

ATTACHMENT TO THE APPLICATION TO THE ZONING ADMINISTRATOR
FOR CONDITIONAL USE PERMIT FOR ALCOHOLIC BEVERAGES (CUB) FOR
CHIEF AT 714 NORTH LA CIENEGA BOULEVARD

SECTION 2. PROJECT DESCRIPTION

Summary of the Request:

A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 14,359 sq. ft. private membership women's business networking club with 179 interior seats in a 4,640 sq. ft. service area and 29 exterior seats in a 2,135 sq. ft. outdoor courtyard and having the hours of operation from 7:00 am to 12:00 am, daily, in the C4-1XL Zone. As a private club, Chief will be subject to a California Type 57 liquor license, which requires that all members must have a paid membership, be required to pay annual dues, must be able to provide a club charter and be a private club. Chief's type 57 liquor license will limit the sale of beer, wine, and spirits to its members and guests only, solely for consumption on Chief's premises.

Detailed Project Description:

A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a proposed private membership women's business networking club (the "Project"), Chief LA ("Chief") between the hours of 7AM, and 12AM. Chief will be located in two remodeled existing buildings located on N. La Cienega BL (ZIMAS, the addresses: 714 (Building 1), 722, 724, and 726 (Building 2)). The Project is located on three lots, as follows: Lots 251 (Building 2), 252, and 253 (Building 1) of Tract 5191, which are tied together through a recorded Lot Tie Covenant (the "Property").

The Property is zoned C4-1VL, and is located just north of Melrose Place with a General Plan designation of "Neighborhood Office Commercial". The Property borders alleys along its north and east property lines. The surrounding area along La Cienega Boulevard and Melrose Place is urban and improved with various retail, commercial, bar, market, and restaurant uses. The properties located along, and across N. La Cienega BL are also zoned C4-1VL, while the properties along Melrose Place are zoned C4-1XL. The properties across the alley to the east are zoned [Q]R3-1, and are developed with multi-family residential projects.

The Property is approximately 20,904sf in size and is improved with two existing permitted buildings that date back to the 1940s. The northern building (Building 2) is an approximately 3,907sf single story building with a mezzanine. This building will be remodeled and will remain as office and storage place for Chief, and there will be no food or alcoholic beverage service in this building. There is a courtyard separating this building from Building 1, and there is a small surface parking lot to the easterly rear of this building along the alley.

Building 1, the southerly building, is a “C” shaped building with a courtyard separating the two arms of the “C” (the “Courtyard”). The Courtyard is approximately 2,135sf. This building has a permitted existing floor area of 10,366sf, and is also single story with a mezzanine. Building 1 will be remodeled (including additional mezzanine space), and upon completion will be approximately 10,452sf. The food and alcoholic beverage service will be confined to a certain separated portion of Building 1, which will be limited to approximately 4,640sf, and the Courtyard. There will be no food or alcohol service in the courtyard separating Buildings 1 and 2.

The separate food and alcohol beverage area will be separated from the remainder of the Club by doors. This area will include two bars, an extended lounge restaurant area, a mezzanine lounge restaurant area, as well as two private dining/meeting rooms, plus the Courtyard. The seating count is as follows: 1) the South Bar will provide seating for 34, 2) the North Bar will provide seating for 22, the Private Dining/meeting rooms will provide seating for 33, the Lounge/Restaurant will provide seating for 63, the Mezzanine Lounge/Restaurant will provide seating for 27, the Courtyard will provide seating for 29. The remaining 5,812sf in this Building 1 will be used as office space for Chief.

The Applicant is proposing to have a fully operational service kitchen on site, located within the food and beverage area of the facility. Their general strategy, however, is to partner with a premiere local restaurant or catering company who will assist them in selecting a full-service menu and operationally, handling the preparation of that food offsite. Chief will be heating and plating the prepped food in the kitchen, which food will only be served within the food and beverage area of their facility. Chief will also be fully preparing various simple menu items on site.

Having conferred with the Planning and building Departments the City has determined that all Code required parking will be provided on-site based on an analysis of the parking credits attributed to the originally permitted uses.

SECTION 3, ACTION REQUESTED

Action Requested, Narrative:

A Conditional Use Permit, pursuant to Section 12.24W.1 of the Los Angeles Municipal Code to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 14,359 sq. ft. private membership women’s business networking club with 179 interior seats in a 4,640 sq. ft. service area and 29 exterior seats in a 2,135 sq. ft. outdoor courtyard and having the hours of operation from 7:00 am to 12:00 am, daily, in the C4-1XL Zone. As a private club, Chief will be subject to a California Type 57 liquor license, which requires that all members must have a paid membership, be required to pay annual dues, must be able to provide a club charter and be a private club.

