

OFFICE OF ZONING ADMINISTRATION
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1318

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
JONATHAN A. HERSHEY, AICP
THEODORE L. IRVING, AICP
CHARLES J. RAUSCH JR.
CHRISTINA TOY LEE

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**LOS ANGELES DEPARTMENT
OF CITY PLANNING
EXECUTIVE OFFICES**

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DIRECTOR
KEVIN J. KELLER, AICP
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DEPUTY DIRECTOR
ARTHI L. VARMA, AICP
DEPUTY DIRECTOR
LISA M. WEBBER, AICP
DEPUTY DIRECTOR
planning.lacity.org

March 04, 2021

Carolyn Childers, CEO (A)
Project 1972, Inc./dba Chief
117 Hudson Street, Floor 2
New York, NY 10013

Whitherbee Properties, LLC (O)
25261 Percia Dirve
Mission Viejo, CA 92691
Los Angeles, CA 90017

Bruce Ehrlich (R)
Ehrlich Group Law Office
601 South Figueroa Street, Suite 4450
Los Angeles, CA 90017

CASE NO. ZA-2020-4636-CUB
CONDITIONAL USE - ALCOHOL
714 North La Cienega Boulevard
Hollywood Community Plan
Zone: C4-1VL
C.D: 5
D.M.: 141B173
CEQA: ENV-2020-4637-CE
Legal Description: Lots 251, 252, and
FR 253, Tract 5191

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24W.1, I hereby APPROVE:

a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a private membership women's business networking club in the C4-1VL Zone,

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the

development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.
7. Authorized herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a private membership women's business networking club including 5,565 square feet of indoor service area and 1,036 square feet of uncovered outdoor courtyard, from the effective date of this grant, subject to the following limitations:
 - a. The hours of operation shall be limited to 7:00 a.m. to 12:00 a.m. (midnight), daily.
 - b. Indoor seating shall be limited to a maximum of 182 seats provided that number of seats does not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
 - c. Outdoor seating shall be limited to a maximum of 29 seats.

8. No after-hours use is permitted, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
9. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
10. **Complaint Log.** Prior to the utilization of this grant, a telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
 - a. Entry, visible to pedestrians
 - b. Customer service desk, front desk or near the hostess station

Complaints shall be responded to within 24 hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint; and (3) the manner in which the complaint was resolved.

11. The applicant shall provide a telephone number and email address of a responsible party who can respond to any complaints or problems with the club to the local homeowners' association(s), if any.
12. The applicant shall post the phone number for the Mid-City West Neighborhood Council (323) 651-3512 in a public place and also provide the phone number upon request.
13. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale or service of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR), Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program, or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcoholic Beverage Control to issue a letter identifying which employees completed the training. STAR, LEAD, or RBS training shall be conducted for all new hires within three months of their employment. The applicant may contact the Wilshire Vice Unit of the Los Angeles Police Department to arrange for STAR Training.
14. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.

15. A free "Designated Driver Program" shall be implemented in which free non-alcoholic beverages such as water, coffee, tea and soft drinks will be offered to the designated driver of the group.
16. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
17. No employee or agent shall be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premises, nor shall the licensee(s) provide, permit, or make available, either gratuitous or for compensation, male or female patrons who act as escorts, companions or guests of and for the customers.
18. The applicant(s) shall not sublet the premises to outside "promoters" for nightclub or concert activity at any time. The premises shall not be used for private parties other than for events directly related to the private club use. The owner/operator shall at all times retain operational control of the premises.
19. The establishment shall not be operated where an admission is charged at the door or other manner similar to a nightclub or after-hours establishment.
20. The applicant/operator may host private parties or events where a fixed number of guests is predetermined and does not exceed the seating capacity or maximum occupancy approved by the Fire Department. The conduct of the business during any private parties shall be under the direct control of the business owner/operator and private membership club management staff shall be present during private parties. The person responsible for the private party or event shall be provided with a copy of the conditions of this grant and the language below or similar language shall be included in the contract related to any private party or event. Prior to the utilization of this grant, the Applicant shall provide a copy of its standard contract related to private parties or events to the Department of City Planning for inclusion in the case file.
21. No conditional use for public dancing has been requested or approved herein. Public dancing is prohibited.
22. Signs shall be prominently posted on the rear of the building reminding employees to minimize noise.
23. Any music, sound or noise which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement

- noise control measures within property such as, noise barriers, sound absorbers or buffer zones.
24. All entertainment shall be conducted within a wholly enclosed building; there shall be no live entertainment outdoors at any time.
 25. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted.
 26. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
 27. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements have been requested or granted herein.
 28. Employees shall be prohibited from parking in the residential neighborhood to the east.
 29. Prior to effectuation of the authorization granted herein, a copy of an executed lease agreement for off-site parking shall be submitted to the City Planning Department, Development Services Center for retention in the administrative case file.
 30. If at any time the business operator offers valet service, the valet company and its hired attendants must obtain a LAPD Valet Parking Permit which is granted by the LAPD Board of Commissioners office. The valet parking company must apply for a Valet Parking Operator (VPO) permit, while its hired drivers must apply for a Valet Parking Attendant (VPA) permit through LAPD Commission Investigation Division.
 31. The property shall not be used as overflow parking for the public or nightclub valet services.
 32. In order to encourage club membership use of alternative transportation, bicycle parking shall be provided on-site.
 33. Late night employee pick-up and drop-off shall take place in front of the building.
 34. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
 35. There shall be adequate lighting on the interior of the premises to render objects or persons clearly visible.
 36. The applicant shall be responsible for maintaining the premises and adjoining sidewalk free of debris or litter.

