding PLUC's support.

Best;

Sent from my iPhone

Begin forwarded message:

From: Richard Larsen <rwlarsen.lhnc@gmail.com>**Date:** August 25, 2020 at 2:23:27 PM PDT**To:** Shawn.Kuk@lacity.org, 39619@lapd.online**Cc:** Lee Rabun <clr1985lee@yahoo.com>**Subject:** Hyatt Hotel and USC Conference Center

RE:

ZA-2020-1128-MPA

ZA-2020-1097-MPA

ENV-2020-1091-CE

ENV-2020-1129-CE

Hello Officer Sandoval,

My name is Richard Larsen. I am a member of the Lincoln Heights Neighborhood Council, and the current Chair of its Planning and Land Use Committee (PLUC). The applicant's in these cases made every attempt to appear before PLUC between March and July of this year. Because of Covid protocols, social gatherings, and having the working technology to hold virtual meetings, an appearance before PLUC was finally scheduled on July 22, 2020. These cases received unanimous support from PLUC at this meeting voting 6-0-0.

The Board scheduled two meetings with these cases on the agenda, July 30th, and August 20th. The

Board could not reach quorum at either meeting, so no decisions were rendered.

Speaking as the Chair of PLUC, when we heard and supported these cases on July 22nd, it was understood that time was critical because of all the Covid related delays, in the process

sincerely,



Richard W Larsen
Board of Governors
Chair, Planning and Land Use Committee
Lincoln Heights Neighborhood Council
Los Angeles, California



David Woon
Planning Assistant
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1368





Frank Quon <frank.quon@lacity.org>

Fwd: Response to 8-21 email

1 message

David Woon <david.woon@lacity.org>
To: Frank Quon <frank.quon@lacity.org>

Tue, Aug 25, 2020 at 2:15 PM

Hi Frank,

Please see the message I received from Lee Rabun regarding clarification on the square footage of the Hyatt House hotel and the seating capacity of the USC Conference Center.

It appears the 18,400 SF number does not include the outdoor pool area but should still be included in the request.

Thanks,

David

----- Forwarded message -----

From: **Lee Rabun** <clr1985lee@yahoo.com>
Date: Tue, Aug 25, 2020 at 1:58 PM
Subject: Response to 8-21 email
To: David Woon <david.woon@lacity.org>

Hi David:

I know this is late, but here are responses to your comments.

The attached Plot Plan has been revised with a Legend in the upper left hand corner separating the three uses on the first floor of the hotel. The 18,400 square feet is hashed-in. The smaller hash-marks indicate the Pool/Outdoor area, which measures 5800 square feet. The Pool/Outdoor area square footage has not been included in the 18,400 sq. ft. first floor area, because it is open to the sky.

Also attached is a revised Floor Plan, with a Legend in the upper left hand corner listing the occupancies of each banquet and class room. I estimate that somewhere between 100 and 800 seats could be provided.

I've done my best to address your concerns;

Lee Rabun, President & Chief Consultant

CLR ENTERPRISES, INC.

420 S. San Pedro St., Ste. 225

Los Angeles, CA 90013

Ph.(213) 229-4300

Fx.(213) 229-8933

On Friday, August 21, 2020, 04:00:48 PM PDT, David Woon <david.woon@lacity.org> wrote:

Hi Lee,

Please see the following comments I've provided:

Thanks for charts. I think they will be helpful. The Area Survey chart does provide more insight on how the square-footage is distributed in the Conference Center. I think for the hotel's lobby, restaurant, bar, and conference spaces, the Zoning Administrator may want to see where the 18,400 SF mentioned in the request comes from.

As written in the hearing notice, I believe I made the mistake of including the outdoor pool area as part of the request to "allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption with live entertainment in conjunction with the 200 guest rooms and 18,400 square-foot ground-floor lobby, restaurant, bar, conference rooms of a proposed mixed-use hotel." I have made a note of it for the ZA.

I don't believe you've provided a seat count for the Conference Center. I understand that subject to an event this may vary. The ZA may want to get a seat range and possibly some floor plans showing different seating configurations.

Last, do you have the presentations for both cases ready for submission? If you can get it to me by the end of the day that would be great. If not, please send them to me ASAP.

Best regards,

David

On Fri, Aug 21, 2020 at 3:06 PM Lee Rabun <clr1985lee@yahoo.com> wrote:

Hi David;

I did not forget about your request from a week ago. My engineer is tied-up on other projects and dead lines, and can not get to this. He did go through the plans and found the attached area/square feet/parking calculations. I hope these will work David. Let me know if you still need more information.

Thanks David;

Lee Rabun, President & Chief Consultant

CLR ENTERPRISES, INC.

[420 S. San Pedro St., Ste. 225](#)

[Los Angeles, CA 90013](#)

[Ph.\(213\) 229-4300](#)

On Thursday, August 13, 2020, 02:05:04 PM PDT, David Woon <david.woon@lacity.org> wrote:

Hi Lee,

In addition to the calculations I requested for the hotel ground-floor, I would like to ask that your engineer provide the same for the USC Conference Center. The conceptual floor plan I have only has area calculations for Banquet Rooms A-E. If he or she can elaborate more on the rest of the spaces that would be great.

Thanks again Lee,

David

On Thu, Aug 13, 2020 at 1:26 PM Lee Rabun <clr1985lee@yahoo.com> wrote:

Hi david:

I need my Engineer to make those calculations. It may take a day or so, but I'll get it to you.

Thanks David;

Lee Rabun, President & Chief Consultant

CLR ENTERPRISES, INC.

[420 S. San Pedro St., Ste. 225](#)

[Los Angeles, CA 90013](#)

[Ph.\(213\) 229-4300](#)

[Fx.\(213\) 229-8933](#)

On Thursday, August 13, 2020, 12:45:22 PM PDT, David Woon <david.woon@lacity.org> wrote:

That sounds good. Thanks Lee.