Chief's type 57 liquor license will limit the sale of beer, wine, and spirits to its members and guests only, solely for consumption on Chief's premises.

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CHIEF

GENERAL FINDINGS

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 project will be beneficial to the community, city, or region in that the Chief private women's business networking club provides a unique service to the women's business community in the City of Los Angeles and Southern California by providing an opportunity for that community to connect and enhance their business opportunities. The women members and their guests, will be promoting women in business through meetings, seminars, and the networking that the proposed dining and bar facilities will provide. The sale of alcohol is intended to complement and enhance the member's overall experience at Chief. Chief is serious about placing more women in leadership positions and cultivating those leaders, and Chief LA will be part of Chief's national plans to enhance women's business opportunities throughout the US. Chief LA will therefore be providing women in business in Southern California the opportunity to be part of this national incentive to provide greater opportunities to women in business.

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

The project's location, size, height, and operations will not negatively impact the surrounding area or public health, welfare, and safety due to the fact that the proposed use will be located entirely within two existing commercial buildings, and the interior courtyard that currently exists within the Club building. No exterior construction will result from this use or application. The nearest residential properties are located across an alley from the Club, and other than an exit door opening on the alley there will be no openings that face the alley and the adjacent residential units, and as such, they will be sufficiently insulated from the proposed use. The character of the proposed operations in the Club, oriented, as they are, to the La Cienega frontage will ensure that the proposed use will prove compatible with the surrounding area.

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 project the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan, and is specifically consistent with the goals and objectives of the Hollywood Community Plan. In

particular, one of the Plan's goals is: "To promote economic well-being and public convenience through, Allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards." Chief LA, as a private women's business networking club, will certainly provide for the economic well-being of the women's business community in Los Angeles and Southern California. Additionally, the Club is an appropriate use in this neighborhood of upscale retail, dining and commercial uses. As noted above, Chief and its business networking opportunities for women will contribute to the overall economic well-being of Los Angeles and Southern California and will provide women business leaders with the unique opportunity to network and enhance their careers by being part of the Chief national network of business clubs.

ADDITIONAL CUB FINDINGS

- 1) Explain how the proposed use will not adversely affect the welfare of the pertinent community.

The service of a full line of alcoholic beverages for on-site consumption in conjunction with the proposed use will not adversely affect the welfare of the pertinent community in that the service will be provided in the setting of a members only women's business networking club. The service will be limited to the members and their guests, and the Club will not be open to the general public. Negative impacts commonly associated with the public sale of alcoholic beverages will not be an issue in this instance due to the private members only nature of the Club. The Club is located along La Cienega Boulevard and will be complimentary to other dining and high-end retail uses located along the Boulevard. Additionally, employees will undergo training on the sale of alcohol including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program. Other expected conditions related to excessive noise, litter and noise prevention will safeguard the residential community.

- 2) Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.

The granting of an alcohol license for the proposed use will not result in an undue concentration of premises with such licenses in that Chief is not a typical establishment open to the general public. As noted herein Chief is a private women's business networking club providing a unique service to the women's business community in the City of Los Angeles and Southern California. The service of alcoholic beverages at Chief is not the main purpose of the Club, however, that service will enhance the networking and meeting opportunities for the women members of the Club through the use of the dining and bars provided as part of the Club's amenities and will provide an opportunity for the members and their guests to connect and enhance their business relationships and opportunities. The women members and their guests, will be promoting women in business through

meetings, seminars, and the networking that the proposed dining and bar facilities will provide. The unique nature of Chief, as a private club, ensures that it is not contributing to an undue concentration of publicly accessed establishments serving alcoholic beverages. Chief will not be operating pursuant to a California Type 47 liquor license allowing for sales to the general public. Rather, Chief's operations will be subject to California Type 57 liquor license, which requires that all members must have a paid membership, be required to pay annual dues, must be able to provide a club charter and be a private club. Chief's type 57 liquor license will limit the sale of beer, wine, and spirits to its members and guests only, solely for consumption on Chief's premises.

3) Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

The subject site is zoned C4-1XL and designated as Neighborhood Office Commercial. The properties in the near vicinity of the new business are commercial, and will not be negatively affected by the new operation. Residential properties in the area are located across an alley, and as the Club will be oriented to its street frontage along La Cienega Boulevard, and with openings along the alley limited to secondary exits, the residential properties should be safely insulated from the proposed Club use. Furthermore, the Club's operations will occur entirely within the building, and the courtyard space does not open up to the alley, all of which will limit the possibility of any unnecessary noise escaping into the nearby residential the neighborhood. The Club will also abide by all standard operating requirements imposed by the City of LA, including STAR Training, age verification devices, security cameras, etc. Should this application be granted, this private women's business networking club will be operated in a responsible and combatable manner with a sensitivity to the possibility of any adverse effects to the surrounding neighborhood. Finally, as noted herein, Chief will not be operating pursuant to a California Type 47 liquor license allowing for sales to the general public. Chief's operations will be subject to California Type 57 liquor license, which requires that all members must have a paid membership, be required to pay annual dues, must be able to provide a club charter and be a private club. Chief's type 57 liquor license will limit the sale of beer, wine, and spirits to its members and guests only, solely for consumption on Chief's premises.

PELIMINARY PROPOSED MENU

Assorted pastries -- all delicious and wholesome! Date-cardamom scones, carrot-spelt-poppysseed bread, orange-almond tea cakes, cacao-almond cookies, oat-date-walnut cookies
Spiced nuts: smoked paprika-rosemary almonds & curried cashews
Olive oil & citrus marinated olives
Crudites & dips -- whipped tahini, beet-walnut muhammara, romesco
Bub & Grandma's cornmeal focaccia with olive oil, za'atar & dukkah

Non Alcoholic Drinks

Farmers market spritzers (arugula-lemon, basil-lime, cucumber-lemon-ginger, beet-orange-ginger)

Leaves & Flowers teas

Coffee service (including date-cacao mochas and vanilla-cardamom lattes)

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

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS* (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

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

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

- 1. RADIUS MAP REQUIREMENTS.** In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):
 - Radius Maps for alcohol uses must show land use to a 600-foot radius.
 - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
 - A **LIST OF THE FOLLOWING USES** within 600 feet is also required:
 - (1) residential uses and type (single-family, apartment, hotel, etc.);
 - (2) churches;
 - (3) schools, including nursery schools and child-care facilities;
 - (4) hospitals;
 - (5) parks, public playgrounds and recreational areas; and
 - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.
- 2. FINDINGS (*on a separate sheet*)**
 - a. General Conditional Use**
 - 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 proposed use will not adversely affect the welfare of the pertinent community.
 - ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
 - iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

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

- a. What is the total square footage of the building or center the establishment is located in? _____
- 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? _____
 - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? _____
- g. Are you adding floor area? _____ If yes, how much is enclosed? _____ Outdoors? _____

h. 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 LAMC 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? _____
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? _____
- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? _____

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

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

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

- b. 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 12.24 W.18.*

- c. Will there be minimum age requirements for entry? _____ If yes, what is the minimum age requirement and how will it be enforced? _____

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

e. **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? _____

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

f. **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? _____

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

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

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

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

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/>.

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

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? _____
 - 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:
 - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - b. if issuance would result in, or add to an undue concentration of licenses.
 - b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

6. ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs. In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

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

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

COUNTY CLERK'S USE

CITY OF LOS ANGELESOFFICE 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

/CUB

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-

PROJECT TITLE

Chief LA

COUNCIL DISTRICT

CD 5

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

714 N. La Cienega

☒ Map attached.

PROJECT DESCRIPTION:

See attached

☒ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Project 1972, Inc. (dba Chief)

CONTACT PERSON (If different from Applicant/Owner above)

Bruce Ehrlich

(AREA CODE) TELEPHONE NUMBER

818 606-2141

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:

RECEIPT NO.

REC'D. BY (DCP DSC STAFF NAME)