37. All vendor deliveries and regular trash pick-up shall occur between the hours of 8 a.m. and 10 p.m.
38. Trash deposit into rear dumpsters shall only occur between 7 a.m. and 10 p.m. daily, and shall be carried out and deposited quietly.
39. Trash and recycling bins shall be kept locked so as to prevent scavenging.
40. All rear and side exit doors, as well as those which open onto La Cienega Boulevard, shall be kept closed always (not propped open) during the operation of the premise except in cases of emergency and to permit deliveries.
41. Employees and patrons shall be instructed to not use the rear alley for smoking, congregating or loitering at any time.
42. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
43. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.
44. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.
45. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.

ADMINISTRATIVE CONDITIONS

46. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per L.A.M.C Section 19.01 E (3) for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.
- a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
 - b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
47. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30-days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.
48. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning

Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

49. The manager of the facility shall be made aware of the conditions and shall inform his/her employees of the same. A statement with the signature, printed name, position and date signed by the manager and his/her employees shall be provided to the Department of City Planning, Development Services Center. The statement shall read,

We, the undersigned, have read and understood the conditions of approval of Case No. ZA-2020-4636-CUB to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with the private membership club, Chief LA, located at 714 N. La Cienega Blvd., and agree to abide and comply with said conditions.

A copy of the conditions of this letter of determination, business permit and insurance information shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety, or the State Department of Alcoholic Beverage Control.

50. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

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

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **MARCH 19, 2021**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>**. Public offices are located at:

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

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

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

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

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

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on December 15, 2020, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use approval under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The subject property, consisting of three adjoining lots bound together by a Lot Tie, is a level, rectangular-shaped, interior, approximately 20,903 square-foot parcel of land with an even width and depth of 142 feet and 148 feet, respectively, and an approximately 138-foot frontage along the east side of La Cienega Boulevard. There is a 15-foot building setback line from La Cienega Boulevard pursuant to Ordinance No. 79,103, and a 5-foot in depth public utility easement along the width of the property at the rear.

The property is improved with two one-story commercial buildings, originally constructed circa 1941; the northern, approximately 2,184 square-foot building is not a part of the request. The southern, approximately 11,139 square-foot building encompasses a central, approximately 1,036 square-foot, courtyard. There are five on-site parking spaces located behind the northern building, accessing a rear alleyway.

The property is located within the Hollywood Community Plan Area with a land use designation of Neighborhood Office Commercial, which corresponds to the C1, C2, C4, P, RAS3, and RAS4 Zones; the property is zoned C4-1VL. The property is located within the Methane Buffer Zone of a Methane Hazard Site. The property is located approximately 1.23 kilometers from the nearest fault (Hollywood Fault).

The applicant requests a Conditional Use authorization to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation

of a proposed private membership women's business networking club, Chief LA, with hours of operation from 7:00 a.m. to 12:00 a.m. (midnight), daily. According to the applicant's submitted documentation, valet parking will be provided; there would be occasional limited music; there is no minimum age requirement for entrance; "fortified" wine (greater than 16% alcohol) would not be sold; the sale of alcohol would not exceed the sale of food items on a quarterly basis; the sale of alcoholic beverages for off-site consumption ("to-go") is not proposed; and discounted alcoholic drinks ("Happy Hour") would not be offered at any time.

Based upon the description of the proposed operation, the applicant appears to be seeking to operate with a Type 51 (club) or 57 (special on-sale general) Alcoholic Beverage Control license. Both of these allow alcoholic beverage service to club members and their guests, for on-site consumption only; food service is not required; minors are allowed on the premises.

The sale, service, and consumption of alcoholic beverages would take place within the southerly building that is presently being remodeled to include approximately 11,139 square feet. Of the total square-footage, the interior areas requested for alcoholic beverage availability would total 5,565 square feet and accommodate 188 seats, as follows:

- Meeting room, 586 square feet, 17 seats
- Meeting room, 531 square feet, 16 seats
- South Bar, 1,137 square feet, 38 seats
- North Bar, 408 square feet, 22 seats
- Lounge, 1,767 square feet, 43 seats
- South Lounge, 415 square feet, 19 seats
- Mezzanine Lounge, 721 square feet, 27 seats

The request also includes the central Courtyard, consisting of an additional 1,036 square feet proposed with 29 seats.

According to the applicant, food and alcoholic beverage service will be confined to limited areas of the building and outdoor courtyard. There will be no food or alcohol service in the courtyard separating the northern and southern buildings. The separate food and alcohol beverage areas will be separated from the remainder of the building areas by doors. The remaining square-footage in the building will be used as office space for Chief LA.

The applicant proposes to have a fully operational service kitchen on site, located within the food and beverage area of the facility. According to the applicant, their general strategy is to partner with a local restaurant or catering company who will assist them in selecting a full-service menu and operationally handling the preparation of that food off-site. Chief LA would be heating and plating the prepared food in the kitchen, and food would only be served within the food and beverage area of their facility. Chief LA would also be fully preparing various simple menu items on-site.

According to information submitted by the applicant:

... 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.

SURROUNDING PROPERTIES

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 La Cienega Boulevard are also zoned C4-1VL, while the properties along Melrose Place are zoned C4-1XL, and developed with various retail, commercial, bar, market, and restaurant uses. The properties across the alley to the east are zoned [Q]R3-1, and are developed with multi-family residential projects.