I have two questions I'd like to ask you about the USC Conference Center and Hyatt Hotel hotel.

1) I saw in the submitted files that the maximum occupancy of the conference center is approximately 1127. Do you know how much seating the applicant plans on providing? I understand seating may be subject to the types of events that will occur.

2) I was wondering if you can elaborate on how 18,400 square-feet was established for the ground-floor lobby, restaurant, bar, and banquet/meeting rooms. Can you provide me a table with the square-footage of each use? And does this include the outdoor pool area?

Thanks for the update. I will look forward to those correspondence.

David

On Wed, Aug 12, 2020 at 5:36 PM Lee R <clr1985lee@yahoo.com> wrote:

Hello David:

I included you in the email to LAPD transmitting the Security Plan. I am speaking to Off. Angel Sandoval. I hope to know their position soon.

We appeared before the Lincoln Heights Neighborhood Council PLUC last month, receiving a 6 to 0 vote in support of our Case. At the full Board meeting however, quorum was lost before our case was heard. It is my understanding that the Board will not meet again before the hearing. I have requested confirmation of these facts from the PLUC Chair.

I will contact Shawn Kuk regarding CD14's position. I will keep you current as these discussions continue.

Regards;

Lee Rabun

Sent from my iPhone

On Aug 11, 2020, at 12:35 PM, David Woon <david.woon@lacity.org> wrote:

Good Afternoon Lee,

Hope you are doing well. I'm going through the cases for the Hyatt House and USC Conference Center before I begin packaging it up for the ZA to review. I was wondering if you received any correspondences from either the council office, neighborhood council, LAPD, or others that you would like to include. Feel free to send me any of those documents.

Also, we are about two weeks away from the hearing date of these cases. If you can provide me a list of names and the phone numbers that each contact will be using to access the hearing please send that to me by noon of next Friday, August 21. The same is true for any presentations you may want to have viewed during the hearing.

Best,

David

--



David Woon
Planning Assistant
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1368



--



David Woon
Planning Assistant
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1368



--



David Woon
Planning Assistant
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Los Angeles, CA 90012
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200 N. Spring St., Room 763
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1368



David Woon
Planning Assistant
Los Angeles City Planning
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2 attachments



HYATT-USC PP rev 2-24-20.pdf
305K



HYATT-USC CONF CNTR FP rev 8-24-20.pdf
179K



David Woon <david.woon@lacity.org>

Correspondences from Neighborhood Council, LAPD, Interested Parties

Lee Rabun <clr1985lee@yahoo.com>

Fri, Aug 21, 2020 at 11:05 AM

Reply-To: clr1985lee@yahoo.com

To: David Woon <david.woon@lacity.org>

Cc: Shawn.Kuk@lacity.org, Shaylee.Papadakis@lacity.org

Hello David:

Our team called into the virtual meeting held by the LHNC full Board yesterday at 6pm. I stayed through the entire meeting which ended at 7:20 or so. The Board never called any of the agenda items because they never reached Quorum.

This is the second Board meeting that our cases were scheduled for, but not heard. Our cases were on the July 30th agenda. That meeting was also cancelled also, because of quorum.

As a reminder, we appeared virtually to the meeting of the PLUC Committee on July 22nd, where we received a unanimous vote to support our cases.

The July 22nd meeting was after set after 2 previous Committee meetings that were cancelled because of Covid-19, dating back to May of this year.

Respectfully;

Lee Rabun, President & Chief Consultant

CLR ENTERPRISES, INC.

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[Quoted text hidden]

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January 18, 2021

East Los Angeles Planning Commission
City Hall
City of Los Angeles
(submitted electronically)

Re: ZA-2020-1128-MPA-1A;
ENV-2020-1129-CE;
(Hyatt House Hotel)

Dear Commissioners:

We represent MHH-LA Liquor Subsidiary, LLC in the Master Plan Approval application which was approved by the Zoning Administration on October 29, 2020. This determination was appealed by SEIU Local 721, represented by Gideon Kracov, Esq., on November 13, 2020. This document is the Applicants initial response to the appeal, and the allegations contained therein.

This MPA approval permits the sale and dispensing of a full line of alcoholic beverages in a newly constructed 200 room 5-story Hyatt House Hotel, with 18,400 square-foot ground floor Lobby, restaurant, bar, conference rooms, and an outdoor pool. There is a basement is occupied by the University of Southern California Conference Center, which is also requesting the sale of alcoholic beverage pursuant to a separate MPA application, which has also been appealed by SEIU Local 721, Gideon Kracov. We will respond to that appeal under a separate letter, although many of the responses are the same or similar.

MHH-LA Liquor Subsidiary, LLC, is a subsidiary of the Mayer Family who has been developing, owning and managing quality hotels throughout Southern California for 30 years. Currently in their ownership is the Hyatt Regency Huntington Beach, The Waterfront Resort by Hilton, and their newest one, the Hyatt House LA, the subject of this appeal.

In an effort to be as brief and concise as possible, I have not repeated language which will be made clear at the hearing. For instance, we have not repeated the allegations in the appeal, listing of conditions, etc. We hope we have not made your review more difficult.

The SEIU appeal is segregated into four categories. We will address each category separately, although some of the responses may be repeated, beginning with an issue that should be decided upon before the hearing can proceed.

HOW ARE YOU AGGREIVED BY the DECISION:

We do not believe that the SEIU can establish that it has either Standing, or is an Aggrieved Party to this Planning action. My understanding of Standing and Aggrieved Person comes from an article I have used throughout my 35 years of representing Planning action clients. I have found that this definition is still appropriate in defining these terms. It reads:

The generally accepted definition of an Aggrieved Person is one who is authorized by statute to bring review proceedings, and is specially, personally, and adversely affected by the board's determination, as distinguished from a party who is only affected in a general way. The majority of courts have tended to stress the importance of some legal or equitable interest in the subject matter of the decision in order for a person to have the standing necessary to appeal. (excerpted from the William & Mary Law Review, v. 8, Issue 2, Article 7 (1966-1967).

