

RADIUS MAPS, ETC.

3544 Portola Avenue

Los Angeles, CA. 90032

Tel/Fax: (323) 221-4555

radiusmapsetc@sbcglobal.net

CITY OF LOS ANGELES 600 FT. RADIUS ALCOHOL BEVERAGE LIST

600 FT. ALCOHOL BEVERAGE LIST

Site Address: 6523 W. HOLLYWOOD BLVD.
LOS ANGELES CA 90028

C	PLAYHOUSE HOLLYWOOD TYPE 47- ON SALE GENERAL EATING PLACE TYPE 58- CATERER PERMIT	6506 W. HOLLYWOOD BL
C	HOLLYWOOD HOOKAH LOUNGE TYPE 48- ON SALE GENERAL PUBLIC PREMISES	6512 W. HOLLYWOOD BL
B	LOS BURRITOS RESTAURANT TYPE 41- ON SALE BEER/WINE EATING PLACE	6517 W HOLLYWOOD BL
C	MADAME SIAM TYPE 47- ON SALE GENERAL EATING PLACE TYPE 58- CATERER PERMIT	6531-33 W HOLLYWOOD BL
C	FIVE O FOUR HOLLYWOOD TYPE 47- ON SALE GENERAL EATING PLACE TYPE 68- PORTABLE BAR TYPE 58- CATERER PERMIT	6541 W. HOLLYWOOD BL #102
C	TEKILA BAR & GRILL TYPE 47- ON SALE GENERAL EATING PLACE	6541 W. HOLLYWOOD BL #108
C	1902 NIGHTCLUB TYPE 47- ON SALE GENERAL EATING PLACE	6541 W. HOLLYWOOD BL
C	KING KING TYPE 48- ON SALE GENERAL PUBLIC PREMISES TYPE 58- CATERER PERMIT TYPE 77- EVENT PERMIT	6553-55 W. HOLLYWOOD BL
B	THE URBAN MASALA TYPE 41- ON SALE BEER/WINE EATING PLACE	6554 W HOLLYWOOD BL



MOUNAI CAFÉ

TYPE 41- ON SALE BEER/WINE EATING PLACE

6603 W HOLLYWOOD BL



BAJA BEACH BAR

TYPE 41- ON SALE BEER/WINE EATING PLACE

6613 W. HOLLYWOOD BL



THE SAYERS CLUB

TYPE 48- ON SALE GENERAL PUBLIC PREMISES

1645 WILCOX AVENUE



CVS PHARMACY

TYPE 21 OFF-SALE GENERAL

1747 N. CAHUENGA BL



HAROLD'S CHICKEN AND BAR

TYPE 47- ON SALE GENERAL EATING PLACE

6529 W. HOLLYWOOD BL

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act 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). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 13
--	-------------------------------

PROJECT TITLE 6523 Hollywood, Suite 2	LOG REFERENCE ENV
---	----------------------

PROJECT LOCATION 6523 Hollywood Boulevard, Suite 2, Los Angeles, CA 90028

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

Master Plan Approval for a 1,702 square foot bar previously approved pursuant to ZA-2014-2008-MCUP. Maximum of 60 indoor seats. Hours from 11am-2am daily.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON	AREA CODE	TELEPHONE NUMBER	EXT.
----------------	-----------	------------------	------

EXEMPT STATUS: (Check One)

STATE CEQA GUIDELINES

- | | | |
|--------------------------|-----------------------|----------------------|
| <input type="checkbox"/> | MINISTERIAL | Sec. 15268 |
| <input type="checkbox"/> | DECLARED EMERGENCY | Sec. 15269 |
| <input type="checkbox"/> | EMERGENCY PROJECT | Sec. 15269 (b) & (c) |
| <input type="checkbox"/> | CATEGORICAL EXEMPTION | Sec. 15300 et seq. |

Section 15301 Class 1 (A) (State CEQA Guidelines)

- ☐ OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION - Class 1 (A): Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

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

SIGNATURE	TITLE	DATE
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 02-13-19

IF FILED BY THE APPLICANT:

NAME (PRINTED)

DATE

SIGNATURE

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act 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). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 12
--	-------------------------------

PROJECT TITLE 6523 Hollywood, Suite 2	LOG REFERENCE ENV
---	-----------------------------

PROJECT LOCATION 6523 Hollywood Boulevard, Suite 2, Los Angeles, CA 90028

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
--

CONTACT PERSON	AREA CODE	TELEPHONE NUMBER	EXT.
----------------	-----------	------------------	------

EXEMPT STATUS: (Check One)

STATE CEQA GUIDELINES

- | | | |
|--------------------------|-----------------------|---------------------------|
| <input type="checkbox"/> | MINISTERIAL | Sec. 15268 |
| <input type="checkbox"/> | DECLARED EMERGENCY | Sec. 15269 |
| <input type="checkbox"/> | EMERGENCY PROJECT | Sec. 15269 (b) & (c) |
| <input type="checkbox"/> | CATEGORICAL EXEMPTION | Sec. 15300 <i>et seq.</i> |

Section 15301 Class 1 (A) (State CEQA Guidelines)

- | | | |
|--------------------------|-------|---|
| <input type="checkbox"/> | OTHER | (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision. |
|--------------------------|-------|---|

JUSTIFICATION FOR PROJECT EXEMPTION - Class 1 (A): Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.
--

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

SIGNATURE	TITLE	DATE
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 02-13-19

IF FILED BY THE APPLICANT:

NAME (PRINTED)

SIGNATURE

DATE

ATTACHMENT A

**6523-6529 HOLLYWOOD BOULEVARD
LOS ANGELES, CA 90028**

Hollywood Hudson Suite 2 Plan Approval

April 14, 2020

I. PROJECT/PROPERTY OVERVIEW

Hollywood Dreams, LLC (the "Applicant") is the owner of that certain parcel of real property located at 6523-6529 Hollywood Boulevard (the "Property") in the Hollywood Community. The Property is a rectangular parcel containing approximately 16,000 square feet of lot area. The Property is improved with two adjoining structures constructed in approximately 1930 (the "Existing Structures") currently containing commercial uses. The Existing Structures are built to the Property's lot lines. The Property is bounded on the west by Hudson Avenue, on the east by existing retail buildings, on the south by Hollywood Boulevard, and on the north by a paved access easement providing vehicle access to a surface parking lot. Just north of the access easement are residential uses. The Property's general vicinity, however, is developed primarily with commercial uses, including bars, restaurants, and retail outlets.

The Existing Structures will contain five tenant spaces, three of which are entitled for the sale and consumption of a full line of alcoholic beverages, including two new restaurants and one bar, by Case No. ZA 2014-2008-MCUP (the "MCUP"). MCUP Condition 7 requires that the operator for each approved alcohol-serving use files for a Plan Approval pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24.M. This Plan Approval request activates the tenant space generally described by the MCUP as "Suite 2" (referred to herein as the "Suite 2 Plan Approval"). Suite 2 will contain a bar utilizing an ABC Type 48 License (the "Proposed Operation"). The Proposed Operation is described in greater detail below. Suite 2 is the second plan approval at this location. The first plan approval is City Planning Case ZA-2018-4517-MPA. The third plan approval (for Suite 5) is being filed concurrently to this request.

II. ZONING AND PERMITTING

The Property is zoned C4-2D-SN, which is a commercial zone in the Number 2 Height District and within the Hollywood Signage Supplemental Use District. The C4 zone is generally a high intensity commercial zone, optimal for bars and restaurants. The Property's D limitation, which was imposed by Ordinance 165,659 (the "D Limitation"), restricts project height to 45 feet and project floor area ratio ("FAR") to 2:1. The Suite 2 Plan Approval does not involve new construction. Height and FAR restrictions are not implicated.

The Property's Hollywood Community Plan (the "Community Plan") designation is Regional Center. The Regional Center designation is similarly planned for high-intensity commercial. Projects within the Regional Center are typically limited in FAR to 4.5:1 by the Community Plan's Zoning Map Footnote 9.

The Property was originally granted a Master Conditional Use Permit pursuant to Case No. ZA-2011-0164-MCUP (the "First Approval"). The First Approval entitled the Property to a full line of alcohol at five separate tenant spaces within a proposed mixed-use development (the "Mixed Use Project"), as well as live entertainment within the bar tenant space. The Mixed-Use Project was designed to include 10,402 square feet of ground floor commercial space, 4,074 square feet of office space, and a four story, 106 space parking lot. Due to a variety of reasons, the Mixed Use Project was never built and the First Approval expired. For the MCUP, the Applicant revised the project to include only three alcohol serving uses, including Suite 2. The MCUP, as a whole, does not include any new construction; only interior renovations are proposed to Existing Structures.