Streets

La Cienega Boulevard, adjoining the subject property to the west, is a designated Avenue I, dedicated to a width of 100 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

East Alleyway, adjoining the property on the east, is a north-south alleyway, dedicated a width of 20 feet, and improved with asphalt roadway and centerline concrete gutter.

South Alleyway, adjoining the property on the south, is an east-west alleyway, dedicated a substandard width of 15 feet, and improved with asphalt roadway and centerline concrete gutter.

Relevant Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property:

There are no relevant prior cases, affidavits, permits or orders on the property.

Previous Cases on Surrounding Properties

Staff utilized a 500-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), to seek past Zoning Administrator

determinations associated with the sales and dispensing of alcoholic beverages. The following are relevant cases since 2011:

Case No. ZA 2019-652-CUB-ZV – On January 31, 2020, the Central Los Angeles Area Planning Commission granted an appeal, resulting in the approval of a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a private woman's club in the C4-1XL Zone, and a Zone Variance to allow a 1,000 square-foot rooftop patio dining area with 50 seats that is not otherwise permitted in the C4 Zone, on a property located at 8472 West Melrose Place.

Case No. ZA 2017-3265-CUB – On February 9, 2018, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for onsite consumption in conjunction with the operation of a new cafe in the C4-1XL Zone, located at 8475 West Melrose Place.

Case No. ZA 2014-2173-CUB – On October 24, 2014, the Zoning Administrator approved a Conditional Use to permit the continued sale of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the C4-1XL Zone, located at 8475 West Melrose Place.

Case No. ZA 2009-1689-CUB-CUX – On September 20, 2009, the Zoning Administrator approved a conditional; Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 8,300 square foot restaurant and lounge with live entertainment in the C4-1XL Zone; and approved a Conditional Use Permit to allow patron dancing in conjunction with the proposed restaurant, located at 650 North La Cienega Boulevard.

PUBLIC CORRESPONDENCE

Michael Starson, Nasa Management – In a letter dated December 14, 2020, Mr. Starson, representing 30 properties located along Melrose Avenue, La Cienega Boulevard, West Knoll Drive, and Alfred Street, expressed opposition to the project based on a lack of parking for its patrons and employees.

Mehmet Berker, Mid City West Community Council – In a letter dated December 14, 2020, the Neighborhood Council approved the request, subject to eight conditions:

1. Waste vendors servicing the rear of the building, and deliveries to the business, occur between the hours of 8:00AM and 10:00PM to minimize noise impacts on the surrounding neighbors, with deliveries at any other time to occur in the front of the building;
2. Trash and recycling bins are locked;
3. Employees park in onsite spaces or in other commercial spaces to minimize impacts on surrounding residential neighborhoods;
4. Trash deposit in rear dumpsters will be carried out quietly and the club will be respectful to the neighbors;

5. Contact information for club management must be posted clearly on the facade of the establishment so that the residents have a point of contact;
6. Signs to be posted prominently in the rear of the building to remind employees to minimize noise;
7. To the extent that it is safe, late night employee pick up and drop off will take place in front of the building;
8. Provision be made for bicycle parking.

Captain Shannon K. Paulson, Commanding Officer, Wilshire Area Community Police Station, Los Angeles Police Department – In a letter dated October 30, 2020, Captain Paulson indicated that the Vice Unit did not oppose the request, subject to 27 conditions.

PUBLIC HEARING

The public hearing was held telephonically on Tuesday, December 15, 2020 at 10:00 a.m. in conformance with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. Three individuals provided testimony, including two representing the applicant.

Noel Bahamon, General Manager, representing the applicant

- The request is for a private women's club.
- The purpose for the club is to facilitate executive networking for women in senior positions, and for women of color.
- I have launched similar organizations across the nation.
- This is not a co-working space and it is not a restaurant.
- There are no ticketed events.
- We are not required to provide additional parking, there are five spaces on-site.
- We will be providing valet parking for 40 spaces.
- Individual meeting groups will consist of 10 individuals.

After the applicant's comments, the hearing was opened to receive public testimony.

Michael Starson, Nasa Management

- I have submitted a letter.
- The applicant's parking spaces are already filled.
- The applicant's description of the project in terms of operating under COVID is misleading.
- Parking in the area is very limited.
- The provision of adequate parking needs to be linked to the terms of the grant.

Following the close of public testimony, the applicant was given an opportunity to respond to comments heard.

Jeff Miller, Representative

- We have worked with the City to determine the parking requirement for the use.
- We will comply with code-required parking.

Noel Bahamon

- Individual meeting groups will consist of 10 individuals after COVID.
- Based on experience, our busiest hours do not conflict with other uses.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- All service of alcoholic beverages shall be conducted by a waitress or waiter or bartender.
- Any alcoholic beverage sold or dispensed for on-site consumption shall be served at tables or sit-down counters by employees of the club and only consumed at the club.
- There shall be no sales of wine by the bottle or storage of any bottle for future consumption.
- Bottle and/or Table Service involving the distribution of distilled spirits shall be prohibited. "Buckets" of beer and portable bars are prohibited. There shall be no "Minimum drink" required of patrons. In addition, there shall be NO sales of table(s) and/or seating where alcoholic beverages are in any way included in the sale cost of the seating.
- The sale of alcoholic beverages for consumption off the premises is prohibited.

- The off-site sale of alcoholic beverages as a secondary use (i.e., “take out”) is not permitted.
- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- No “Happy Hour” type of reduced-price alcoholic beverage or “2 for 1” promotion shall be allowed at any time.
- Fortified wine (greater than 16% alcohol) shall not be sold.
- No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverages from any customer while in the premises.
- The subject alcoholic beverage license shall not be exchanged for a public premise type license nor operated as a public premise.
- There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for the sale and dispensing of a full line of alcoholic beverages for on-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

CONDITIONAL USE FINDINGS

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

According to information submitted by the applicant:

... 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.

