

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

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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

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

planning.lacity.org

September 2, 2021

Color Club LLC (A) (O)
530 Molino Street, #107
Los Angeles, CA 90013

641 N Western Owner LLC (O)
11 West 42nd Street, 9th Floor
New York, NY 10036

Eddie Navarrette (R)
FE Design & Consulting
327 East 2nd Street, #222
Los Angeles, CA 90012

CASE NO. ZA-2021-2930-CUB-CUX
CONDITIONAL USE
641 North Western Avenue (641-649 North
Western Avenue)
Wilshire Community Plan
Zone: C2-1
C.D: 4 – Raman

LETTER OF CORRECTION

On August 10, 2021, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1, the Associate Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed bar subject to conditions of approval.

It was brought to the Zoning Administrator's attention that Condition No. 7a included a typographical error that did not reflect the intent of the Zoning Administrator, and was reflected in the findings, hearing notice and application. The intent of this grant was to allow for hours of operation of 12 p.m. (noon) and have a closing time of 2 a.m., daily. Finding No. 2 of the grant was made based on the assessment of the 2 a.m. daily closing time, and included conditions of approval based on this time. Therefore, Condition No. 7 is hereby **CORRECTED** as follows:

7. Authorized herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption, live entertainment, and patron dancing, all in conjunction with a proposed 3,211 square-foot bar from the effective date of this grant, subject to the following limitations:
 - a. **MODIFIED.** Hours of operation shall be limited to 12:00 p.m. (noon) to 2:00 ~~p.m.~~ a.m., daily.

Inquiries regarding this matter shall be directed to More Song, Planning Staff for the Department of City Planning, at (213) 978-1319.



HENRY CHU
Associate Zoning Administrator

HC:MS:bk

Cc: Councilmember Nithya Raman
Fourth Council District
Adjoining Property Owners

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August 10, 2021

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CASE NO. ZA-2021-2930-CUB-CUX
CONDITIONAL USE
641 North Western Avenue (641-649 North
Western Avenue)
Wilshire Community Plan
Zone: C2-1
C.D.: 4 – Raman
D.M.: 141B193
CEQA: ENV-2021-2932-CE
Legal Description: Lots 57 FR1 and 58,
Vendome Park Tract

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 Section 15305, Class 5 (Minor Alterations in Land Use Limitations), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 applies;

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.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 proposed bar; and

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.18, I hereby APPROVE:

a conditional use to allow patron dancing with live entertainment in conjunction with a proposed bar;

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, live entertainment, and patron dancing, all in conjunction with a proposed 3,211 square-foot bar from the effective date of this grant, subject to the following limitations:
 - a. Hours of operation shall be limited to 12:00 p.m. (noon) to 2:00 p.m., daily.
 - b. Indoor seating shall be limited to a maximum total of 72 seats provided that number of seats does not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.

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. Live entertainment consisting of DJs and a live music band is permitted within the performance stage as shown on "Exhibit A". Patron dancing is permitted within the 529 square-foot dance floor also shown on "Exhibit A".
10. Parking shall be subject to the determination of the Department of Building and Safety. Any off-site parking shall be provided pursuant to the requirements of LAMC Sections 12.21-A,4(g) and 12.26-E,1(b). No variance from the parking requirements has been granted herein.
11. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
12. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
13. 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.
14. 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.
15. **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.

16. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon

- completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
17. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under their control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
 18. 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.
 19. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism or truancy occur.
 20. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, or the Department of Building and Safety. The on-site Manager and employees shall be knowledgeable of the conditions herein.
 21. The applicant shall be responsible for maintaining free of debris or litter the area adjacent to the premises over which they have control, including the sidewalk in front of the establishment.
 22. All doors shall not be propped open during business hours except for delivery of items.
 23. Any rear/side door(s) of the premises shall be equipped on the inside with an automatic locking device, kept closed at all times and not be used as a means of access by patrons to and from the licensed premises. Temporary use of this door(s) for delivery of supplies does not constitute a violation. Said door(s) shall not consist solely of a screen or ventilated security door.
 24. No outdoor tables and/or chairs or any form of patron seating shall be provided on any outdoor patio or sidewalk.