III. SURROUNDING ZONING AND USES

- North: [Q]R5-2 zoned property consisting of a few non-conforming single family homes and various high density multi-family structures;
- South: C4-2D-SN zoned property (across Hollywood Boulevard) consisting of commercial, retail, and restaurant uses;
- East: C4-2D-SN zoned property (across Hudson Avenue) consisting of a high density multi-family use (the Hillview Apartments) and commercial, retail, and restaurant uses;
- West: C4-2D-SN zoned property consisting of commercial, retail, and restaurant uses.

IV. PROJECT DESCRIPTION

Located along Hudson Avenue approximately 100 feet north of Hollywood Boulevard, the Proposed Operation encompasses a total of 1,702 square feet of floor area and a maximum of 60 seats (all indoors). Both the seat count and the square footage are considerably smaller than what was approved by the MCUP for other programmatic reasons. For reference, the MCUP-approved Suite 2 space contained 3,465 square feet of floor area and 163 seats.

The Proposed Operation is designed to be a neighborhood serving bar, catering to Hollywood's residents as much as it caters to local tourists. While no tenant has been officially selected, Suite 2 interior is intended to be upscale, featuring a small table area and a 14-seat bar. Per the MCUP's conditions, the Proposed Operation will not include dancing, live entertainment, billiards, or coin operated games. There will not be any queuing along either Hudson Avenue or Hollywood Boulevard

The Proposed Operation will operate between the hours of 11:00 am and 2:00 am, as approved by MCUP Condition 7.a. All floor area is indoors; there will be no patios or any significant modifications to the Existing Structures. Though no additional parking is required per LAMC requirements,¹ each of the Property's operators are nevertheless required (as a stipulation within the individual lease agreements) to utilize Carparc Valet Services for guest parking. Carparc will establish one drop-off location for the five tenant spaces. Security is not anticipated for the Proposed Operation, nor is it required by the MCUP.

V. REQUESTED ACTIONS

The Applicant is requesting the following actions:

- 1) **A Plan Approval**, pursuant to LAMC Section 12.24.M, for the on-site sale and consumption of a full line of alcoholic beverages in connection with the Proposed Operation, as approved by Case No ZA-2014-2008-CUB.

VI. FINDINGS

A. Findings of Fact for Conditional Use Approval (via LAMC Section 12.24.E):

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

The Suite 2 Plan Approval enhances the built environment because bars such as Proposed Operation help stimulate the area by providing an additional gathering opportunity for local residents and tourists. Hollywood's economy has been and will continue to be aided by, if not based on nightlife and tourism, two sectors hit hard by the recent COVID-19 pandemic. Many restaurants and bars may never completely recover from the quarantine, leaving Hollywood at a deficit. Hollywood must have a wide variety of services to cater to the many tourists and residents seeking unique bar experiences. The Proposed Operation seeks to fit within Hollywood's entertainment corridor, which must provide residents and tourists with places to enjoy drinks and gather.

It is important to note that the Proposed Operation is already approved for the sale and service of a full line of alcohol by the MCUP. In fact, the Suite 2 Plan Approval is less than half the size of same area permitted by the MCUP. For instance, Suite 2's seat count (60) is 63 percent less than the 163 previously-approved seat count. The smaller capacity helps to ensure

¹ For a change of use, such as the Proposed Operations, LAMC Section 12.23.B.8(b) requires properties to contain or provide for the additional parking spaces required by current parking regulations. Pursuant to LAMC Section 12.21.A.4(x)(3)2., both commercial and bar uses require one parking space for every 500 square feet of floor area for properties within the Hollywood Redevelopment Area, such as the Property. Therefore, the Proposed Operations do not increase the Property's required parking.

less potential impacts to the community. The Suite 2 Plan Approval will enable the Applicant to utilize the MCUP, thereby activating an underutilized section of Hollywood and creating a burgeoning, tourism-friendly environment.

As a whole, the City will benefit from the new jobs created by the Proposed Operation and the much-needed tax revenue generated by the Proposed Operation. The new bar will employ a variety of workers, contributing to the economic vitality of the City and region. The Property's proximity to two of the LA Metro Rail stations will expand access to gathering and employment opportunities to residents and workers across the region. Therefore, the Proposed Operation will enhance the built environment and provide functions and services beneficial to the community, City and region.

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

The Proposed Operation is physically and operationally compatible with its neighbors because it will occupy and be wholly contained within the Existing Structures. These structures, which have housed a variety of commercial enterprises since the 1930's, will once again act as a focal point for local commercial activity along Hollywood Boulevard, one of the City's most significant economic generating corridors. The Proposed Operation will act as a neighborhood gathering point, helping to create a vibrant community atmosphere at a location currently used for a juice bar.

The broader community is designated as a Regional Center by the Community Plan, and as such, the area attracts a substantial number of tourists. The adjacent community is developed with commercial uses, including, retail, bar, and tourists-attracting entertainment uses. While some residential uses can be found near the Property (including the adjacent Hillview Apartments), the immediate area is predominately filled with commercial uses. Moreover, residents living either on or in close proximity to Hollywood Boulevard are well aware of and amenable to the Hollywood's activity level. Therefore, the addition of a new bar will fit seamlessly into Hollywood Boulevard's existing uses.

Additionally, Hollywood is home to many LA Metro's bus routes and LA Metro's Red Line. This infrastructure helps to further reduce issues with alcohol by providing customers with access to the Proposed Operation without the requirement to drive to the location. In conjunction with the mixed land use prevalent in Hollywood, the Property is perfectly situated to reduce the incidence of alcohol-related crimes by being close to mixed use developments and transit, thereby allowing customers to walk or ride a train or bus to their homes, and by the growth in rideshare services including Uber® and Lyft®.

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

The Property is located within the Community Plan, which implements the General Plan Land Use Element. Listed below are three examples of how the Proposed Operations turn the Community Plan's vision into a reality:

Objective 1 – *“To further the development of Hollywood as a major center of population, employment retail services, and entertainment, and to perpetuate its image as the international center of the motion picture industry.”* The Proposed Operation encourages entertainment and employment by activating a space currently used as a juice bar. The Proposed Operation will employ a variety people, whereas the Property's current uses can only support a handful of jobs even when tenants are in place. Additionally, restaurants and bars are desirable for tourism, whereas a juice bar is not an attraction.

Objective 4 – *“To promote economic well-being and public convenience through: (a) allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards.”* The Suite 2 Plan Approval promotes the economic well-being and public convenience by activating an already-permitted bar within Hollywood's Regional Center, thereby allocating businesses in a part of the City most compatible with commercial uses. At this time, any new business promotes Hollywood's economic well-being.

Objective 6. – *“To make provision for a circulation system coordinated with land uses and densities...”* The Property is located on Hollywood Boulevard, one of the predominant transit corridors in Los Angeles. Each of the Property's tenant spaces, including Suite 2, are within walking distance of a number of LA Metro bus routes and the LA Metro Red Line. Therefore, the local circulation system is well equipped to handle the Proposed Operation's activity.

Additionally, the Proposed Operation has a positive influence on many sections of the various General Plan elements. A few instances where the Proposed Operation directly furthers the General Plan's intent are provided below:

From the Framework Element:

Objective 3.10 – *“Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.”* As COVID-19's quarantine and aftermath threaten all bars and restaurants, new bars located within regional center commercial areas are vital to revitalizing the City's employment and tourism base. The Proposed Operation serves this objective by creating additional permanent job opportunities in the Hollywood Regional Center.

Policy 3.10.4 – *“Provide for the development of public streetscape improvements, where appropriate.”* By converting partially vacant retail tenant spaces into a new bar use, the Suite 2 Plan Approval enables the Proposed Operation to activate Hudson Avenue, improving the streetscape by providing “eyes-on-the-street.” This feature makes commercial streets safer by preventing blind spots for criminal or other nefarious activities. From a design standpoint, each of the tenant spaces will have inviting facades and proper lighting (including security lighting). This feature will effectively convert dead urban space into attractive commercial scenery.

From the Transportation Element

Policy 3.10 – *“Promote the development of transit alignments and station locations which maximize transit service to activity centers and which permit the concentration of development around transit station.”* The Property is easily accessible to transit because it is located within approximately 100 feet of Hollywood Boulevard. Countless bus routes are accessible within a quarter-mile walk from the Project. Moreover, the Property is within 1,500 feet of both the Hollywood Highland and the Hollywood Vine Red Line Stations. Therefore, the Suite 2 Plan Approval helps align new development with existing transit infrastructure.