The request to authorize the sale and consumption of a full line of alcoholic beverages for on-site consumption in conjunction with a private membership club would represent an amenity to the club membership and their guests, and not the focus of it. The applicant proposes to have a fully operational service kitchen on site. Most of the offered food will be prepared off-site, via a restaurant or caterer. The prepared food will be heated and plated in the on-site kitchen, along with the preparation of simple menu items on-site.

Since the proposed use is a private membership club, alcoholic beverage service would not be available to the general public for either on- or off-site consumption.

The Mid City West Community Council supports approval of the project, and the local Los Angeles Police Department Community Police Station does not oppose the request.

Providing an opportunity for business women to network is an essential and beneficial service to the community, city, and region, where alcoholic beverage service within the private membership club is available as an amenity, along with food service, establishes a more attractive and inviting venue in which to conduct their activities.

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

The subject property, consisting of three adjoining lots bound together by a Lot Tie, is a level, rectangular-shaped, interior, approximately 20,903 square-foot parcel of land with an even width and depth of 142 feet and 148 feet, respectively, and an approximately 138-foot frontage along the east side of La Cienega Boulevard. There is a 15-foot building setback line from La Cienega Boulevard pursuant to Ordinance No. 79,103, and a 5-foot in depth public utility easement along the width of the property at the rear.

The property is improved with two one-story commercial buildings, originally constructed circa 1941; the northern building is not a part of the request. The southern, approximately 11,139 square-foot building encompasses a central, approximately 1,036 square-foot, courtyard. There are five on-site parking spaces located behind the northern building, accessing a rear alleyway.

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 La Cienega Boulevard are also zoned C4-1VL,

while the properties along Melrose Place are zoned C4-1XL, and developed with various retail, commercial, bar, market, and restaurant uses. The properties across the alley to the east are zoned [Q]R3-1, and are developed with multi-family residential projects.

The applicant requests a Conditional Use authorization to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a proposed private membership women's business networking club, Chief LA, with hours of operation from 7:00 a.m. to 12:00 a.m. (midnight), daily. According to the applicant's submitted documentation, valet parking will be provided; there would be occasional limited music; there is no minimum age requirement for entrance; "fortified" wine (greater than 16% alcohol) would not be sold; the sale of alcohol would not exceed the sale of food items on a quarterly basis; the sale of alcoholic beverages for off-site consumption ("to-go") is not proposed; and discounted alcoholic drinks ("Happy Hour") would not be offered at any time. No new construction is proposed.

Based upon the description of the proposed operation, the applicant appears to be seeking to operate with a Type 51 (club) or 57 (special on-sale general) Alcoholic Beverage Control license. Both of these allow alcoholic beverage service to club members and their guests, for on-site consumption only; food service is not required; minors are allowed on the premises.

The sale, service, and consumption of alcoholic beverages would take place within the southerly building that is presently being remodeled to include approximately 11,139 square feet. Of the total square-footage, the interior areas requested for alcoholic beverage availability would total 5,565 square feet and accommodate 188 seats, as follows:

- Meeting room, 586 square feet, 17 seats
- Meeting room, 531 square feet, 16 seats
- South Bar, 1,137 square feet, 38 seats
- North Bar, 408 square feet, 22 seats
- Lounge, 1,767 square feet, 43 seats
- South Lounge, 415 square feet, 19 seats
- Mezzanine Lounge, 721 square feet, 27 seats

The request also includes the central Courtyard, consisting of an additional 1,036 square feet proposed with 29 seats.

According to the applicant, food and alcoholic beverage service will be confined to limited areas of the building and outdoor courtyard. There will be no food or alcohol service in the courtyard separating the northern and southern buildings. The separate food and alcohol beverage areas will be separated from the remainder of the building areas by doors. The remaining square-footage in the building will be used as office space for Chief LA.

The applicant proposes to have a fully operational service kitchen on site, located within the food and beverage area of the facility. According to the applicant, their general strategy is to partner with a local restaurant or catering company who will assist them in selecting a full-service menu and operationally handling the preparation of that food off-site. Chief LA would be heating and plating the prepared food in the kitchen, and food would only be served within the food and beverage area of their facility. Chief LA would also be fully preparing various simple menu items on-site.

The Mid City West Community Council supports approval of the project, and the local Los Angeles Police Department Community Police Station does not oppose the request, both contingent upon the incorporation of recommended conditions of approval. Most of these conditions have been incorporated into the conditions of approval or recommended to the State Department of Alcoholic Beverage Control (ABC) to impose as a part of their license issuing procedures.

One communication was received, representing various properties along Melrose Avenue, La Cienega Boulevard, West Knoll Drive, and Alfred Street, expressing opposition to the project based on a lack of parking for its patrons and employees.

While the project is required to meet on-site parking space requirements pursuant to the Zoning Code, the project proposes to accommodate a total of 211 seats within the areas authorized for alcoholic beverage sales and consumption, and the available on-site parking is not likely sufficient to accommodate the parking demand for both members and employees of the club. In conjunction with this approval, the Zoning Administrator has adopted conditions of approval to both reduce parking demand and address this concern.