25. 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.
26. 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.
27. **Designated Driver Program.** Prior to the utilization of this grant, the applicant shall establish a "Designated Driver Program" which shall include, but not be limited to, signs/cards, notation on websites/social media, notifying patrons of the program. The signs/cards/website/social media shall be visible to the customer and posted or printed in prominent locations or areas. These may include signs/cards on each table, at the entrance, at the host station, in the waiting area, at the bars, or on the bathrooms, or a statement in the menus, a website, or on social media.
28. Any music, sound or noise which is under control of the applicant shall not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). 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.
29. The applicant shall maintain a handheld noise monitor and regularly conduct noise tests on the premises to monitor compliance with the Noise Ordinance.
30. **Private Events.** Any use of the premises for private events, including corporate events, birthday parties, anniversary parties, weddings or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.
31. Partitions separating booth/dining areas shall not exceed 54 inches in height. No obstructions shall be attached, fastened or connected to the booths/dining areas within the interior space of the facility that restrict, limit or obstruct the clear observation of the occupants.
32. No enclosed room, other than restrooms, intended for use by patrons or customers shall be permitted. No private dining room with a separate access door shall be permitted.

33. The establishment shall not be leased or contracted out to third party promoters that will require a cover charge or prepayment for admission to the establishment for uses such as or similar to rave parties, electronic music parties, or record release parties advertised and open to the general public.
34. The premises shall not be leased or rented to outside promoters or to any third parties for private parties or special events. The applicant/operator may host private parties or events where a fixed number of customers is predetermined and does not exceed the seating capacity or maximum occupancy approved by the Fire Department. The conduct of the business during any private parties shall be under the direct control of the business owner/operator and 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.
35. Live entertainment and dancing shall be permitted pursuant to a current Los Angeles Police Commission permit. The approximate 529 square-foot dance floor area approved by the Police commission shall be the same as that approved by the Zoning Administrator, identified as "Exhibit A". Prior to the utilization of this grant, evidence of the permit shall be submitted to the Department of City Planning for inclusion in the case file.
36. The business operator shall provide the required number of uniformed state licensed and bonded security guards on the premises, as recommended by the Los Angeles Police Department. Such requirement shall be in writing and submitted to the Department of City Planning.

ADMINISTRATIVE CONDITIONS

37. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
38. **MVIP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 19.01-E,3 for Monitoring of Conditional Use Permits 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/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.
39. 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.
40. 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.
41. **INDEMINIFCATION AND REIMBURSEMENT OF LITIGATION COSTS**
- Applicant shall do all of the following:
- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include

actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

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

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

APPEAL PERIOD – EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after

AUGUST 25, 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
Figuroa Plaza
201 North Figuroa Street,
Fourth 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,
Second 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 July 20, 2021, 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 Sections 12.24 W.1 and 12.24 W.18 have been established by the following facts:

BACKGROUND

The applicant is requesting a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages, live entertainment consisting of live music and DJs, and patron dancing, all in conjunction with a proposed new bar in a currently vacant commercial tenant space. Proposed hours of operation are from 12:00 p.m. (noon) to 2:00 a.m. daily.

The subject property consists of two contiguous lots encompassing a total of approximately 12,405 square feet. The rectangular property is located midblock along Western Avenue, just south of the intersection with Melrose Avenue, and has a street frontage of approximately 90 feet along the western side of Western Avenue. The subject property is currently developed with an existing one-story L-shaped commercial building and surface parking lot; the subject premises is a commercial tenant space in the eastern end of the building that was formerly a retail store and is currently vacant. No new construction or other physical changes are proposed on the subject property.

The subject property is located within the boundaries of the Wilshire Community Plan Area. The Community Plan designates the subject property for Neighborhood Commercial and General Commercial land uses corresponding to the C1, C1.5, C2, C4, CR, P, RAS3, and RAS4 Zones (the northern lot is designated for Neighborhood Commercial while the southern lot is designated for General Commercial land uses). The project site is zoned C2-1, and is thus consistent with the existing land use designations on both lots. The project is also located with the Wilshire Center/Koreatown Redevelopment Project Area, the Los Angeles State Enterprise Zone (ZI-2374) and a Transit Priority Area within the City of Los Angeles (ZA-2452), and is thus subject to any additional applicable requirements of these overlays. There are no other specific plans, overlays, or interim control ordinances pertaining to the project site.

The surrounding area is heavily urbanized and has relatively level topography. The subject property is located in a long established and developed area in central Los Angeles, consisting of various commercial properties along the major arterial roadways and multi-family residential neighborhoods in the interior. Properties immediately adjacent to the project site include a gas station to the north and one- to two-story commercial buildings to the east and south, all zoned C2-1; as well as one- to three-story multi-family buildings to the west, zoned R3-1.

Western Avenue, adjoining the subject property to the east, is a designated Avenue I and is currently dedicated to a right-of-way width of approximately 85 feet along the project's street frontage and improved with curb, gutter, and sidewalk.

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

There are no relevant previous planning actions on the subject property.