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

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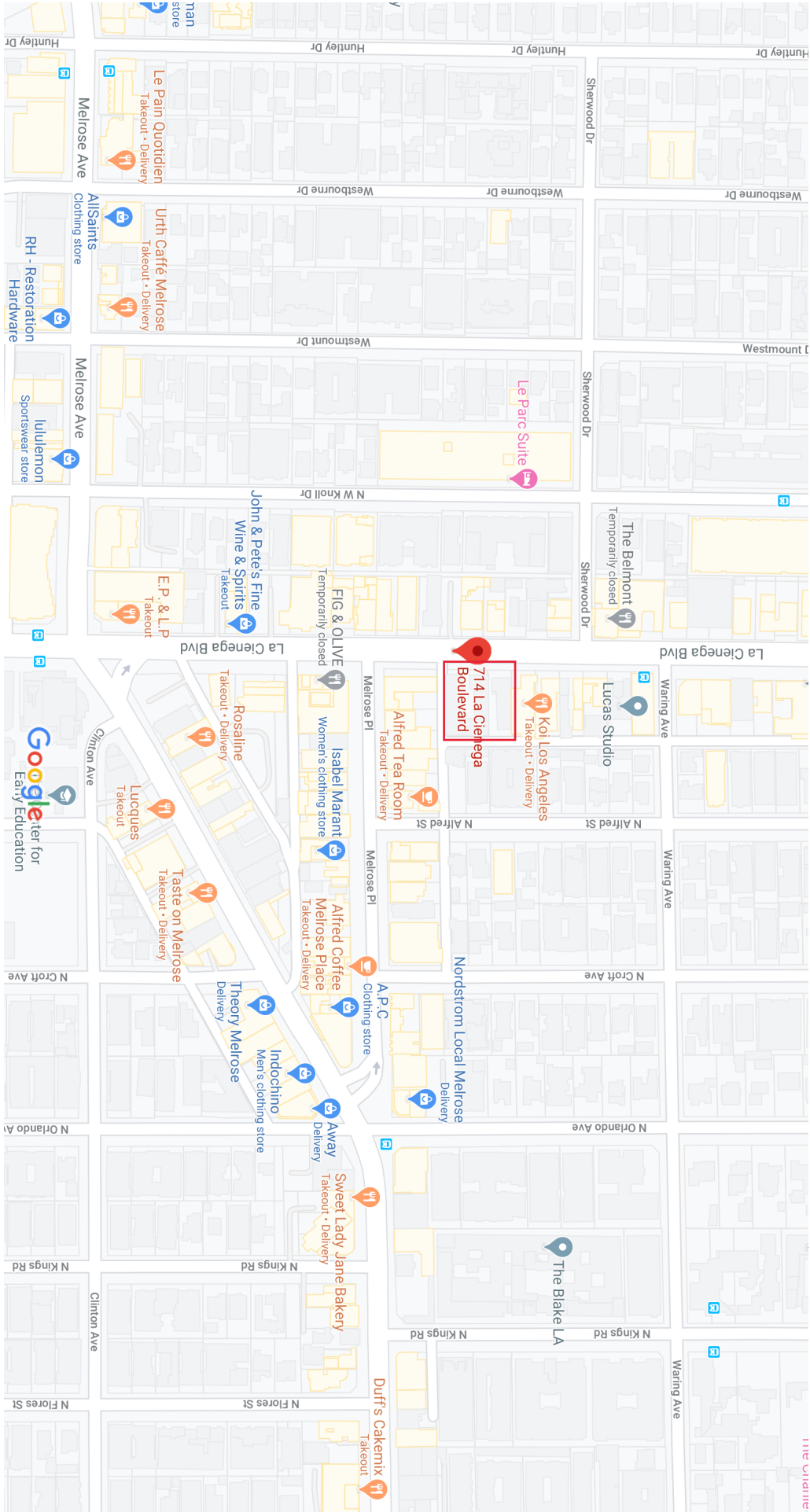
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Project Location

Street Address(es): *

714 N LA CIENEGA BLVD 90069,

Legal Description (Lot, Block, Tract)

253 , , TR 5191

Assessor Parcel Number:

5528001067

Total Lot Area:

20904.00 Square Feet

Project Description

Present Use

Vacant

Proposed Use

Restaurant/Bar in a private membership business networking club

Project Name (if applicable)

Chief

Project Description: * Describe in detail the characteristics, scope and/or operation of the proposed project

A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a proposed private membership women's business networking club (the "Project"), Chief LA ("Chief") between the hours of 7AM, and 12AM.