The project, being a members-only private club for the purpose of facilitating networking between business women, that offers a full line of alcoholic beverages for on-site consumption, is not likely to result in the typical kinds of alcoholic beverage-related nuisance problems associated with other drinking establishments. As a part of this grant, the Zoning Administrator has adopted tailored conditions of approval to ensure that the project is operated compatibly with the surrounding neighborhood, encourages responsible management, and deters criminal activity. Further, conditions have been recommended to ABC for consideration as part of their licensing process. Therefore, as conditioned, the project 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.

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

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that

provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is located within the Hollywood Community Plan area. The Community Plan Area Map designates the property for Neighborhood Office Commercial land uses, with corresponding zones of C1, C2, C4, P, RAS3, and RAS4 Zones; the property is zoned C1-1VL and is thus consistent with the General Plan's land use designation for the site. The Community Plan text allows a variety of commercial uses but is silent with regards to the sale of alcohol.

The private club for the purpose of facilitating networking between businesswomen is a permitted use within this area, and the sale and service of alcoholic beverages for on-site consumption is permitted through this conditional use process.

Given the scope and limitations established by the conditions herein, the surrounding land uses will not be significantly impacted by the proposed operation of the private club and its service of alcoholic beverages for on-site consumption. Therefore, the project as conditioned substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

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

The applicant requests a Conditional Use authorization to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a proposed private membership women's business networking club, Chief LA, with hours of operation from 7:00 a.m. to 12:00 a.m. (midnight), daily.

As a private members-only club for the purpose of facilitating business networking, the sale and service of alcoholic beverages for on-site consumption is restricted to club members and their guests only. No sale of alcoholic beverages to the general public is permitted, and no sale of such beverages for off-site consumption is permitted.

The Mid City West Community Council supports approval of the project, and the local Los Angeles Police Department Community Police Station does not oppose the request, both contingent upon the incorporation of recommended conditions of approval. Most of these conditions have been incorporated into the conditions of approval or recommended to the State Department of Alcoholic Beverage Control (ABC) to impose as a part of their license issuing procedures.

One communication was received, representing various properties along Melrose Avenue, La Cienega Boulevard, West Knoll Drive, and Alfred Street, expressing opposition to the project based on a lack of parking for its patrons and employees.

While the project is required to meet on-site parking space requirements pursuant to the Zoning Code, the project proposes to accommodate a total of 211 seats within the areas authorized for alcoholic beverage sales and consumption, and the available on-site parking is not likely sufficient to accommodate the parking demand for both members and employees of the club. In conjunction with this approval, the Zoning Administrator has adopted conditions of approval to both reduce parking demand and address this concern.

Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are controlled by the imposition of conditions requiring deterrents against loitering and providing responsible management. Further, employees will undergo training on the sale of a full line of alcoholic beverages including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program.

Other conditions related to excessive noise, litter and noise prevention will safeguard the residential community. Should there be a change in the ownership and/or the operator of the business, the Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or If at any time during the period of validity of this grant, documented evidence is submitted showing continued violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties.

It is anticipated that the project will be relatively benign in nature and will not adversely impact the surround neighborhood. Therefore, with the imposition of such conditions, the sale of a full line of alcohol for on-site consumption at this location will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

5. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the California State Department of Alcoholic Beverage Control (ABC) licensing criteria for the subject Census Tract No. 1944.02, there are three on-site and two off-site licenses allocated. There are 24 existing on-site and one existing off-site licenses. The subject location is within a highly-developed commercial corridor which has a variety of restaurants and retail establishments, resulting in the existing number of on-site alcohol licenses exceeding the maximum number allocated by ABC. Granting the request will increase the number of licenses in the subject census tract.

Undue concentration can occur when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience. With the approval of the request herein, the number of active licenses for on-site sales within the census tract will further increase above the number allocated by ABC guidelines.

According to statistics provided by the Los Angeles Police Department's Southwest Vice Unit, within Crime Reporting District No. 701, which has jurisdiction over the subject property, a total of 451 crimes were reported in 2019 (392 Part I and 59 Part II crimes), compared to the Citywide average of 170 crimes and the High Crime Reporting District average of 204 crimes. Alcohol related Part II Crimes reported include Narcotics (6), Liquor Laws (0), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (1), Gambling (3), DUI related (9), Moving Traffic Violations (2), and other offenses (13). These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The above statistics indicate that the crime rate in the reporting district where the subject site is located is overall higher than the average.

The proposed private membership club will operate unlike those of typical venues which offer alcoholic beverages for on-site consumption. As a private membership club, the general public is excluded, and alcoholic beverage service is only available to club members and their guests. The purpose of the club is to facilitate networking between business women, and the availability of alcohol is an amenity. Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring surveillance, responsible management, and deterrents against loitering. The Zoning Administrator has imposed such conditions as a part of this approval in order to prevent these kinds of nuisance activities. The Zoning Administrator has recommended conditions to the ABC for consideration as part of their discretionary action process. ABC has the discretion to deny an application if there is evidence that normal operations will be contrary to public welfare and will interfere with the quiet enjoyment of property by residents. Therefore, as conditioned, 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.

6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The following sensitive uses were observed within a 1,000-foot radius of the subject property:

Residential Uses:

Single-family – 14

Multi-family – 54

Condominiums – 10

Schools:

Huntley Preschool – 803 North Alfred Street

Consideration has been given to the distance of the subject establishment from residential buildings and the above-referenced sensitive uses. No comment or testimony has been received from any of the above noted uses in opposition to the request or expressing any concerns. The Mid City West Community Council supports approval of the project. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. The private membership club will not be operating like a typical establishment offering alcoholic beverages service to the general public. In a private membership club, the general public is excluded, and alcoholic beverage service is only available to club members and their guests, for on-site consumption. The purpose of the club is to facilitate networking between business women, and the availability of alcohol is an amenity. The grant has been well-conditioned to prevent and minimize adverse impact, and as such, the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved.