Relevant Cases on Surrounding Properties:

Staff utilized a 600-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with alcohol-related conditional use and patron dancing approvals. The following cases were identified to be within 600 feet of the subject property and filed within the last 20 years:

Case No. ZA-2019-3673-CUB – On February 6, 2020, the Zoning Administrator approved a Conditional Use to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a new multi-kitchen meal delivery service in the C2-1 Zone, with hours of operation from 10:00 a.m. to 2:00 a.m. daily, at 611-613 North Western Avenue.

Case No. ZA-2016-2142-CUB – On November 23, 2016, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for onsite consumption in conjunction with a proposed 1,533 square-foot restaurant, with hours of operation from 10:00 a.m. to 11:00 p.m. Sunday through Wednesday and from 10:00 a.m. to 12:00 a.m. Thursday through Saturday, in the C4-1D Zone, at 5001 West Melrose Avenue.

Case No. ZA-2011-3254-CUB – On March 27, 2012, the Zoning Administrator approved a conditional use to permit the continuation of the sale and dispensing of beer and wine for off-site consumption in conjunction with an existing market, with hours of operation from 7:00 a.m. to 9:00 p.m. daily, in the C4-1D Zone, at 5059 West Melrose Avenue.

Case Nos. ZA-2007-3135-CUB and ZA-2007-3135-CUB-1A – On February 15, 2008, the Zoning Administrator denied a conditional use to allow the sale and dispensing of beer and wine for off-site consumption in conjunction with the continued operation of an existing 6,075 square-foot market having hours of operation of 7 a.m. to 9 p.m., daily, in the C4-1D Zone, at 5059 West Melrose Avenue. On April 22, 2008, the Central Los Angeles Area Planning Commission granted an appeal of the Zoning Administrator's decision, overturned the decision, and granted the requests.

A Plan Approval for this case was approved on May 5, 2010.

PUBLIC CORRESPONDENCE

On July 19, 2021, the Wilshire Center Koreatown Neighborhood Council submitted a letter stating unanimous support for the requested entitlement.

PUBLIC HEARING

The public hearing was held on Tuesday, July 20, 2021 at approximately 10:30 a.m. in conformance with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19. The hearing was attended by the applicant's representative, Manny Diaz, the applicant's team, and one member from the community.

Mr. Diaz made the following statements:

- The building was permitted in 1950 and reduced in 1966.
- The site is located at the corner of Melrose Avenue and Western Avenue.
- This is an L shaped building. The rear portion of this building will be an art gallery.
- The building is 50 feet wide from the subject unit to the west property line.
- The bar will be enclosed within the building. There will be tenant improvements.

- The site is located within a State Enterprise Zone.
- There are six on-site parking stalls and one ADA stall.
- The applicant team is well known in the fashion industry.
- The project will include live entertainment in the form of a deejay for most nights and have an occasional live band.
- There will be possible openings for art and films.
- On-site security will be provided.
- The applicant has experience running bars. The team members have experience in real estate development and engineering.
- Outreach includes LAPD's Sargent Pardo of Olympic Vice, who submitted an email no concerns.
- The Wilshire Koreatown Neighborhood Council Board voted on July 12 to support the request.
- Council District 4 stated no position and to work with the neighborhood council and LAPD.

During the public comment portion of the public hearing, one person provided public testimony.

Bianca Alvarez, a resident near the project site, stated the area does have prostitution and there are high incidents of car accidents around Western and Melrose. There are children in the residential areas near the project site. The area is not quiet and parking availability in the neighborhood is an issue. The project will affect the neighborhood.

The applicant's representative responded to comments by stating with issues in the area, it is important to have a presence at that intersection. The building space behind the residential properties were not chosen. It was the space furthest from residential that will be occupied. Sound will not be outside the property.

At the conclusion of the public hearing, the Zoning Administrator stated he would approve the project and consider the comments made in regard to the context of the neighborhood.

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.

The following conditions are submitted for consideration:

- Any alcoholic beverage sold or dispensed for on-site consumption shall be served at tables or sit-down counters by employees of the establishment.
- No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverages from any customer while in the premises.
- There shall be no minimum drink required of patrons.
- There shall be no sales of table(s) and/or searing where alcoholic beverages are in any way included in the sale cost of the seating.
- No person under 21 years of age shall sell or serve alcoholic beverages.
- There shall be no exterior advertising of any kind of type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages, except that the restaurant may post a menu.
- There shall be no bottle service.
- Petitioner(s) shall not have a cover charge for admission. There shall not be a requirement to purchase a minimum number of drinks.
- Sales and delivery of alcoholic beverages to consumers shall be made from behind a counter where an employee will obtain the product. No self-service of alcoholic beverages by patrons will be permitted. A waitress or waiter shall conduct all alcoholic beverage service.
- 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 provide, permit, or make available, either gratuitously or for compensation, male or female patrons who act as escorts, companions, or guests of and for the customer.
- There shall be no "bottle service" of distilled spirits; "Magnum: sized wine/champagne, nor "Buckets" of beer allowed.
- Portable bars are prohibited.