It is our position that the Appellant has not, but must establish how it will be specially, personally, and adversely affected by the instant Determination. It is not our duty to advise the Appellant what must be done to establish Standing an Aggrieved Person status, but a determination in that regard must be made by the Commission before this appeal can be heard.

REASON FOR THE APPEAL:

The Appellant alleges that the Zoning Administrator failed to consider more stringent conditions when granting the MPA. The use of the term "more stringent", is a recurring theme in this appeal. This terminology is used when reference is made to section 12.24.M, LAMC, as if that section requires that "more stringent" conditions be imposed by the Zoning Administrator hearing an MPA case. Nowhere in 12.24.M is it stated nor implied that the hearing officer must impose more stringent conditions when hearing an MPA application. The only language found in section 12.24.M, is that the decision maker "...may specify the conditions under which the plans may be approved."

The enabling grant, CPC-2015-376-MCUP-ZV-ZAD-SPR, issued in 2015, was issued with 33 Conditions of approval. The Zoning Administrator imposed 37 conditions in his approval in the Letter of Approval, 26 of which were not imposed in the CPC grant. This supports the fact that the Zoning Administrator followed the prescripts of his position, and employed his discretion when imposing some 26 extra conditions geared directly towards the sale and dispensing of alcoholic beverages, and preserving the peace and quiet of the immediate area. This fact contradicts the appellant's allegation that more stringent conditions were not considered nor imposed by the Zoning Administrator. Each one the 26 additional conditions imposed in the MPA determination are not required to be, but are in-fact, more stringent than the 33 conditions imposed in the 2015 CPC approval.

The appellant also alleges that The Zoning Administrator failed to consider noise impacts as required pursuant to CEQA. This project underwent a full Environmental Impact Report (ENV-2010-1035-EIR), which was adopted by the City Planning Commission in 2015.

After reviewing all documents and testimony related to this matter, the Zoning Administrator imposed conditions that:

- Provides that no after-hours use is permitted (Cond. 9)
- Prohibits leasing the premises or allowing outside promoters (Cond's. 11 and 13)
- Prohibits adult entertainment (Cond. 16)
- Requires compliance with Citywide Noise Ordinance (Cond. 17)
- Requires that live entertainment or dancing only be conducted within the interior of the Conference Center (Cond. 19)
- Prohibits live entertainment or dancing in the outdoor pool area at any time (Cond.19)
- Requires monitoring of patron and employee conduct immediately outside, and in the parking lot (Cond. 27)
- No loitering allowed (Cond. 28)

Many more of the operating conditions imposed by the Zoning Administrator contribute to maintaining a peaceful and quiet environment in and around the premises, and help to mitigate noise emanating from the operation of the Hotel.

Contrary to the appellant's allegation, the Zoning Administrator imposed 37 operating conditions, 33 of which were not imposed by the City Planning Commission in 2015. These 32 conditions are the product of a Zoning Administrator who is well-versed in the laws, rules, regulations, and policies involved in rendering determinations in discretionary permit applications, especially applications for the sale of alcoholic beverages. This Letter of Determination is a thoughtful and appropriately conditioned decision.

SPECIFIC POINTS AT ISSUE:

Here again, it is repeatedly alleged that Condition 5 of the MCUP requires the imposition of more "rigorous conditions". Condition 5 states that "...the Director of Planning MAY consider condition(s)...". The Zoning Administrator appropriately did so, and incorporated many conditions and statements regarding operational requirements into the Determination letter, while also providing the reasoning and justifications for imposing such conditions. These conditions are found on pages 1 through 7 of the MPA. (In the interest of keeping this brief and concise, we are not re-stating each condition. A copy of all 37 conditions is attached.)

The next two allegations under this sub-section are that the operation of the Hotel's pool will generate noise to the nearby Graduate student housing; and that the "alcohol-fueled guests and patrons of the Hotel and Conference Center will mix in outdoor areas...causing noise". This may be a reasonable allegation for a hotel project in a different part of the City, known for partying and having a good time (Hollywood and Downtown come to mind.)

The Hyatt House Hotel and USC Conference Center are located within the USC Health Sciences Campus, known worldwide as the Keck Medical Center. The hotel's purpose is to provide convenient extended stay housing for families of patients, visiting scholars, and attendees of academic conferences. The 200 rooms are similar to an apartment, with kitchenettes, separate living areas, and two individual rooms with bath rooms. These units are designed for families of patients in Palliative Care, and other long-stay patients. This hotel is a Ronald McDonald House on steroids.

The Planning Commission understood this concept and the important purpose of this project when it was first approved in 2015, stating on page 11 (and elsewhere) in the 2015 Grant:

The proposed Hyatt House is an extended-stay hotel with apartment-style guest rooms and is anticipated to primarily provide lodging for several days a time for families of USC HSC patients, visiting scholars, attendees of academic conferences hosted at the campus, and prospective graduate students.

In addition, it is anticipated that a signature number of retail and restaurant patrons would be residents of the adjacent graduate student housing project under construction, hotel guests and USC HSC staff, faculty, and students that are already on the campus. Likewise, it is anticipated that the hotel conference and meeting space would generally host USC HSC academic conferences and would be largely attended by guests staying at the hotel and faculty and students already at the USC HSC campus. Since many of the patrons of the Project are, therefore, expected to walk to or from nearby buildings at USC HSC rather than drive, parking demand is anticipated to be lower than would typically be expected.

In Land-Use policy, the prevailing question is always "Where do you want to do this?". The appellant's concern may have weight if this hotel was located in a typical commercial area, with residential structures in proximity. Being situated on a world-famous Medical University Campus for the expressed purpose of providing housing for patient's families, (many of whom are families of patients in Palliative care), and visiting Medical Professionals, this project will not produce the types of noise concerns that are alleged. We anticipate the mood and atmosphere to be very subdued and quiet when compared to a hotel with normal clientele of vacationers and business travelers.