ADDITIONAL MANDATORY FINDINGS

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

Inquiries regarding this matter shall be directed to Lilian Rubio, Planning Staff for the Department of City Planning at (213) 978-1840.



JONATHAN A. HERSHEY, AICP
Associate Zoning Administrator

JAH:LR:bk

cc: Councilmember Paul Koretz
Fifth Council District
Adjoining Property Owners

SHEET NOTES:
 1) PROVIDE BLACK ADDRESS REPAIR/PAINT ON WHITE BACKGROUND ON LOCATION NOTED IN SITE PLAN. COMPARE WITH UFG SECTION 561. ADDRESS IS -15' FROM
 BOUNDARY. MANHOLE HEIGHT WOULD THEREFORE DEFAULT TO 15' IF REQUIRED BY PEG CODE.

RECEIVED
 12-11-2020

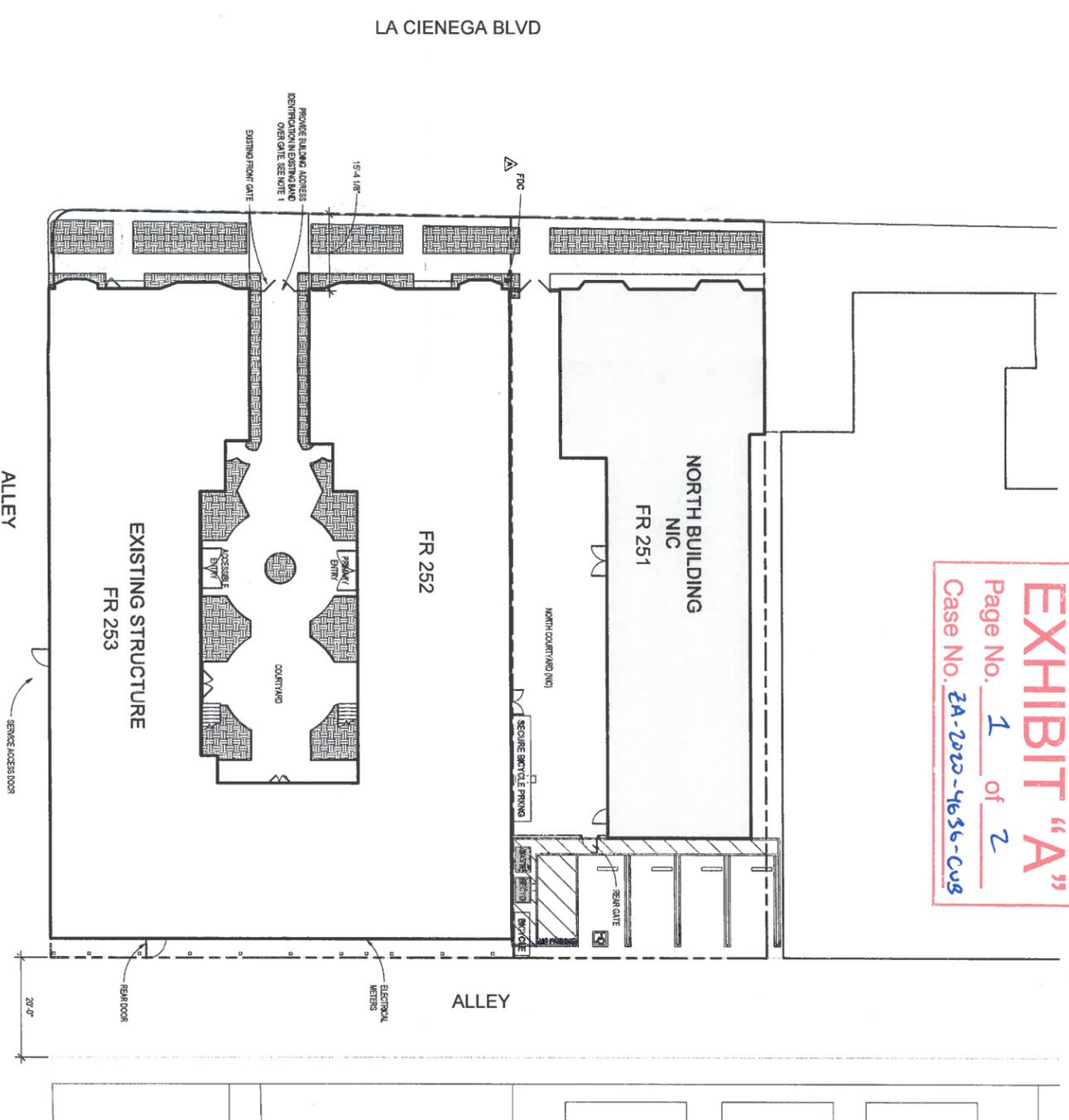


714 La Cienega Blvd
 Los Angeles, CA 90069

JM|A+D

JERRY M. ANDERSON ARCHITECTURE &
 JAMES M. ANDERSON ARCHITECTURE &
 1414 WILSON AVENUE
 LOS ANGELES, CALIFORNIA 90024

EXHIBIT "A"
 Page No. 1 of 2
 Case No. 2A-2020-4656-CUG



ISSUED FOR CONSTRUCTION 24 JUN 2020

DESCRIPTION:
 SINGLE STORY WITH MEZZANINE
 WOOD STUD AND PLASTER BUILDING
 CONSTRUCTED IN 1941 FOR RETAIL
 USE. BUILDING WAS RENOVATED
 AND REOPENED AS A RESTAURANT
 IN 2014. THE BUILDING WAS
 RENOVATED IN THE SAME
 YEAR.