B. Findings of Fact Required By LAMC Section 12.24.W.1

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

The Proposed Operations will not adversely affect Hollywood’s welfare because the requested use is encouraged in the City’s regional centers. The Property is situated among other commercial uses on Hollywood Boulevard, where residents and tourists expect and value a variety of bar or restaurant options. If the tourism industry is going to flourish in Hollywood, especially given the recent economic conditions, the availability and success of new bars will become increasingly important. Furthermore, the bar use is already approved by the MCUP; the Suite 2 Plan Approval only activates an existing land use grant. Therefore, the Proposed Operation will not adversely affect the welfare of the pertinent community.

2 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, and whether revocation or nuisance proceedings have been initiated for any use in the area;

The Proposed Operation will not result in an undue concentration of alcohol serving establishments. The Property is located in the Community Plan and designated as Regional

Center Commercial. Throughout the City, Regional Center Commercial areas are intended to fuel the economic activity and the social culture that make Los Angeles a desirable destination for tourism and new residents. As such, it is proper for the area to include an array of nightlife opportunities, including many bars serving well-crafted drinks and a fine selection of beer and wine. The Suite 2 Plan Approval aids in these efforts by providing the Proposed Operation with the means to thrive in a difficult economic market.

The California Business and Profession Code Sections 23958 and 23958.4 (the “ABC Code Sections”) discuss over-concentration by stating that ABC views a census tract to have an overconcentration of alcohol if the ratio of licenses per capita is more than 120 percent larger than the ratio for the respective county. This definition designates this Census Tract as numerically over-concentrated. The ABC Code Sections do not, however, state that a numerical overconcentration of alcohol is the same as an undue concentration of alcohol. To the contrary, a memo from an ABC Supervising Attorney (attached as Exhibit A and referred to herein as the “ABC Memo”) states that even if issuance of a new license would create or add to an over-concentration, as defined by the ratios above, the ABC Code Sections “clearly give the local governing body the ability to specifically endorse the issuance of an applied for license” if the City makes the determination that the license provides a public convenience or necessity. The ABC Memo further states that the ABC views the CUB and Plan Approval processes “as clearly expressing the city’s approval of allowing the applied for business activity to occur and endorsing issuance of the license by ABC.”² Thus, the City is not bound to automatically consider a higher ratio of licenses within any given census tract to be an undue concentration.

Even if the Proposed Operations were not beneficial to the community, the Suite 2 Plan Approval would not create an undue concentration of alcohol because the Property is already approved for the sale and service of a full line of alcohol at three of the Existing Structures’ tenant spaces by the MCUP. The Proposed Operation does not alter the operation envisioned by the MCUP, with the exception of the reduction in square footage and seat counts. Therefore, the Suite 2 Plan Approval will have no effect on the overall quantity of approved alcohol-related uses in the surrounding area.

- 3 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.**

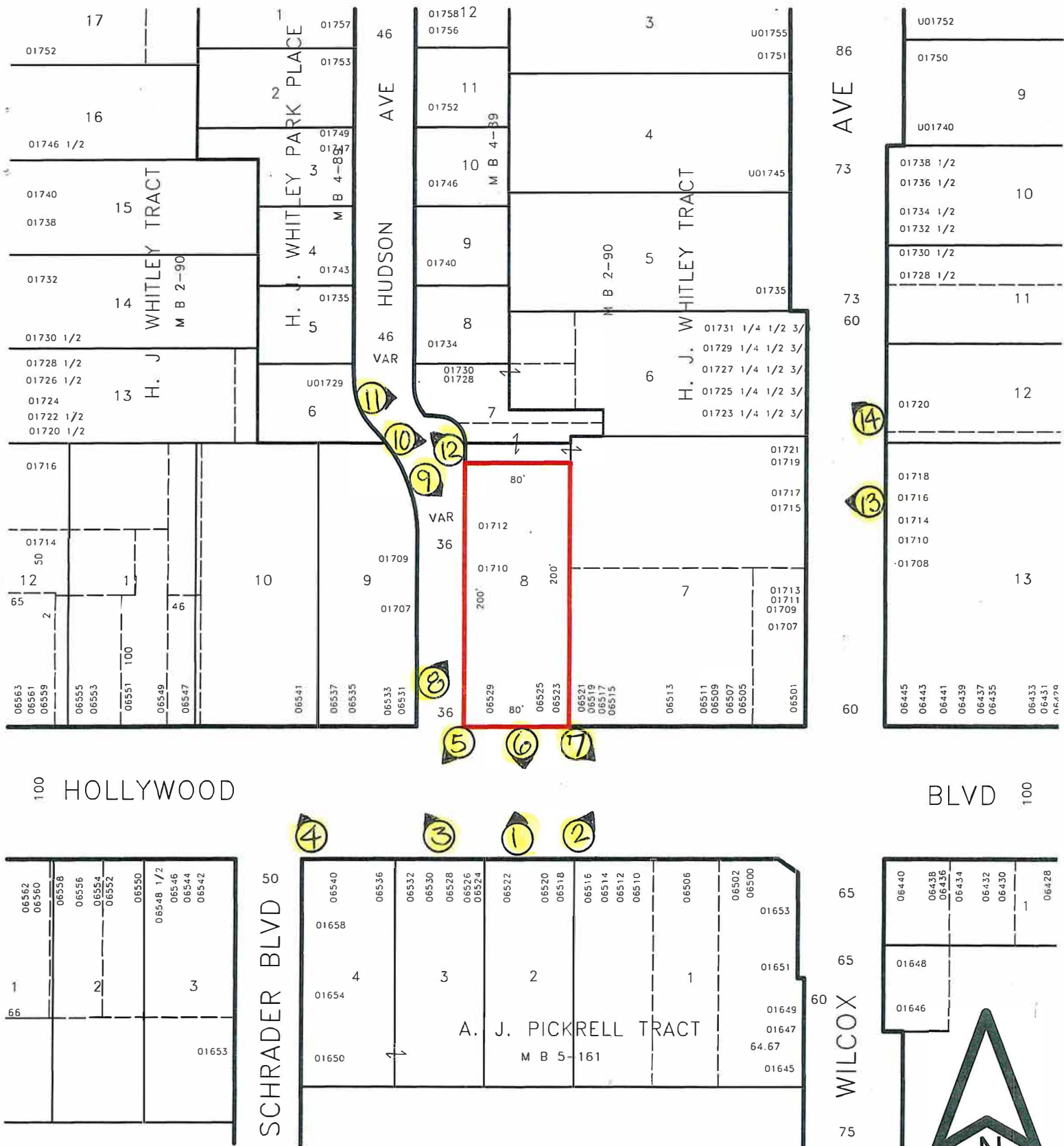
The Proposed Operation will have no detrimental effect on residentially zoned communities. The only residentially-zoned properties in the vicinity are zoned R5 (the least

² ABC Memo. Sakamoto, Supervising Attorney, Department of Alcohol Beverage Control Legal Division. June 2, 2015.

restrictive residential zone), and though a few parcels are occupied by legal non-conforming single family homes, it is logical to conclude that residents living in such close proximity to Hollywood Boulevard, one of the world's preeminent tourism locales, chose their homes with the knowledge that many bars will be located nearby. It is highly probable that local residents have sought out a dense urban environment in close proximity to nightlife opportunities.

Hollywood, and to some extent the entire City of Los Angeles, is experiencing a cultural shift. Residents are seeking out housing locations where they may walk to their daily activities, free of the constraint of automotive necessity. Such residents tend to choose denser residential areas, such as the R5 zoned land to the Property's north. For commercial enterprises, the same urbanist ideal encourages new amenities to locate within walking distance of likely customers. Therefore, by locating near high density residential developments, the Proposed Operation contributes to a smart-growth oriented culture taking root in Hollywood.

City Planning Form 2150 is also included with this application.