Chief will be located in two remodeled existing buildings located on N. La Cienega BL (ZIMAS, the addresses: 714 (Building 1), 722, 724, and 726 (Building 2)). The Project is located on three lots, as follows: Lots 25 (Building 2), 252, and 253 (Building 1) of Tract 5191, which are tied together through a recorded Lot Tie Covenant (the "Property"). The Property is zoned C4-1VL, and is located just north of Melrose Place with a General Plan designation of "Neighborhood Office Commercial". The Property borders alleys along its north and east property lines. The surrounding area along La Cienega Boulevard and Melrose Place is urban and improved with various retail, commercial, bar, market, and restaurant uses. The properties located along, and across N. La Cienega BL are also zoned C4-1VL, while the properties along Melrose Place are zoned C4-1XL. The properties across the alley to the east are zoned [Q[R3-1, and are developed with multi-family residential projects. The Property is approximately 20,904sf in size and is improved with two existing permitted buildings that date back to the 1940s. The northern building (Building 2) is an approximately 3,907sf single story building with a mezzanine. This building will be remodeled and will remain as office and storage place for Chief, and there will be no food or alcoholic beverage service in this building. There is a courtyard separating this building from Building 1, and there is a small surface parking lot to the easterly rear of this building along the alley. Building 1, the southerly building, is a "C" shaped building with a courtyard separating the two arms of the "C" (the "Courtyard"). The Courtyard is approximately 2,135sf. This building has a permitted existing floor area of 10,366sf, and is also single story with a mezzanine. Building 1 will be remodeled (including additional mezzanine space), and upon completion will be approximately 10,452sf. The food and alcoholic beverage service will be confined to a certain separated portion of Building 1, which will be limited to approximately 4,640sf, and the Courtyard. There will be no food or alcohol service in the courtyard separating Buildings 1 and 2. The separate food and alcohol beverage area will be separated from the remainder of the Club by doors. This area will include two bars, an extended lounge restaurant area, a mezzanine lounge restaurant area, as well as two private dining/meeting rooms, plus the Courtyard. The seating count is as follows: 1) the South Bar will provide seating for 34, 2) the North Bar will provide seating for 22, the Private Dining/meeting rooms will provide seating for 33, the Lounge/Restaurant will provide seating for 63, the Mezzanine Lounge/Restaurant will provide seating for 27, the Courtyard will provide seating for 29. The remaining 5,812sf in this Building 1 will be used as office space for Chief. The Applicant is proposing to have a fully operational service kitchen on site, located within the food and beverage area of the facility. Their general strategy, however, is to partner with a premiere local restaurant or catering company who will assist them in selecting a full-service menu and operationally, handling the preparation of that food offsite. Chief will be heating and plating the prepped food in the kitchen, which food will only be served within the food and beverage area of their facility. Chief will also be fully preparing various simple menu items on site. Having conferred with the Planning and building Departments the City has determined that all Code required parking will be provided on-site based on an analysis of the parking credits attributed to the originally permitted uses.

Existing Site Conditions:

- ☐ Site is undeveloped or unimproved (i.e. vacant)
- ☒ Site has existing buildings (provide copies of building permits)
- ☐ 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 is located within 500 feet of a freeway or railroad
- ☐ Site is located within 500 feet of a sensitive use (e.g. school, park)
- ☐ Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information:

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☒ Interior tenant improvement
- ☐ Additions to existing buildings
- ☐ Grading
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree
- ☐ New construction
- ☐ 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: - Demolished: + Adding: = Total:

Number of Affordable Units: Existing: - Demolished: + Adding: = Total:

Number of Market Rate Units: Existing: - Demolished: + Adding: = Total:

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

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)?

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

Action(s) Requested

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

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ Yes ☒ No

Authorizing Code Section: LAMC 12.24.W.1

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

Action Requested, Narrative:

A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a proposed private membership women's business networking club (the "Project"), Chief LA ("Chief") between the hours of 7AM, and 12AM.

Related Department of City Planning Cases

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ Yes ☒ No

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:

Related Documents / Referrals

Document/Referral Name	Reference Number (if known)
a. Affordable Housing Referral Form	N/A
b. Building Permits and Certificates of Occupancy	Document Available
c. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF)	N/A
d. Citywide Urban Design Guidelines Checklist	N/A
e. Department of Transportation (DOT) Referral Form	N/A
f. Expedite Fee Agreement	N/A
g. Geographic Project Planning Referral	N/A
h. Hillside Referral Form	N/A
i. HPOZ Authorization Form	N/A
j. Low Impact Development (LID) Referral Form (Storm water Mitigation)	N/A
k. Management Team Authorization	N/A
l. Mello Form	N/A
m. Order to Comply	N/A
n. Proof of Filing with the Housing and Community Investment Department	N/A

Document/Referral Name		Reference Number (if known)
o.	Specialized Requirement Form	N/A
p.	Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form	N/A
q.	Are there any recorded Covenants, affidavits or easements on this property?	<div><input type="radio"/> Yes (Provide Copy) <input checked="" type="radio"/> No</div>