Conversations were held with LAPD, Hollenbeck Area during this application. As a result, the Police Department approved the Security Plan for the Hotel and Conference Center, and wrote a detailed letter of conditional support to the Zoning Administrator. (Letter attached)

Additionally in this regard, The University of Southern California Department of Public Safety has a permanent station on campus, staffed by 14 Public Service Officer's, 3 Sargeants, 1 Lieutenant, and an Assistant Chief (all uniformed and armed personnel). The officers utilize 6 marked vehicles to patrol the campus 24 hours per day. The DPS has developed a very strong relationship with the LAPD over the years, and have an open, working relationship, with LAPD.

The two housing units located in proximity are for Graduate level and above students. The vast majority are over 21, and are responsible graduate adults. The residents are all Medical students looking to secure advanced professional degrees. These are not the typical nearby residents, nor is the Hotel and Conference Center the typical hotel. In cases such as this, experienced Zoning Administrators can employ their knowledge and experience, to see through what would otherwise seem to be an obvious problem, and consider the particulars of the use in question. In this instance the Zoning Administrator appropriately employed his discretion and did not err when he wrote on pg. 18 of the MPA:

Upon review of the Administrative record, findings were made for the granting of the instant request. As with the approval of the Master Conditional Use Permit, the Plan Approval request was determined to be compatible with surrounding uses, subject to specific conditions imposed. The Master Plan Approval for the sale of a full line of alcoholic beverages on the subject site will not further degrade adjacent properties. The request will not alter the


location, size, height, or any other significant features associated with the overall development of the Hyatt House mixed-use development. The sale and on-site consumption of alcoholic beverages shall be restricted to the premises of the conference center.

HOW DID THE DECISION-MAKER ERR OR ABUSE(D) THEIR DISCRETION:

As detailed in the responses provided above, The Zoning Administrator appropriately used the discretion entrusted in him by the City of Los Angeles to identify and consider all of the various issues involved in this case, and issued a thoughtful determination which complies with the instant applicable Code in this matter (12.24.M), as well as the City of Los Angeles General Plan. (pg. 19 and 20 of the MPA), and that the Categorical Exception meets all CEQA Guidelines. In this case, the Zoning Administrator did not err or abuse his discretion in making this determination.

The Hyatt House Hotel, and the University of Southern California look forward to appearing before the Commission on January 27th, to discuss this matter further.

Respectfully Yours,



C. Lee Rabun

President & Chief Consultant

CLR Enterprises, Inc.

Applicants representative

Attached:

- Conditions imposed under CPC-2015-376-MCUP, dated 10-28-15
- Conditions imposed under ZA-2020-1128-MPA-1A, dated 10-29-20
- LAPD Non-Opposition letter with recommended Conditions

REVISED CONDITIONS OF APPROVAL

Entitlement Conditions

1. **Use** The use of the subject property shall be limited to the use and area provisions of the C2-2 zone permitting a mixed use hotel development containing not more than 200 guest rooms herein with no more than 24,182 square feet of ancillary (restaurant and conference meeting space) uses. The ancillary retail shall be limited to 5,143 square-feet. ~~unless the Los Angeles Department of Transportation determines that an increase in the retail square footage will not impact the street system.~~
2. **Site Plan** The use and development of the subject property shall be in substantial conformance with the site plan, elevations, landscape plan and floor plans labeled Revised Exhibit A as modified by the City Planning Commission. ~~"Exhibit A," stamped and dated September 10, 2015, or as modified by the City Planning Commission,~~ attached to the subject case file. Prior to the issuance of any permits for the subject project, detailed development plans, including a complete landscape and irrigation plan shall be submitted for review and approval by the Department of City Planning Metro Neighborhood Project Section for verification of compliance with the imposed conditions. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions and the intent of the subject permit authorization.

The following changes to the Revised Exhibit A as discussed and acted on by the City Planning Commission at its September 10, 2015 meeting shall be incorporated into the Plans:

- a. The five pedestrian access points identified in slide (labeled Exhibit A-1 dated 10/19/15) of the Applicants Presentation to the CPC on September 10th, 2015, shall be designed with increased visibility and access. Stairways shall be increased to a minimum width of 10 feet.
 - b. In the event that the applicant is able to purchase the northeast corner property at San Pablo and Alcatraz Street, from the County of Los Angeles, a stairway from the sidewalk to the elevated outdoor patio shall be provided.
 - c. Additional articulation on the East Elevation in such as additional and varied finishes, green-walls (climbing vegetation) and/or solar panels.
 - d. For all elevations, facade features or finishes in addition to the beige, yellow, and brick walls shall be added to provide visual interest.
 - e. A landscape and irrigation plan shall indicate compliance with the LAMC Section 12.40 and 12.41 (Landscape Ordinance). Vegetation planters shall be increased in size to accommodate full growth as depicted on the landscape plan.
 - f. Solar panels shall be incorporated into the project if feasible.
3. **Bicycle Parking** Thirty four long-term bicycle parking storage spaces shall be maintained within the adjacent parking structure.

Master Conditional Use Conditions

4. **Authorization** The conditional use authorization herein for the sale of a full line of alcohol alcoholic beverages for on-site consumption shall be limited to areas within the hotel including the hotel conference center, hotel lobby bar and lounge, the backyard outdoor lounge, and hotel in-room mini cabinets; and a full line of alcohol for onsite consumption at

the three high-quality restaurants and for on-site consumption of beer and wine only for one additional restaurant.