ASSESSOR ID: 6628-001-067
PROPERTY BOUNDARY DESCRIPTION:
 TRACT 5191 LOTS 262 & 263

SCOPE: INTERIOR RENOVATION OF
 EXISTING BUILDING FOR TENANT
 FITOUT OF TENANT OFFICE USE
 INCLUDING MEZZANINE AND PRIVATE CLUB
 FUNCTIONS.

PARKING - REQUIRED:
 5 ADDITIONAL SPACES REQUIRED BUT
 MAY BE REDUCED BY 20% FOR
 ACCESS, PAVING AND MASS TRANSIT
 ACCESS.
 FOUR (4) TOTAL ON SITE PARKING
 STALLS REQUIRED.

PARKING - PROVIDED:
 FOUR (4) TOTAL PARKING STALLS
 PROVIDED.

DATE: 06/24/2020
 TIME: 10:00 AM
 SCALE: 3/32" = 1'-0"

SITE PLAN 01

Project No.: 18311
 Drawing No.: 01
 Drawing Title: SITE PLAN
 Drawing Date: 06/24/2020
 Drawing Scale: 3/32" = 1'-0"

A100



714 La Cienega Blvd
Los Angeles, CA 90069

JM | A+D

ARCHITECT
AFFILIATE OF JAMES ANTHONY ARCHITECTURE &
ALAN ROZENGARTEN ARCHITECTS
4400 WILSON AVENUE
WILSON PARK VILLAGE, CALIFORNIA
CALIFORNIA 91769 (909) 630-0300

| NO. | DESCRIPTION | DATE |
|-----|-------------|-----------|
| 1 | REVISIONS | 1.04.2021 |

| NO. | DESCRIPTION | DATE |
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| NO. | DESCRIPTION | DATE |
|-----|-------------|-----------|
| 1 | REVISIONS | 1.04.2021 |

NOTES:
1) SERVED AREAS REFER TO AREAS WHERE FOOD AND BEVERAGES ARE INTENDED TO BE CONSUMED.
2) PARTICIPANTS TO NOT IN OR ARE RELATED TO THE FOOD AND BEVERAGE SERVED SPACES.

| NO. | DESCRIPTION | DATE |
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| 1 | REVISIONS | 1.04.2021 |

| NO. | DESCRIPTION | DATE |
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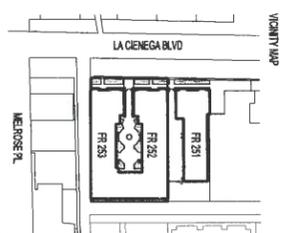
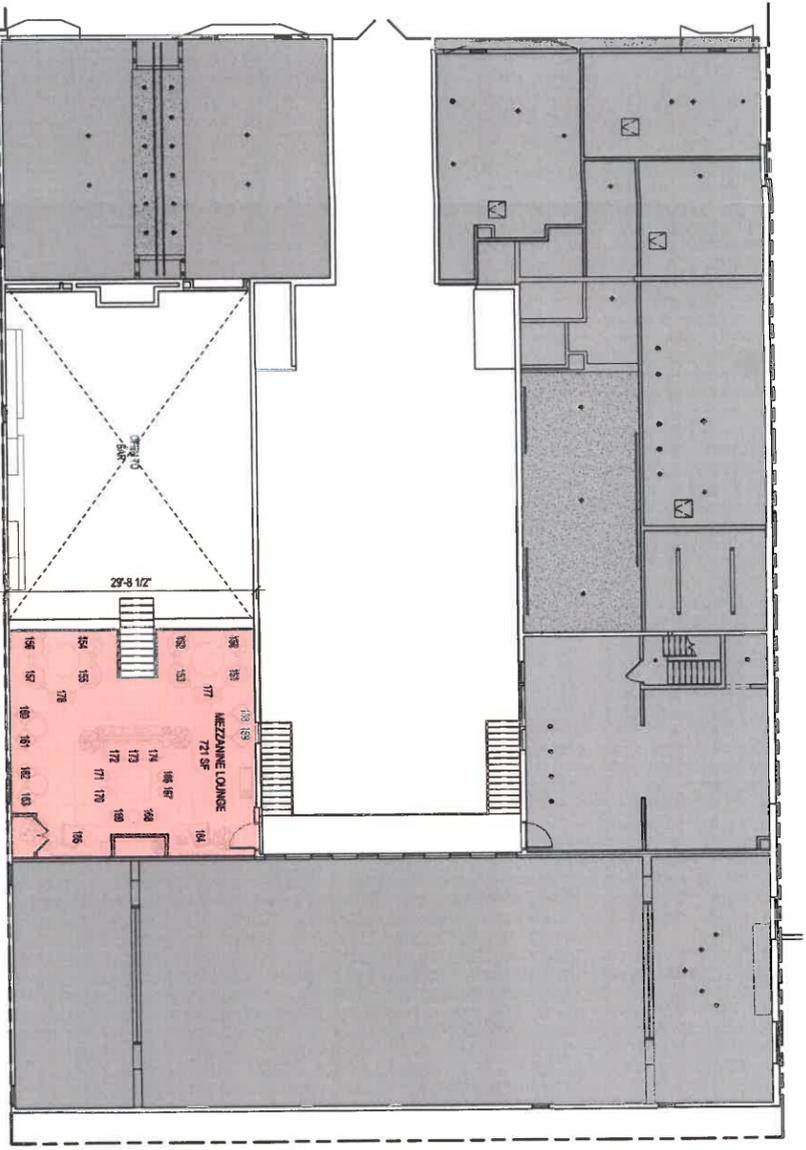