Project Members

<p>Agent/Representative</p> <p>Name: Bruce Ehrlich Company: Ehrlich Group Law Office Address: 601, S. Figueroa St., Suite 4450 Los Angeles, CA 90017 E-mail: behrlich@behrlichlaw.com Telephone: 2137870340 In Escrow? False Primary Contact? True</p>	<p>Other Architect</p> <p>Name: Jeffery Miller Company: JM A + D Studio Address: 448 Rosecrans Ave. Manhattan Beach, CA 90266 E-mail: jm@jmadstudio.com Telephone: 213.949.9494 In Escrow? False Primary Contact? False</p>
<p>Property Owner</p> <p>Name: Christopher Seibert Company: Witherbee Properties LLC Address: 1881 Cima Drive Santa Monica, CA 90405</p>	<p>Applicant</p> <p>Name: Taryn Weiss Company: Project 1972, Inc (dba Chief) Address: 117 Hudson Street, fl 2 Brooklyn, NY 11201</p>

E-mail: Sandy, UT 84093
Telephone: seibert4dc@comcast.net
In Escrow? 801 557-7702
Primary False
Contact? False

E-mail: New York, NY 10013
Telephone: taryn@chief.com
In Escrow? 631.433.4273
Primary False
Contact? False



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 714, 722, 724, and 726 North La Cienega Boulevard Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Lots 251-252, Lot Fr 253, Tract 5191

Assessor Parcel Number 5528-001-066, 5528-001-067 Total Lot Area 20,907SF

2. PROJECT DESCRIPTION

Present Use Vacant

Proposed Use Restaurant/Bar in a Private Club

Project Name (if applicable) ChiefLA

Describe in detail the characteristics, scope and/or operation of the proposed project See Attached

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 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) |

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)

☐ 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)

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 0 + Adding 0 = Total 0
Number of Affordable Units⁴ Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0
Number of Market Rate Units Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0
Mixed Use Projects, Amount of Non-Residential Floor Area: 0 square feet

Public Right-of-Way Information

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

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

If so, what is/are your dedication requirement(s)? _____ 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 12.24 W.1

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

Action Requested, Narrative: See Attached

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☒ NO

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

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

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

If YES, list all case number(s) _____

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

Case No. _____

Ordinance No.: _____

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

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

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

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

5. 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 NA

b. Geographic Project Planning Referral NA

c. Citywide Urban Design Guidelines Checklist NA

d. Affordable Housing Referral Form NA

e. Mello Form NA

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

g. HPOZ Authorization Form NA

h. Management Team Authorization NA

i. Expedite Fee Agreement NA

j. Department of Transportation (DOT) Referral Form NA

k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) NA

l. Order to Comply NA

m. Building Permits and Certificates of Occupancy 1941LA08733 and 1940LA00257

n. Hillside Referral Form NA

o. Low Impact Development (LID) Referral Form (Storm water Mitigation) NA

p. Proof of Filing with the Housing and Community Investment Department NA

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Carolyn Childers, CEO
Company/Firm Project 1972, Inc./dba Chief
Address: 117 Hudson Street, Floor 2 Unit/Space Number _____
City New York State NY Zip Code: 10013
Telephone _____ E-mail: carolyn@chief.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) Whitherbee Properties, LLC
Address 25261 Percia Drive Unit/Space Number _____
City Mission Viejo State CA Zip Code: 92691
Telephone (801) 557-7702 E-mail: seibert4dc@comcast.net

Agent/Representative name Bruce Ehrlich
Company/Firm Ehrlich Group Law Office
Address: 601 S. Figueroa Street, Suite 4450 Unit/Space Number _____
City Los Angeles State CA Zip: 90017
Telephone (213) 787-0340 E-mail: behrlich@behrlichlaw.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) Architect
Name Jeffery A. Miller
Company/Firm JM A+D
Address: 4488 Rosecrans Avenue Unit/Space Number _____
City Manhattan Beach State CA Zip Code: 90266
Telephone (213) 949-9494 E-mail: jm@jmadstudio.com

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 11/18/2019

Print Name CHRISTOPHER SEIBERT

Signature 

Date _____

Print Name _____

State of Utah County of Salt Lake
Subscribed and sworn before me on 11/18/19
Cristian Garcia (Date)
(Notary Signature)



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: 12/19/19

Print Name: Carolyn Childers

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).

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