5. **Approval of Plans** The applicant or individual operator shall file a Plan Approval with the department of City Planning prior to the utilization of any grant made herein pursuant to the sale of alcoholic beverages. Each plan approval shall be accompanied by the payment of appropriate fees, pursuant to Section 19.01 C of the Municipal Code, and must be accepted as complete by the Department of City Planning. Mailing labels shall be provided by the applicant for all abutting property owners. IN reviewing the plan approvals for alcohol sales and consumption, the Director of Planning may consider conditions volunteered by the applicant or suggested by the Police Department, but not limited to establishing conditions, as applicable, on the following: hours of operation, security plans, maximum seating capacity, valet parking, noise, character and nature of operation, food service and age limits.
6. **Security Plan** Prior to the issuance of any permits relative to this matter, the applicant shall submit an overall security plan for the project site which shall be prepared in consultation with the Los Angeles Police Department and which addresses security measures for the protection of visitors and employees. The project shall include appropriate security design features for semi-public and private spaces, which may include, but shall not be limited to: access control to buildings; secured parking facilities; Walls fences with key security; lobbies, corridors, and elevators equipped with electronic surveillance systems; well-illuminated semi-public space designed with a minimum dead space to eliminate areas of concealment; and location of toilet facilities or building entrances in high foot traffic areas.
7. **Public Premises** The alcoholic beverage license for the restaurants shall not be exchanged for "public premises" license unless approved through a new conditional use authorization. "Public Premises" is defined as a premise maintained and operated for sale or service of alcoholic beverages to the public for consumption on the premises, and in which food is not sold to the public as a bonafide eating place.
8. **Fire Department** Prior to issuance of the certificate of occupancy, the applicant shall submit copies of the plot plan(s) for review and approval to the Fire Department. The Fire Department's approval shall be shown via a stamp on all plans submitted to the Zoning Administrator for sign-off.
9. **Training** Within 60 days of the opening of the restaurants, all employees of the business shall receive "Server Awareness Alcohol Training" (STAR) and LEAD programs regarding alcohol sales, as respectively sponsored by the Los Angeles Police Department and State of California Alcoholic Beverage Control Department at least two times per year or to the satisfaction of the Los Angeles Police Department. The applicant shall transmit a copy of the completion of such training for inclusion in the file.
10. **Conditions** All establishments applying for an Alcoholic Beverage Control license shall be given a copy of these conditions prior to executing a lease and these conditions shall be incorporated into the lease. Furthermore, all vendors of alcoholic beverages shall be made aware that violations of these conditions may result in revocation of the privileges of serving alcoholic beverages on the premises.
11. **Contact Information** A phone number to a responsible representative of the owner shall be posted at each restaurant for the purposes of allowing residents and guests to report an

emergency or a complaint about the method of operation of any facility serving alcoholic beverages.

12. **Loitering** The project site managers, individual business owners, and employees of all private security officers shall adhere to and enforce the 10 p.m. Curfew loitering laws concerning all minors within the grounds of the project site without a parent or adult guardian. Staff shall monitor the area under its control, in an effort to prevent loitering of persons about the premises'. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business.
13. **City Decal** The applicant shall secure a City permit decal denoting approval of alcoholic beverage sales from a Planning Department public counter subsequent to the Zoning Administrator's signature on the Planning Department sign-off form and mount it on either the inside of the window of the subject site facing the street or on the outside of the building (if inside mounting is not possible). The decal shall be visible at all times and mounted before the privileges granted herein are utilized.
14. **Alcohol Signage** ~~There shall be no exterior window signs of any kind or type promoting alcohol products. There shall be no advertising of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages.~~
15. **Alcohol sales** Alcohol sales and dispensing only for on-site consumption shall only be served by employees of the restaurant. The sale of alcoholic beverages for consumption off the restaurant premises is prohibited.
16. **Age Signs** Signs shall be posted in a prominent location stating that California State Law prohibits the sale of alcoholic beverages to persons less than 21 years of age. "No loitering or Public Drinking" signs shall be posted outside the subject facility.
17. **Community Liaison** The hotel operator shall designate a community liaison that shall be available to meet with representatives of the Neighborhood Council, community groups, or neighborhood associations to resolve any community concerns regarding the sale of alcohol.
18. **Continued Operation** 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 City Planning Department to impose additional corrective conditions, if, it is determined by the City Planning Department that such conditions are proven necessary for the protection of person in the neighborhood or occupants of adjacent property. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the City Planning Department will have the right to require the Petitioner(s) to file for a Plan Approval application together with the associated fees and to hold a public hearing to review the Petitioner(s) compliance with and the effectiveness of the conditions of the grant. The Petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.

Environmental Mitigation Conditions

19. Visual Resources (Aesthetics).

- a. The Applicant shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that any such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.
- b. Building facades facing public streets shall be designed to enhance the pedestrian experience and connectivity of the HSC campus through such features as wide and well-illuminated entry areas, landscaping, and informal gathering space.
- c. Architectural design and exterior building materials shall be compatible with the theme and quality of building design and materials used within the HSC campus.
- d. New utilities shall be constructed underground, to the extent feasible.
- e. Exterior sign age for the proposed buildings shall be compatible with the design of the building.
- f. All new or replacement street trees shall be selected for consistency with the existing street trees or in accordance with a street tree master plan reviewed and approved by the Department of Public Works Street Tree Division.
- g. All mechanical, electrical and rooftop equipment shall be screened from view from adjacent surface streets.
- h. Landscaping and/or vegetation features shall be incorporated into the design of each Development Site.
- i. All exterior lighting shall be directed on-site or shielded to limit light spillover effects.

21. Air Quality (Construction).

- a. General contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403.
- b. Disturbed areas shall be watered three times daily, which is above and beyond the SCAQMD Rule 403 requirement to water disturbed areas two times daily.
- c. All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.
- d. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- e. During construction, trucks and vehicles in loading and unloading queues would turn their engines off, when not in use, to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts. Electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used to the extent feasible.
- f. All construction vehicles shall be prohibited from idling in excess of ten minutes, both on- and off-site.
- g. Project heavy-duty construction equipment shall use alternative clean fuels, such as low sulfur diesel or compressed natural gas with oxidation catalysts or particulate traps, to the extent feasible.
- h. The Applicant shall utilize coatings and solvents that are consistent with applicable SCAQMD rules and regulations.
- i. All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 3 off-road emissions standards. In addition, all construction

equipment shall be outfitted with Best Available Control Technology devices certified by the California Air Resources Board. Any emissions control device used by the contractor shall achieve emissions reduction that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by California Air Resources Board regulations.