RADIUS MAPS ETC

3544 PORTOLA AVENUE
LOS ANGELES CA 90032
OFF/FAX (323) 221-4555
RADIUSMAPSETC@SBCGLOBAL.NET

SITE LOCATION:

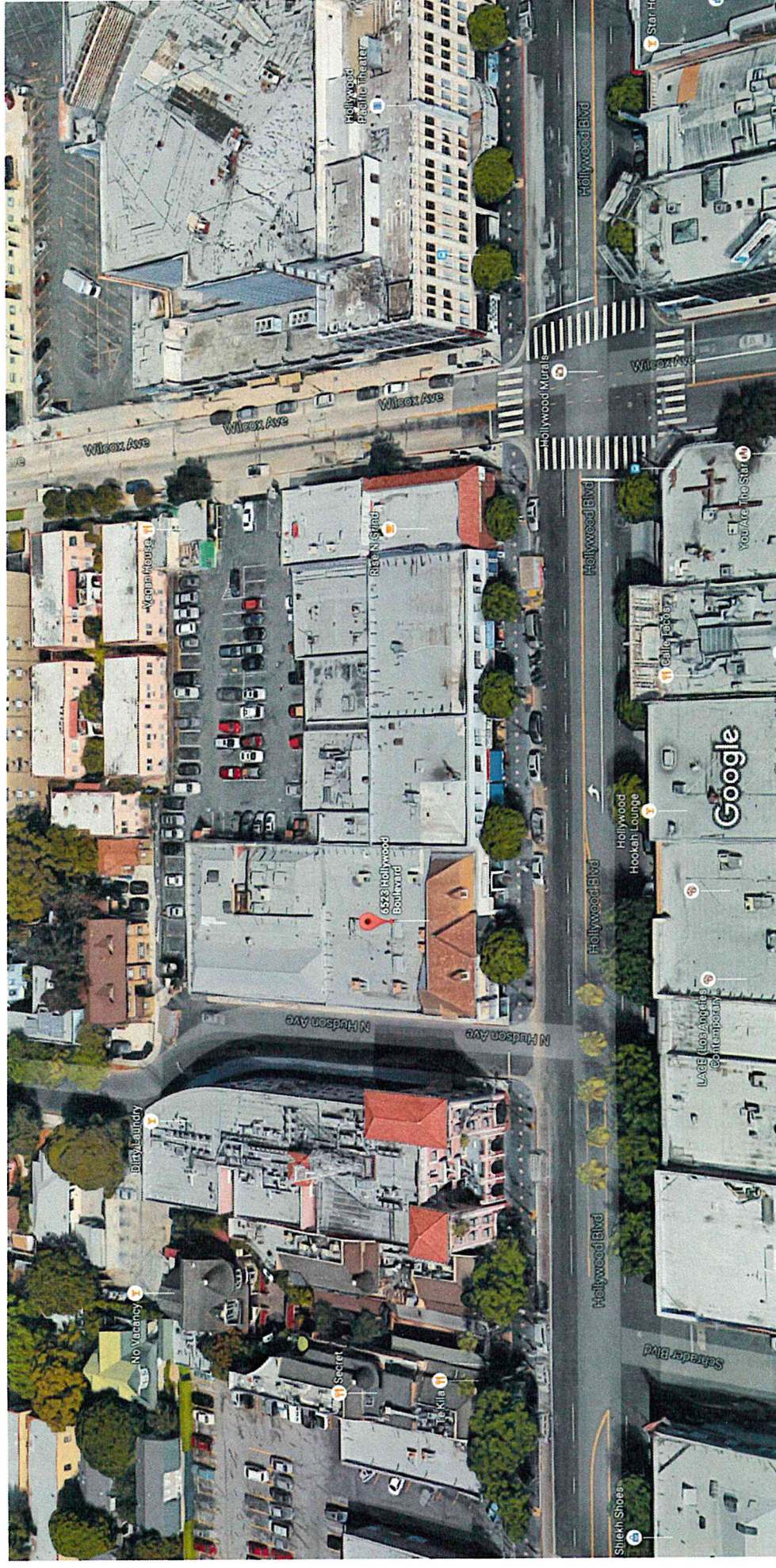
6523 W. HOLLYWOOD BOULEVARD
LOS ANGELES CA 90028

CASE NO.:

DATE: 09 - 19 - 2019
SCALE: 1" = 100'
D.M.: 148.5 A 187
T.B. PAGE: 593 GRID: E-4
APN: 5547-007-012



6523 Hollywood Blvd
Los Angeles, CA 90028



Imagery ©2016 Google, Map data ©2016 Google

20 ft

1.



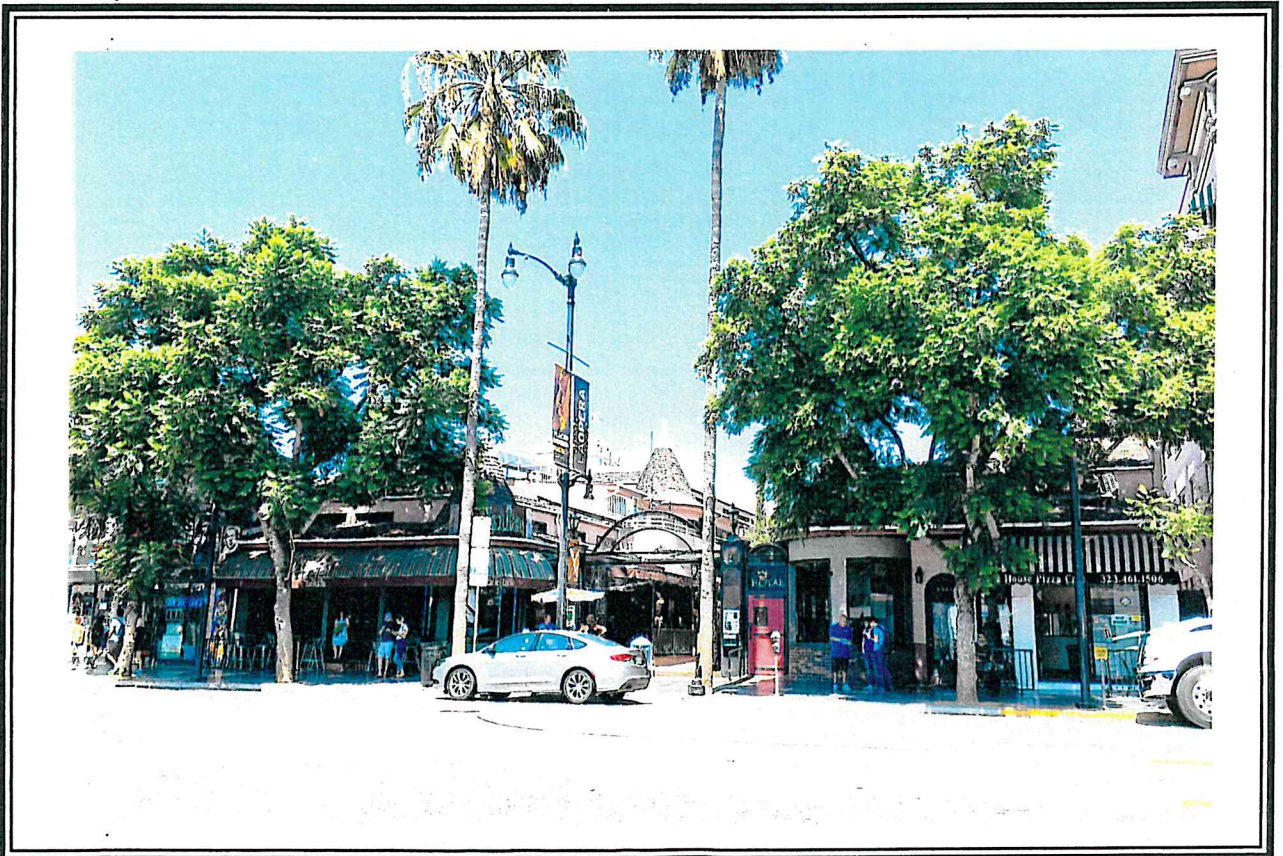
2.



3.



4.



5.