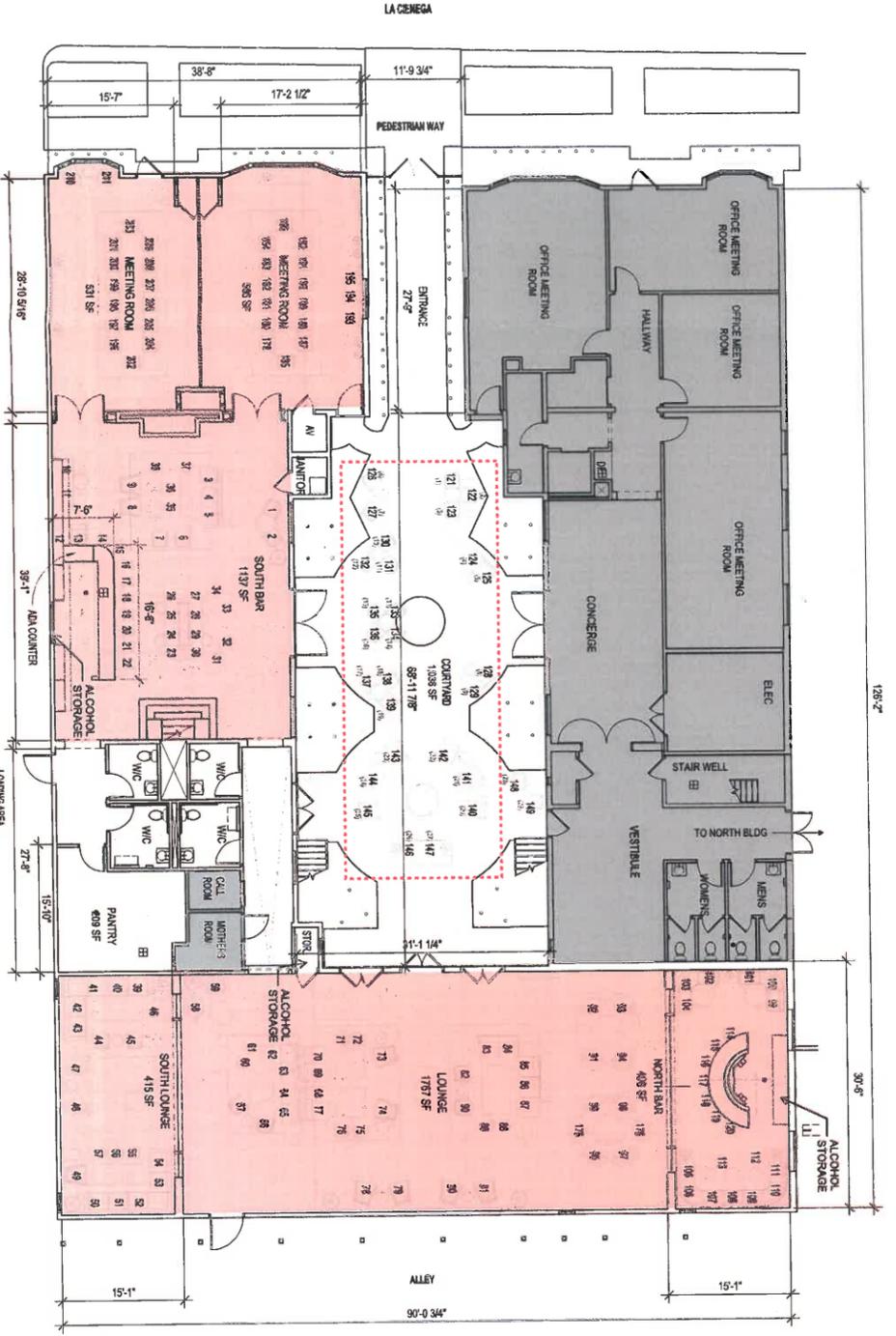
EXHIBIT "A"
Page No. 2 of 2
Case No. 2A-2020-4636-CUS



- EQUIPMENT LIST**
- LIBRARY BAR
 - MEETING ROOM
 - SINK X2
 - HAND SINK
 - TRASH RECEPTACLE
 - BACKWASH COOLER
 - POINT OF SALE SYSTEM
 - SERVERS AND STILL WATER ON TAP
 - ALCOHOL STORAGE AND DISPLAY
 - NORTH - DAM
 - POINT OF SALE SYSTEM
 - FRIDGE
 - FRIDGE
 - COOLER
 - HAND SINK
 - GLASS RINSER
 - TYPICAL SINK
 - PLUMBING
 - REFRESHMENT X2
 - SHELVING & POT RACKS
 - SINK
 - DISINFECTANT
 - DISINFECTANT
 - CHEMICAL WIPER
 - SINK
 - CONVECTION OVEN/ELECTRIC
 - CONVECTION MICROWAVE CONVECTION OVEN



MEZZANINE LEVEL - SOUTH BUILDING - CUB 2
SCALE: 1/8" = 1'-0"



GROUND LEVEL - SOUTH BUILDING - CUB 1
SCALE: 1/8" = 1'-0"

COVID-19 UPDATE

Interim Appeal Filing Procedures

Fall 2020



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

OPTION 1: Online Appeal Portal

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

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check. **Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment.** On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

Metro DSC
(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012

Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401

West Los Angeles DSC
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/or phone to:

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