22. Air Quality (Operations).

- a. The Applicant shall provide public education to USC Health Science Campus ~~dorm-residents~~, visitors, and employees regarding the importance of reducing vehicle miles traveled and utilizing transit, and the related air quality benefits through the use of brochures and other informational tools.
- a. The Applicant shall, to the extent feasible, schedule deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods.
- b. The Applicant shall coordinate with the MTA and the City of Los Angeles Department of Transportation to provide information with regard to local bus and rail services.

23. Noise (Construction). Prior to the issuance of any grading, excavation, haul route, foundation, or building permits, the Applicant shall provide proof satisfactory to the Department of Building and Safety and Planning Department that all construction documents require contractors to comply with Los Angeles Municipal Code Section 41.40 which requires all construction and demolition activity located within 500 feet of a residence to occur between 7:00 A.M. and 6:00 P.M. Monday through Friday and 8:00 A.M., and 6:00 P.M. on Saturday, and that a noise management plan for compliance and verification has been prepared by a monitor retained by the Applicant. At a minimum, the plan shall include the following requirements:

- a. Pile drivers used in proximity to sensitive receptors shall be equipped with noise control having a minimum quieting factor of 10 dB(A);
- b. Loading and staging areas must be located on site and away from the most noise-sensitive uses surrounding the site as determined by the Department of Building and Safety;
- c. Program to maintain all sound-reducing devices and restrictions throughout the construction phases;
- d. An approved haul route authorization that avoids noise-sensitive land uses to the maximum extent feasible; and
- e. Identification of the noise statutes compliance/verification monitor, including his/her qualifications and telephone number(s).

24. Traffic. The applicant shall comply with the traffic mitigation measures as established and outlined in the attached Traffic Mitigation Sequencing Plan (Exhibit D-1 excerpt), to the satisfaction of the Department of Transportation and Department of Public Works. Traffic Mitigations for the development of the entire campus may include improvements from the following list of intersections, to the satisfaction of the Department of Transportation and Department of Public Works:

- a. Intersection No. 2: 1-5 Freeway SB and Mission Road
- b. Intersection No.3: 1-5 Freeway NB Off-Ramp and Daly Street-Main Street
- c. Intersection No. 6: 1-5 Freeway NB On-Ramp and Marengo Street
- d. Intersection No. 10: Biggy Street and Zonal Avenue (Parking Option 1 only)
- e. Intersection No. 12: San Pablo Street and Alcazar Street
- f. Intersection No. 14: San Pablo Street and Zonal Avenue
- g. Intersection No. 15: Soto Street and Alcazar Street (Parking Option 2 only)
- h. Intersection No. 16: Soto Street and 1-10 Freeway WB Ramps-Charlotte Street
- i. Intersection No. 17: Soto Street and Marengo Street
- j. Intersection No. 18: Soto Street and 1-10 Freeway EB Off-Ramp-Wabash Avenue

25. **Utilities (Water).** Water faucet fixtures with activators shall be installed that automatically shut off the flow of water when not in use Automatic sprinkler systems shall be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers shall be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.

26. **Utilities (Wastewater).** Prior to the issuance of any building permits, the Development Services Division of the Bureau of Engineering, Department of Public Works, shall make a determination of capacity in the sewer pipeline between each proposed Development Site and the trunk sewer. If service is discovered to be less than adequate, the Applicant shall be required to upgrade the connections to the lines and/or provide an alternative solution, in order to appropriately serve the Project. The Applicant shall comply with the procedural requirements of City ordinances regulating connections to the City sewer system (e.g., Ordinance No. 166,060). All necessary on-site infrastructure improvements shall be constructed to meet the requirements of the Department of Building and Safety. In addition, the Applicant shall apply for and comply with all necessary permits, including Industrial Wastewater Discharge Permits, if required.

27. **Solid Waste.**

- a. The Applicant shall comply with the provisions of City of Los Angeles Ordinance No. 171687 with regard to all new structures constructed as part of the proposed Project.
- b. The Applicant shall implement a demolition and construction debris recycling plan for all buildings constructed as part of the proposed Project, with the explicit intent of requiring recycling during all phases of site preparation and building construction.
- c. All structures constructed or uses established within any part of the proposed Project Site shall be designed to be permanently equipped with clearly

marked, durable, source sorted recycling bins at all times to facilitate the separation and deposit of recyclable materials. Primary collection bins shall be designed to facilitate mechanized collection of such recyclable wastes for transport to on- or off-site recycling facilities.

- d. The Applicant shall coordinate with the City of Los Angeles to continuously maintain in good order for the convenience of concessionaires, patrons, and employees clearly marked, durable and separate recycling bins on the same lot, or parcel to facilitate the deposit of recyclable or commingled waste metal, cardboard, paper, glass, and plastic therein; maintain accessibility to such bins at all times, for collection of such wastes for transport to on- or off-site recycling plants; and require waste haulers to utilize local or regional material recovery facilities as feasible and appropriate.

Administrative Conditions

28. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
29. **Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
30. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
31. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
32. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
33. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
 - a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of 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, the

- environmental review 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 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 judgments 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 in 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 \$25,000. 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 (a).
 - 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 notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

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 the action, void its approval of the entitlement, or take any other 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.