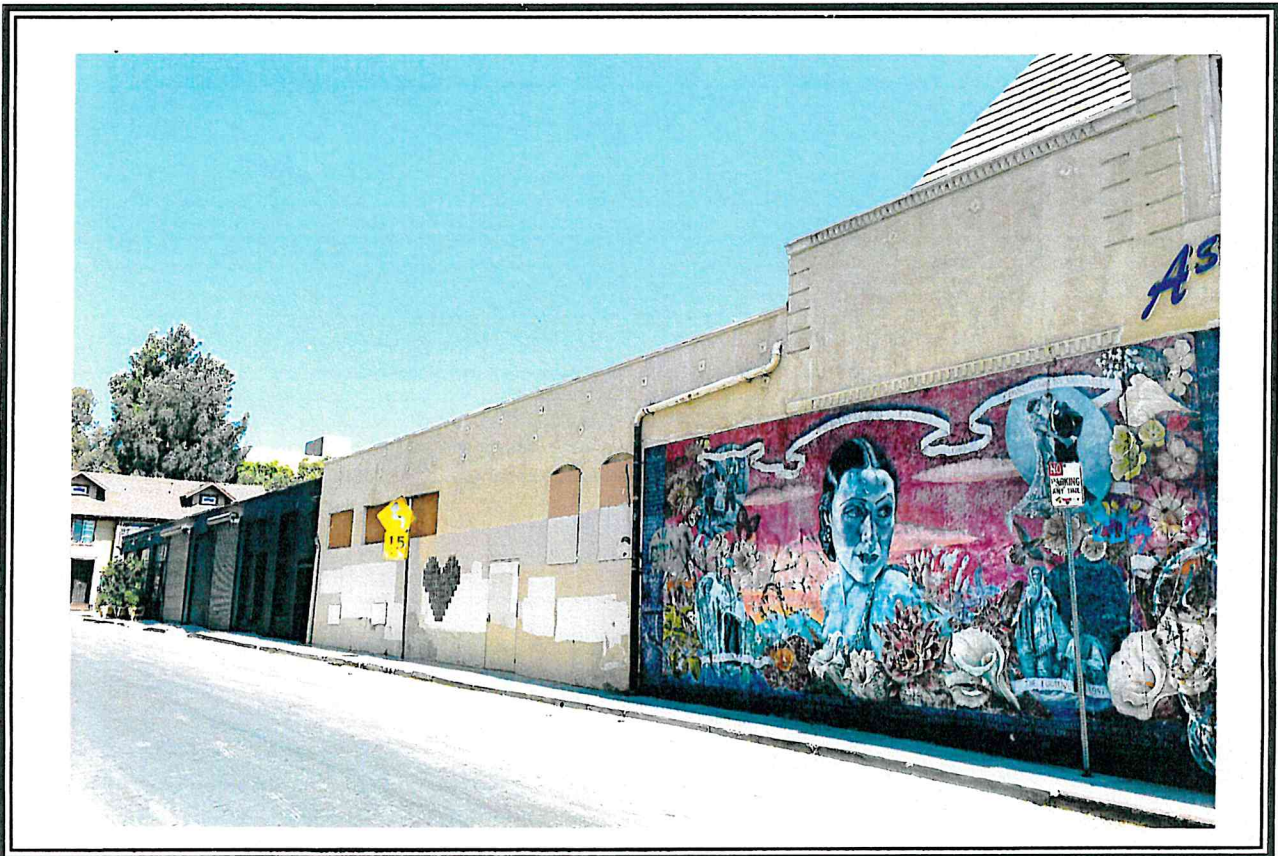
6.



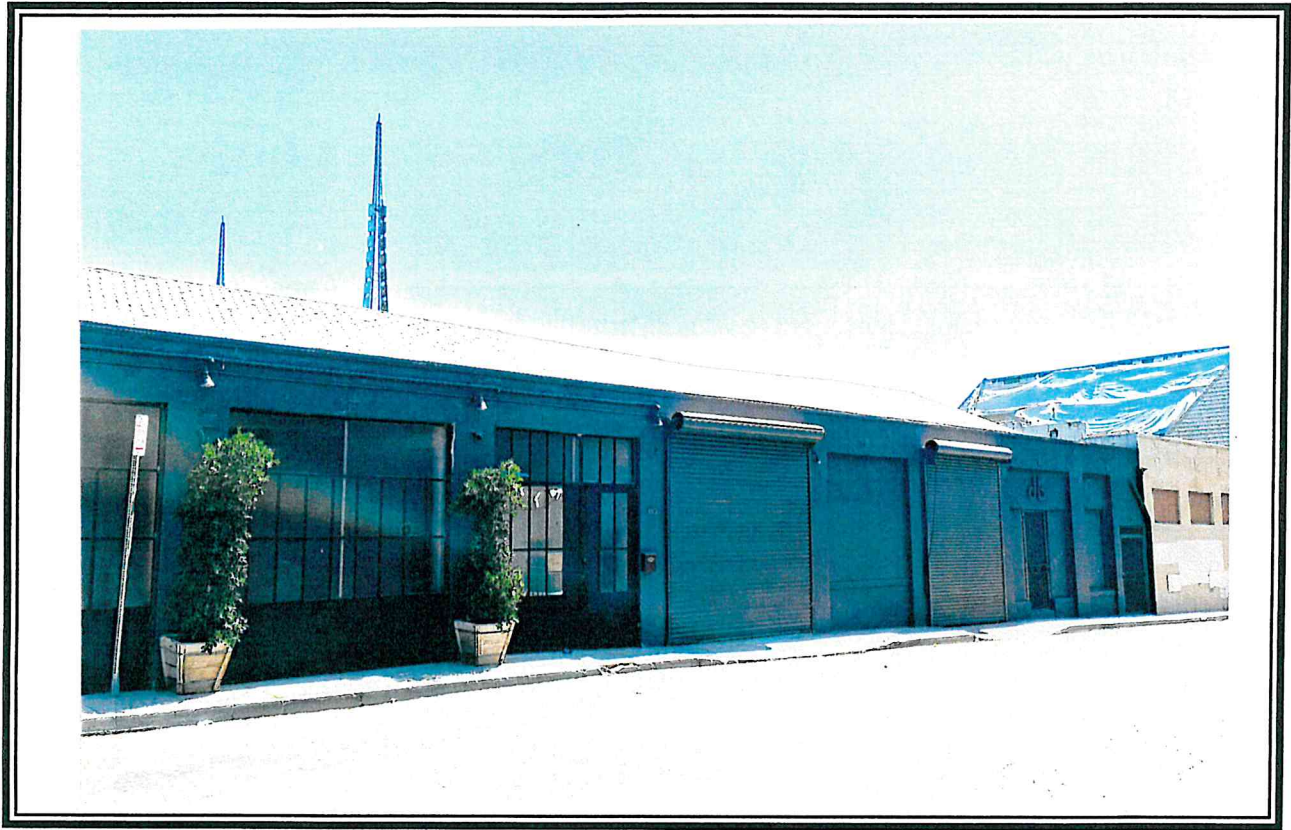
7.



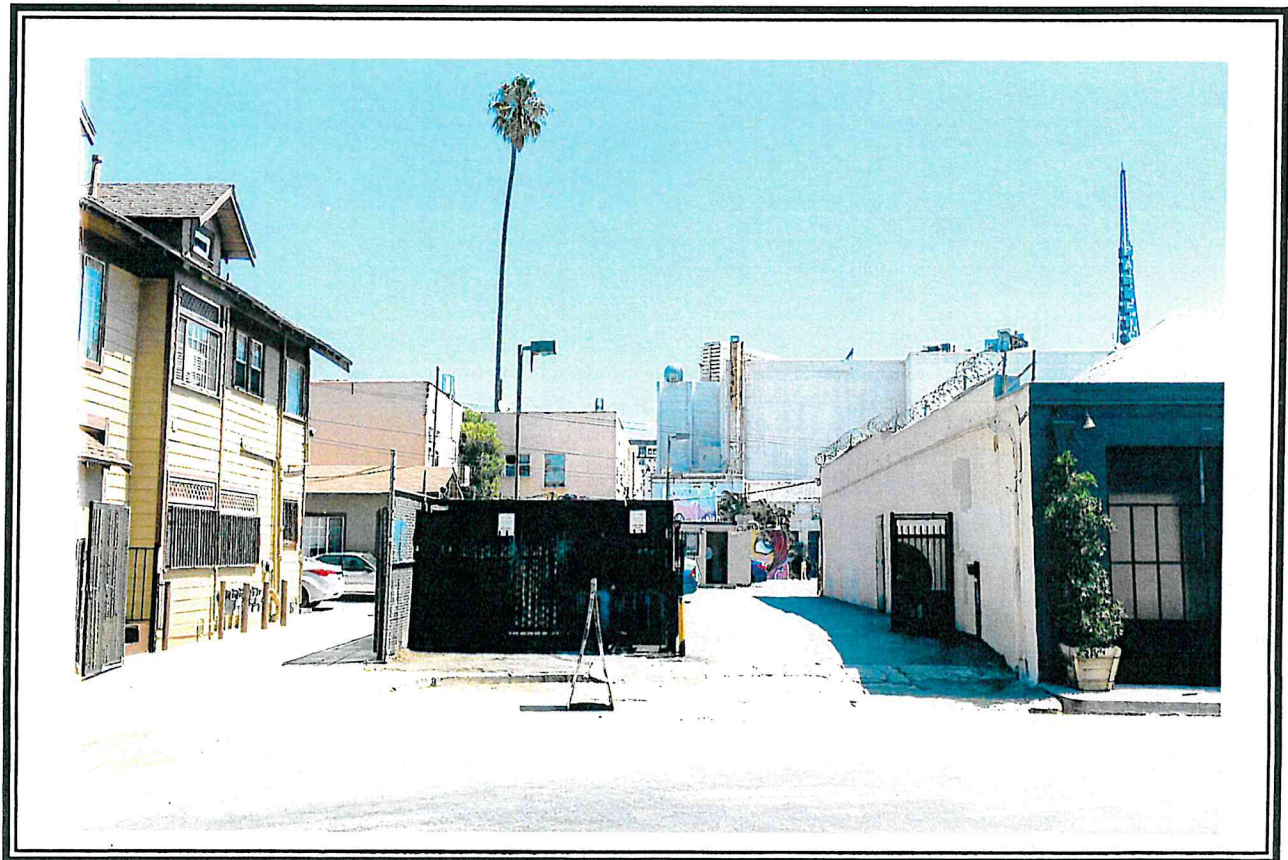
8.



9.



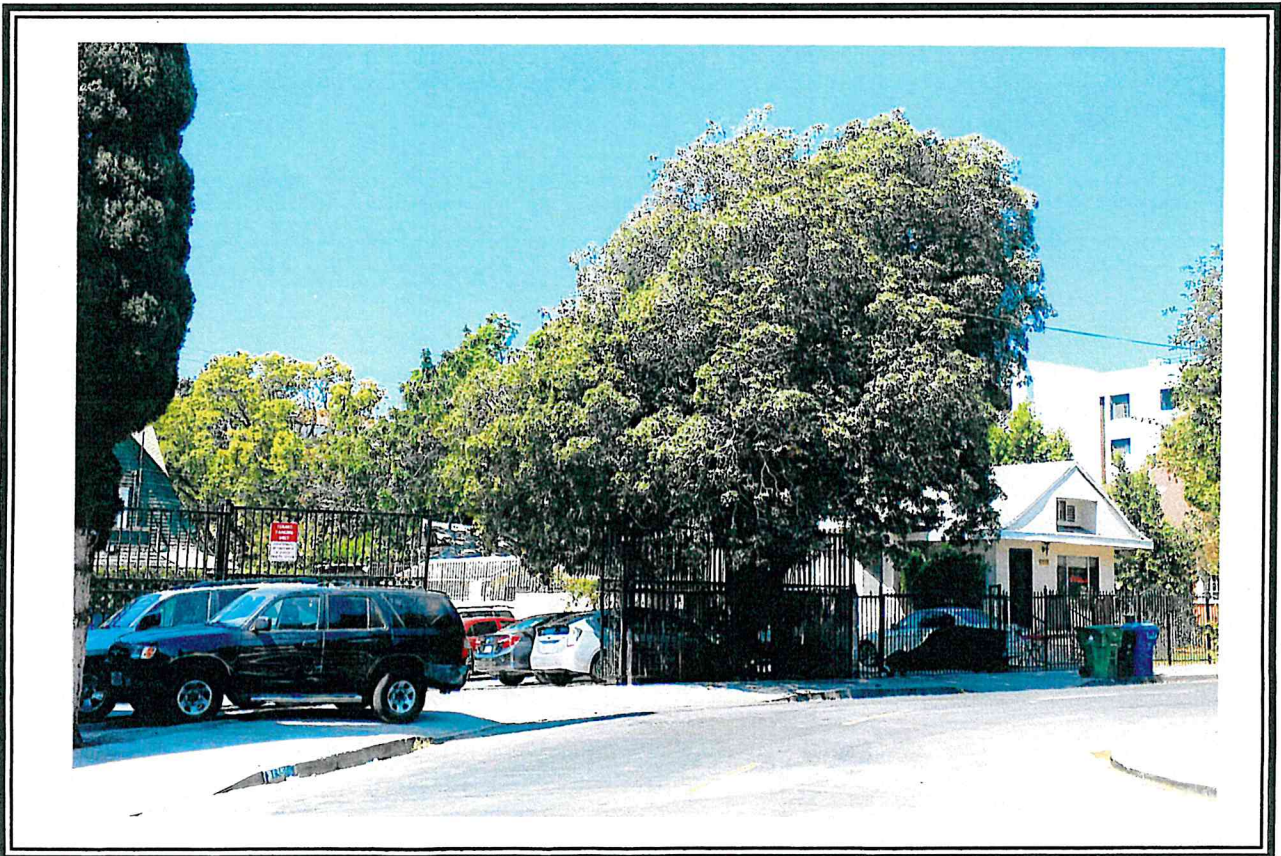
10.



11.



12.

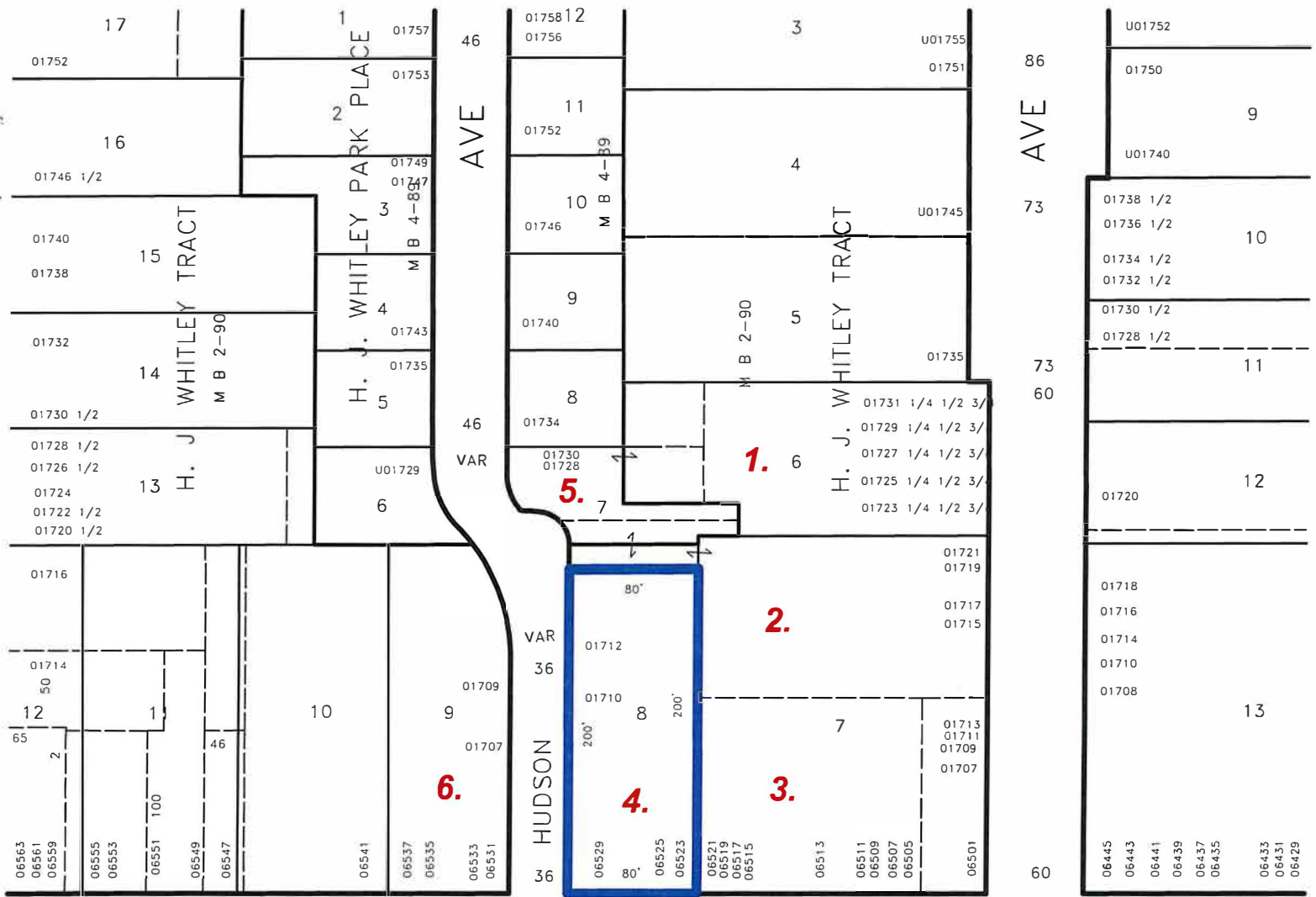


13.