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
JONATHAN HERSHEY
THEODORE L. IRVING
FRANKLIN N. QUON
CHARLES J. RAUSCH JR.
FERNANDO TOVAR
CHRISTINA TOY-LEE
DAVID S. WEINTRAUB

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

October 29, 2020

Tom Weigel (A)
MHH-LA Liquor Subsidiary, LLC
6951 Research Drive
Irvine, CA 92618

Brian League (O)
University of Southern California
620 W. McCarthy Way, Ste. 5
Los Angeles, CA 90089

Lee Rabun (R)
CLR Enterprises, Inc.
420 S. San Pedro St., Ste. 225
Los Angeles, CA 90013

CASE NO. ZA-2020-1128-MPA
Master Plan Approval
1550 North San Pablo Street, Unit #100
(2200 East Trojan Way)
Northeast Los Angeles Planning Area
Zone : [T][Q] C2-2
C.D. : 14 – Kevin DeLeon
D.M. : 135A225 142
CEQA : ENV-2020-1129-CE
Legal Description:
Lot 2, Tract PM 2014-0599, BK

Pursuant to CEQA Guidelines Section 15061, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and,

Pursuant to Los Angeles Municipal Code Section 12.24-M I hereby APPROVE:

a Master Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption with live entertainment in conjunction with a proposed 200 guest room hotel with a 18,400 square-foot ground-floor lobby, restaurant, bar, conference rooms, and outdoor pool area.

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. Fees required per L.A.M.C section 19.01 E (3) for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City prior to the final clearance of this condition.
7. Authorized herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption with live entertainment in conjunction with the 200 guest rooms and the 18,400 square-foot ground-floor lobby, restaurant, bar, conference rooms, and a 5,800 square foot uncovered outdoor pool area of a proposed mixed-use hotel. The grant shall be subject to the following limitations:
 - a. The hours of operation for the hotel shall be 24-hours, daily. The hours of the pool patio area shall be limited to 6:00 a.m. to 10:00 p.m.
 - b. The use of controlled-access liquor cabinets in guest rooms.
 - c. Interior seating shall be limited to a maximum of 175 seats within the 18,400 square-foot ground floor which includes the integrated lobby area, dining area (restaurant and bar), and conference rooms. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety. Maximum occupancy shall be as determined by the Department of Building and Safety.
 - d. Outdoor seating shall be limited to a maximum of 24 seats within the pool area of the hotel's ground floor. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
8. The applicant shall comply with Condition Nos. 4 – 18 of Case No. CPC 2015-376-MCUP-ZV-ZAD-SPR.

9. No after-hour use is permitted, except routine clean-up. This includes, but is not limited to, private or promotional events, special events, excluding any activities which are issued film permits by the City.
10. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.
11. The establishment shall not be leased or contracted out to third party promoters that will require cover charge or prepayment for admission to the establishment for uses such as or similar to rave parties, electronic music parties, or record release parties advertised and open to the general public.
12. The premises shall not be leased or rented to outside promoters or to any third parties for private parties or special events. The applicant/operator may host private parties or events where a fixed number of customers is predetermined and does not exceed the seating capacity or maximum occupancy approved by the Fire Department. The conduct of the business during any private parties shall be under the direct control of the business owner/operator and restaurant management staff shall be present during private parties. The person responsible for the private party or event shall be provided with a copy of the conditions of this grant and the language below or similar language shall be included in the contract related to any private party or event. **Prior to the utilization of this grant**, the Applicant shall provide a copy of its standard contract related to private parties or events to the Department of City Planning for inclusion in the case file.

The total number of guests shall not exceed the maximum occupancy determined by the Fire Department. Restaurant management staff shall be present during the private party or event. The City's conditions of approval imposed on the operation of the establishment by Case No. ZA-2020-1128-MPA, which permits the sale and dispensation of a full line of alcoholic beverages for on-site consumption, shall be observed at all times during the private party or event.

13. **Private Events.** Any use of the hotel's guest rooms, ground-floor lobby, dining area (restaurant and bar), conference rooms, and outdoor pool area for private events, including corporate events, birthday parties, anniversary parties, weddings or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.
14. 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.
15. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
16. There shall be no Adult Entertainment of any type pursuant to Los Angeles Municipal Code Section 12.70.
17. Any music, sound or noise including amplified or acoustic music 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) and shall not be audible beyond the subject premises. At any time during the term of the grant a City inspector may visit the site during operating hours to measure the noise levels using a calibrated decibel/sound level meter. If, upon inspection, it is found that the noise level exceeds those allowed by the Citywide Noise Ordinance, 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 the property such as, noise barriers, sound absorbers or buffer zones.

18. Entertainment in conjunction with the hotel is limited to ambience music or live band without amplified sound (acoustic) Amplified ambience music played by hotel employees to compliment the hotel experience, shall be limited to background music at a low volume. Independent, professional or amateur disc jockeys are not allowed.
19. All entertainment shall be conducted within a wholly enclosed building; there shall be no live entertainment or dancing in the outdoor pool area at any time.
20. A camera surveillance system shall be installed at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recorded tapes/images shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
21. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
22. The applicant shall be responsible for maintaining free of debris or litter the area adjacent to the premises over which they have control, including the sidewalk in front of the establishment.
23. The exterior windows and glass doors of the location shall be maintained substantially free of signs and other materials from the ground to at least six (6) feet in height above the ground so as to permit surveillance into the location by Police and private security. Notwithstanding this condition, exterior windows and glass doors of the location may be covered by sheer roll-up shades or other mechanisms to shield the patrons from excessive glare of the sun, if necessary.
24. **Complaint Log.** Prior to the utilization of this grant, a phone number and an 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. Entry, visible to pedestrians.
 - b. Customer service desk, front desk or near the cash registers.

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. This log shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department of City Planning. Complaints shall be responded to within 24 hours.