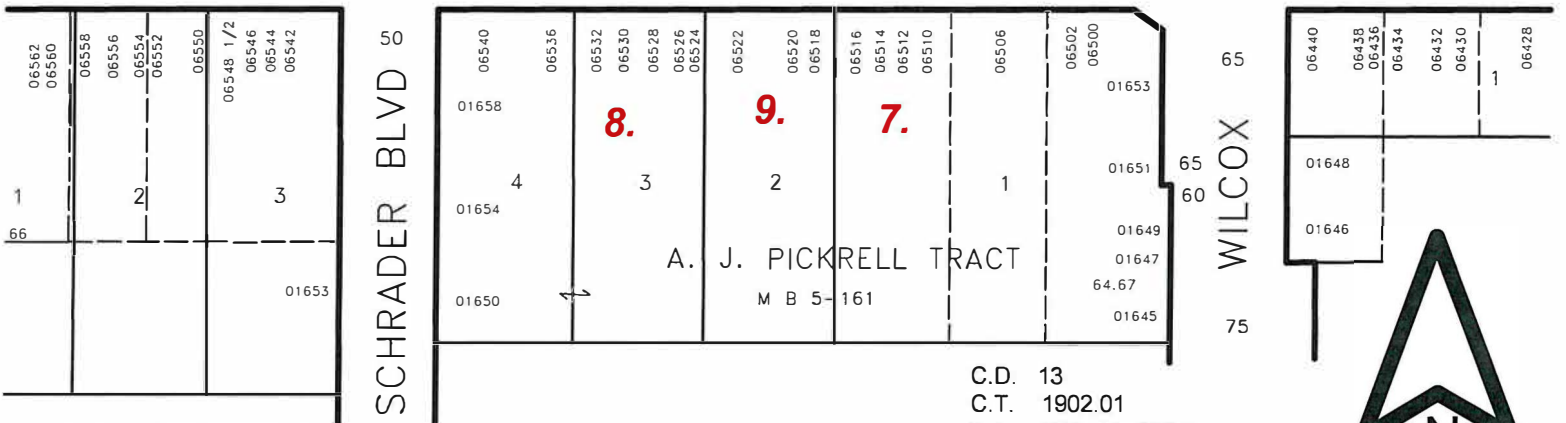
14.





100 HOLLYWOOD

BLVD 100



ABUTTING OWNERSHIP MAP

C.D. 13
C.T. 1902.01
P.A. HOLLYWOOD
N.C. HOLLYWOOD HILLS WEST

0.37 NET AC.

RADIUS MAPS ETC

3544 PORTOLA AVENUE
LOS ANGELES CA 90032
OFF/FAX (323) 221-4555

RADIUSMAPSETC@SBCGLOBAL.NET

LEGEND

- 4. OWNERSHIP NO.
- 1 OWNERSHIP HOOK

SITE LOCATION:

6523 W. HOLLYWOOD BOULEVARD
LOS ANGELES CA 90028

LEGAL DESCRIPTION:

S'LY 200' OF LOT 8, H.J.
WHITLEY TRACT, M.B. 2-90.
(SEE APPLICATION)

CASE NO.:

DATE: 01 - 22 - 2020
SCALE: 1" = 100'
D.M.: 148.5 A 187
T.B. PAGE: 593 GRID: E-4
APN: 5547-007-012



FINDINGS / SPECIALIZED REQUIREMENTS:

PLAN APPROVAL FOR ALCOHOL AND ADULT ENTERTAINMENT ESTABLISHMENTS (PA/PAD/PAB)

ZONE CODE SECTIONS: 12.24 M for alcohol establishments subject to 12.24 W1 or 12.24 X2, or for adult entertainment establishments subject to 12.24 W18.

The Plan Approval Findings/Justification is a required attachment to the *DEPARTMENT OF CITY PLANNING APPLICATION*(CP-7771.1)

Public Notice Requirements: This entitlement requires notification of property owners abutting the project site. Please note the original or most recent decision letter may specify a different notice requirement that may be greater.

Continuing Term-Limited Conditional Uses (ZA Memo 122): This form is to be completed when utilizing the provisions established in ZA Memorandum No. 122. The memorandum allows for applicants to continue any **still valid** approval that has been term-limited, through the Plan Approval procedure. Applicants are advised that the Plan Approval must take effect **before** the original approval expires in order for it to remain valid – there can be no lapse in time. For example, if the original approval dated 1/1/2010 was approved for a term-limit of 5 years (expiring on 1/1/2015), and if the average case processing time is 1 year, the applicant would be advised to file **latest** on 1/1/2014. Therefore, filing **well before** the expiration date is strongly recommended.

ADDITIONAL INFORMATION/FINDINGS FOR APPROVAL OF A PLAN APPROVAL:

In order to grant your request, the following additional information and findings must be provided on this form and/or on a separate sheet:

1. **Original Approval**

- Provide a copy of the original entitlement, together with any appeals.
- If there is no original entitlement, and the Plan Approval is being filed on a Deemed-to-be-Approved Conditional Use establishment (PAD), provide a copy of the Building Permit, Certificate of Occupancy, or other documentation that originally permitted the use.

2. **Condition Compliance (on a separate sheet)**

- Provide supplemental information that verifies compliance with all current conditions of approval. List the condition number, the text of the condition, and an explanation or documented proof of how the condition has been met.
- *For example:* Condition 22 – No dancing or dance floor is permitted.
Proof: The attached floor plan and accompanying photos show fixed seats and tables throughout the venue with no room for a dance floor or dancing.

3. **Findings (on a separate sheet)**

a. **General Conditional Use**

- i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
- ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

- iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

b. Additional Findings

- i. Explain how the approval of the application will not result in, or contribute to an undue concentration of such establishments.
- ii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

4. Questions Regarding the Physical Development of the Site

- a. What is the total square footage of the building or center the establishment is located in?

- b. What is the total square footage of the space the establishment will occupy?

- c. What is the total occupancy load of the space as determined by the Fire Department?

- d. What is the total number of seats that will be provided indoors? _____ Outdoors?

- e. If there is an outdoor area, will there be an option to consume alcohol outdoors?

- f. If there is an outdoor area, is it on private property or the public right-of-way, or both?

- g. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? _____
- h. Are you adding floor area? _____ If yes, how much is enclosed? _____ Outdoors?

i. Parking

- i. How many parking spaces are available on the site?

- ii. Are they shared or designated for the subject use?

- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety?

- iv. Have any arrangements been made to provide parking off-site?

- 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety?

- **Note:** *Required* parking must be secured via a covenant pursuant to AMC section 12.26 E 5. A private lease is only permitted by a Zone Variance.

2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
3. Will valet service be available? _____ Will the service be for a charge?

- j. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks?

- k. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17?

5. **Questions Regarding the Operation of the Establishment**

- a. Has the use been discontinued for more than a year? _____
 - i. If yes, **it is not eligible** for the Plan Approval process.
 - ii. If no, the applicant may be required to prove that the discontinuance of the use did not occur – see LAMC section 12.23 B9 or 12.24 Q.
- b. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation							
Proposed Hours of Alcohol Sale							

- c. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify:

 - **Note:** An establishment that allows for dancing needs a conditional use pursuant to LAMC section 12.24 W18.
- d. Will there be minimum age requirements for entry? _____ If yes, what is the minimum age requirement and how will it be enforced?

- e. Will there be any accessory retail uses on the site? _____ What will be sold?

- f. **Security**
 - i. How many employees will you have on the site at any given time?

 - ii. Will security guards be provided on-site?

 1. If yes, how many and when when? _____

iii. Has LAPD issued any citations or violations? _____ If yes, please provide copies.

g. Alcohol

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

ii. Will "fortified" wine (greater than 16% alcohol) be sold?

iii. Will alcohol be consumed on any adjacent property under the control of the applicant?

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

v. Food

1. Will there be a kitchen on the site?

2. Will alcohol be sold without a food order?

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis?

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

vi. On-Site

1. Will a bar or cocktail lounge be maintained incidental to a restaurant?

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

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")?

- If yes, a request for off-site sales of alcohol is required as well.

3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time?

vii. Off-Site

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises?

2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)?

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

6. **Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)**

a. Is this application a request for on-site or off-site sales of alcoholic beverages?

i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?

1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:

- issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
- if issuance would result in, or add to an undue concentration of licenses.

b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience** or **necessity**.

- Please note that this is **in addition** to obtaining the Conditional Use Permit or Plan Approval.