25. **STAR/LEAD/RBS Training.** Within the first six months of operation or effectuation of the grant, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR), 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. Thereafter STAR/LEAD/RBS training shall be conducted for all new hires within three (3) months of their employment. In the event there is a change in the licensee, within six months

- of such change, this training program shall be required for all new staff. STAR training shall be conducted for all new hires within two months of their employment.
26. An electronic age verification device shall be retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
 27. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
 28. 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.
 29. Smoking tobacco or any non-tobacco substance including from electronic smoking devices is prohibited in or within 10 feet of any outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B2(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.
 30. The applicant shall comply with California Labor Code Section 6404.5(b) which prohibits the smoking of tobacco or any non-tobacco substance, including from electronic smoking devices, 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.
 31. "No Smoking" signs shall be posted in English and in the predominant language of the facility's clientele, if different, at the front entrance and at any other entrance utilized by the public in accordance with Los Angeles Municipal Code Section 41.50 C. A sufficient number of signs which are clearly visible and readable to patrons shall be posted around the outdoor pool area to ensure the "No Smoking" prohibition.
 32. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the master plan approval herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism or truancy occur.
 33. A copy of the conditions of this letter of determination, business permit and insurance information shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety or the State Department of Alcoholic Beverage Control. All employees working in the restaurant shall be knowledgeable of these conditions and shall sign a document acknowledging receipt of these conditions.

ADMINISTRATIVE CONDITIONS

34. **MVIP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 19.01-E, 3 for Monitoring of Conditional Use Permits, Inspection, and Field Compliance Review of Operations 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.
 - b. 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.
35. 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 here with 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 the floor plan, seating arrangement or number of seats of the new operation.
36. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
37. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**
- Applicant shall do all of 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, the environmental review 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 judgments 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 in 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 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 notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

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 the action, void its approval of the entitlement, or take any other 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

LOS ANGELES POLICE DEPARTMENT

Michel R. Moore
Chief of Police



ERIC GARCETTI
Mayor

P. O. Box 30158
Los Angeles, Calif. 90030
Telephone: (323) 342-4110
TDD: (877) 275-5273
Ref#: 4.2

September 21, 2020

Office of Zoning Administration
200 North Spring Street, 7th floor
Los Angeles, California 90012

The Hollenbeck Area Vice Unit received a **Master Land Use Permit Application**, File Number ZA 2020-1097 and 2020-1128 (C.U.B.), for a future hotel/conference center establishment located at 2200 E. Trojan Way #100, Los Angeles, California 90033. The applicant, MHH-LA Liquor Subsidiary, LLC, (DBA: Hyatt House Hotel/USC Conference Center), are requesting a full line alcohol license (Type 47 License, On Sale) for a future hotel/conference center establishment with a proposed square footage of 20,548sq. ft., with 200 interior seats and 200 guest rooms.

The proposed hours of operation for the conference center are 6 a.m., to 2 a.m., daily, and the hotel will be 24 hours.

The business is located in Reporting District 479. This investigation determined that there were no calls for service in the past year.

On July 17, 2020, a conference call was conducted by Officer Angel Sandoval of the Hollenbeck Area Vice Unit.

It was determined with the approval of Captain Rick Stabile, Commanding Officer of Hollenbeck Area, that the Los Angeles Police Department will be unopposed to this project.

However, acting in the best interest of the public, the Department recommends the following operating conditions be imposed, which should diminish vice-related problems that may develop at the proposed business:

1. The recommended operating hours of the conference center are 6 a.m., to 2 a.m., daily, and 24 hours for the hotel;
2. The recommended hours of the pool patio are from 6 a.m., to 10 p.m., daily;
3. The recommended hours for sales of alcohol are from 8 a.m., to 1 a.m., daily;
4. There shall be on-site security provided by USC Public Safety Department at all times, with emphasis on events in the conference center;

5. Live entertainment shall be disc jockey, spoken word, Fashion shows and musical groups of up to four band members with amplified sound on the premises;
6. Dancing is permitted;
7. No after-hours use of the premises is permitted;
8. The establishment shall not be subleased to outside promoters for any type of events;
9. No after-hours use of the Outside promoters shall only be permitted as co-produced events with the applicant. It will be the sole responsibility of the venue, not the promoter(s) to book patrons at the location;
10. There shall not be a cover charge for admission. There shall not be a requirement to purchase a minimum number of drinks;
11. Any entertainment shall be subject to the issuance of a Café/Entertainment permit, as applicable and as required by the Police Commission;
12. Any music, sound or noise which is under control of the applicant shall not constitute a violation of 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;
13. No alcoholic beverage shall be consumed on any property adjacent to the licensed premises under the control of the licensees;
14. No pool or billiard tables may be maintained on the premises;
15. No after-hours use is permitted, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City;
16. 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;
17. The petitioner(s) shall be responsible for maintaining the immediate area adjacent to the premises over which they have control litter free;

18. The applicant shall be responsible for monitoring both patron 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;
19. 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;
20. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Petitioner(s) shall be removed or painted over within 24 hours of being applied;
21. 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;
22. Within six-months of the effective date of this determination, all personnel acting in the capacity of a manager and employees shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department. Upon completion of the training, the applicant shall provide evidence to the Zoning Administrator that such training was provided. Training shall be repeated every 24 months;
23. Any future operator or owner for this site must file a new Plan Approval Application to allow the City of Los Angeles to review the "mode and character" of the usage;
24. 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;
25. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties;
26. The property owner/operator shall keep a log of complaints received, the date and time received and the disposition of the response;

27. Further, if documented evidence is submitted showing continued violation(s) of any of the following: Conditional Use Business (CUB) Condition(s) of Approval, undue disruption of or interference with the peaceful enjoyment of adjacent neighboring properties, and/or alcohol-related enforcement actions from other public jurisdictions, the Zoning Administrator reserves the discretion to hold a public hearing. Such public hearings, held in conjunction with the Plan Approval and payment of associated fees, shall be publicly noticed for the purpose of conducting a public review of the Petitioner's compliance with and the effectiveness of the CUB Conditions for Approval and related enforcement actions. The Petitioner shall, prior to the public hearing, submit detailed documentation as to how compliance with each condition of the grant and related enforcement action has or will be attained.

If you have any further questions regarding this matter, please contact Sergeant Alejandra Fiallos, Hollenbeck Area Vice, at (323) 342-8920.

Respectfully,

MICHEL R. MOORE
Chief of Police



RICK STABILE, Captain
Commanding Officer
Hollenbeck Area