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION***THIS BOX FOR CITY PLANNING STAFF USE ONLY*

Case Number _____
Env. Case Number _____
Application Type _____
Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

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

*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.**All terms in this document are applicable to the singular as well as the plural forms of such terms.**Detailed filing instructions are found on form CP-7810***1. PROJECT LOCATION**

Street Address¹ 6523-6529 Hollywood Blvd; 1710 Hudson Ave Unit/Space Number Suite 2
Legal Description² (Lot, Block, Tract) Lot 8 of HJ Whitley Tract
Assessor Parcel Number 5547-007-012 Total Lot Area 16,000

2. PROJECT DESCRIPTION

Present Use Juice Bar
Proposed Use Restaurant
Project Name (if applicable) _____
Describe in detail the characteristics, scope and/or operation of the proposed project Master Plan Approval to allow the on-site sale and service of a full line of alcohol in connection with a 1,702 sq. ft. bar with 60 seats, all indoors.
Hours from 11am-2am, daily.

Additional information attached ☒ YES ☐ NO

Complete and check all that apply:

Existing Site Conditions

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

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(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 InformationNumber of Residential Units: Existing 0 – Demolish(ed)³ 0 + Adding 0 = Total 0Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0Mixed Use Projects, Amount of Non-Residential Floor Area: _____ N/A _____ square feet**Public Right-of-Way Information**Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☒ NOIs your project required to dedicate land to the public right-of-way? ☐ YES ☒ NOIf so, what is/are your dedication requirement(s)? N/A ft.If you have dedication requirements on multiple streets, please indicate: N/A**3. ACTION(S) REQUESTED**

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

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☒ NOAuthorizing Code Section 12.24.M

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

Action Requested, Narrative: MPA for the on-site sale and consumption of a full line of alcohol in connection with a 1,702 sf. bar with 60 seats, all indoors. Hours from 11am-2am, daily.

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☒ NO³ 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) ZA-2014-2008-MCUP

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. ZA-2014-2008-MCUP

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 See attached form 2035

b. Geographic Project Planning Referral N/A

c. Citywide Design Guidelines Compliance Review Form N/A

d. Affordable Housing Referral Form N/A

e. Mello Form N/A

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

g. HPOZ Authorization Form N/A

h. Management Team Authorization N/A

i. Expedite Fee Agreement N/A

j. Department of Transportation (DOT) Referral Form N/A

k. Preliminary Zoning Assessment Referral Form N/A

l. SB330 Preliminary Application N/A

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

n. Order to Comply N/A

o. Building Permits and Certificates of Occupancy See attached

p. Hillside Referral Form (BOE) N/A

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) N/A

r. SB330 Determination Letter from Housing and Community Investment Department N/A

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 Adolfo Suaya
Company/Firm Hollywood Dreams, LLC
Address: 6541 Hollywood Blvd Unit/Space Number 111
City Los Angeles State CA Zip Code: 90028
Telephone (213) 279-6965 E-mail: mgonzales@gonzaleslawgroup.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) _____
Address _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Agent/Representative name Michael Gonzales
Company/Firm Gonzales Law Group, APC
Address: 800 Wilshire Blvd Unit/Space Number 860
City Los Angeles State CA Zip: 90017
Telephone (213) 279-6965 E-mail: mgonzales@gonzaleslawgroup.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 of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

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

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

Signature _____

Date 02/25/20

Print Name ADOLFO SURYA

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

2/25/2020

before me,

Galoust Haroutunyan, notary public
(Insert Name of Notary Public and Title)

personally appeared

Adolfo Sosa

who

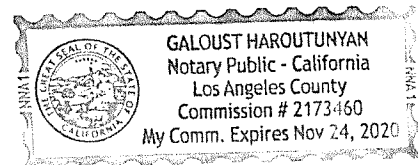
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(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 is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

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

Signature:  _____

Date: 02/25/20

Print Name: ARONIO SUTYRA

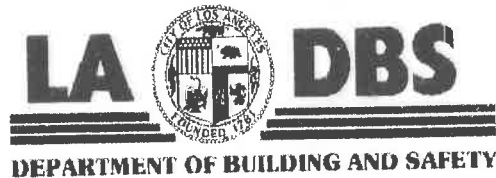
OPTIONAL
NEIGHBORHOOD CONTACT SHEET

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).

Applicant Copy
Office: West LA
Application Invoice No: 64508



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.



6800164508

LA Department of Building and Safety
LA ADIM 109008264 4/28/2020 12:02:31 PM

PLAN & LAND USE \$7,309.20
DEV SERV CENTER SURCH-PLANNING \$182.73

NOTICE: The staff of the Planning
your application, re

Sub Total: \$7,491.93

full and impartial consideration to
to represent you.

Receipt #: 0109173410

Applicant: HOLLYWOOD DREAMS, LLC - SUAYA, ADOLFO (B:323-4860200)
Representative: GONZALES LAW GROUP, APC - GONZALES, MICHAEL (B:213-4816569)
Project Address: 1710 N HUDSON AVE, 90028

NOTES: suite 2

ENV-2020-2741-CE			
Item	Fee	%	Charged Fee
Categorical Exemption (each) *	\$373.00	100%	\$373.00
Case Total			\$373.00
ZA-2014-2008-MCUP-PA2			
Item	Fee	%	Charged Fee
Modification or Review by ZA (Plan Approval Applications: e.g., nonconforming oil wells; landscaping nonconforming in the A and R Zones; shared parking; and parking near transit) - Existing CUP/Variance *	\$5,718.00	100%	\$5,718.00
Case Total			\$5,718.00

LA Department of Building
and Safety
LA ADIM 109008264 4/28/20
20 12:02:31 PM

Item	Charged Fee
*Fees Subject to Surcharges	\$6,091.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$6,091.00
Expediting Fee	\$0.00
Development Services Center Surcharge (3%)	\$182.73
City Planning Systems Development Surcharge (6%)	\$365.46
Operating Surcharge (7%)	\$426.37
General Plan Maintenance Surcharge (7%)	\$426.37
Grand Total	\$7,491.93
Total Invoice	\$7,491.93
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$7,491.93

PLAN & LAND USE
\$7,309.20
DEV SERV CENTER SURCH-PLA
NNING \$182.73

Sub Total
\$7,491.93

Council District: 13
Plan Area: Hollywood
Processed by HENDERSON, DENZEL on 04/23/2020

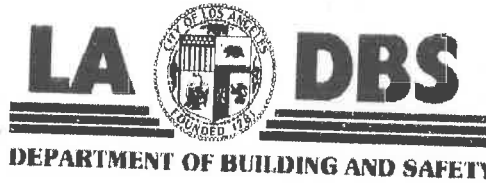
Receipt #: 0109173410

Signature: Denzel Henderson

Applicant Copy
Office: West LA
Application Invoice No: 64503



6800164503



LA Department of Building and Safety
LA ADIM 109008266 4/28/2020 12:08:31 PM

PLAN & LAND USE \$7,309.20
DEV SERV CENTER SURCH-PLANNING \$182.73



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.

NOTICE: The staff of the Planning & Development Department will review your application, regardless of the outcome, with impartial consideration to represent you.

Sub Total: \$7,491.93

Receipt #: 0109173412

Applicant: HOLLYWOOD DREAMS, LLC - SUAYA, ADOLFO (B:323-4860200)
Representative: GONZALES LAW GROUP, APC - GONZALES, MICHAEL (B:213-4816569)
Project Address: 1710 N HUDSON AVE, 90028

NOTES:

ENV-2020-2736-CE			
Item	Fee	%	Charged Fee
Categorical Exemption (each) *	\$373.00	100%	\$373.00
Case Total			\$373.00
ZA-2014-2008-MCUP-PA1			
Item	Fee	%	Charged Fee
Modification or Review by ZA (Plan Approval Applications: e.g., nonconforming oil wells; landscaping nonconforming in the A and R Zones; shared parking; and parking near transit) - Existing CUP/Variance *	\$5,718.00	100%	\$5,718.00
Case Total			\$5,718.00

Item	Charged Fee
*Fees Subject to Surcharges	\$6,091.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$6,091.00
Expediting Fee	\$0.00
Development Services Center Surcharge (3%)	\$182.73
City Planning Systems Development Surcharge (6%)	\$365.46
Operating Surcharge (7%)	\$426.37
General Plan Maintenance Surcharge (7%)	\$426.37
Grand Total	\$7,491.93
Total Invoice	\$7,491.93
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$7,491.93

LA Department of Building and Safety
LA ADIM 109008266 4/28/2020 12:08:31 PM

PLAN & LAND USE \$7,309.20
DEV SERV CENTER SURCH-PLANNING \$182.73

Sub Total

\$7,491.93

Receipt #: 0109173412

Council District: 13
Plan Area: Hollywood
Processed by HENDERSON, DENZEL on 04/22/2020

Signature: Denzel Henderson