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 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.**

The Conditional Use Permit allows the sale and dispensing of a full line of alcoholic beverages, live entertainment, and patron dancing, all in conjunction with a new proposed bar known as Color Club. The subject property is developed with an existing one-story L-shaped commercial building; the project site is an existing tenant space at the eastern end of the building which was formerly a retail store and is currently vacant.

The proposed new bar will activate a vacant commercial space which in its current vacant state attracts graffiti and vandalism and contributes to blight with boarded up doors and windows. By activating the space with a vibrant use, the project will enhance both the subject property as well as the physical environment of the entire neighborhood. In addition, the project will situate a new commercial use in a currently vacant space, thereby contributing and enhancing the economic vitality of the neighborhood and region. The new bar will be a unique establishment which will provide valuable amenities and entertainment experiences to visitors and residents alike in the form of alcoholic beverage service, patron dancing, and live entertainment. With conditions imposed, the operation will be compatible with surrounding uses and bring a neighborhood serving and entertainment use to the area. Also, imposition of conditions addressing operational, noise, and alcohol-related issues will ensure that the project will not be disruptive to the surrounding community. Therefore, the project will both enhance the built environment in the surrounding neighborhood and will provide a service that is beneficial to the community and region.

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 is developed with an existing one-story L-shaped commercial building and surface parking lot. The proposed bar will occupy the tenant space on the east portion of the site furthest away from abutting residential properties to the west. According to the applicant's representative, the tenant space nearest the residential property will be an art gallery. The project site is an existing tenant space at the eastern end of the building which was formerly a retail store and is currently vacant. The project involves the sale and dispensing of a full line of alcoholic beverages for on-site consumption, live entertainment, and patron dancing, all incidental to a proposed new bar in the currently vacant space. No new construction or change in any physical conditions on the property, except for tenant improvements, is proposed.

The proposed operation will be a 3,211 square-foot bar with 72 indoor seats and a 529 square-foot dance floor area. Hours of operation are from 12 p.m. to 2 a.m., daily. The site includes six parking stalls and one ADA parking stall on the site.

The applicant has stated that for most of the nights, a deejay will play music and on occasion, live bands may perform. In addition, fashion opening and film openings may occur on the site. The subject operation with live entertainment will be subject to the City's Noise Ordinance, and the applicant will be required to maintain a device that measures noise to ensure compliance with the Noise Ordinance.

The subject property is zoned and developed in a manner consistent with both the City's desired land use designation for the site and the surrounding area. The proposed bar use, the sale and dispensing of a full line of alcoholic beverages, live entertainment, and patron dancing are all compatible with the designated land uses on the subject property. The project is further compatible with the project's location along a major arterial roadway in central Los Angeles. The project site is located in an area midway between the heavily developed and bustling neighborhoods of Hollywood to the north and Koreatown to the south, and is surrounded by a variety of multi-family residential, commercial service, and other urban uses. The proposed new bar will activate a currently vacant commercial space, and will thus support and enhance the form and function of Western Avenue and the surrounding area as a vibrant and diverse urban neighborhood. Accordingly, the project is a desirable use in this location and is compatible with surrounding development. In addition, as no new construction for the subject property is proposed, and there are no changes in any significant features or operations, including parking, the request herein is unlikely to have any significant physical impacts over the existing use. Thus, the sale and dispensing of a full line of alcoholic beverages, live entertainment, and patron dancing in this location will be compatible with and will not adversely affect the surrounding area.

Conditions have been imposed to encourage responsible management and deter criminal activity. These conditions will ensure that the operation will address nuisances, include security and safety, provide training, and ensure mode and character and responsible management. In addition, a 24-hour complaint hotline will be required to be posted on the site to allow for anyone from the community to inform the applicant of any complaints of the operation. The applicant will be required to maintain a log of complaints and respond to them within 24 hours. The operation will include security guards on the premises. There will be no speakers or seating outside of the building to ensure the operation and noise is entirely within the building. In addition, the conditions of this grant ensure the mode and character of this operation remain a bar with dancing and live entertainment, and not become a night club. As conditioned, the operation of the proposed bar with the sale and dispensing of a full line of alcoholic beverages for on-site consumption, live entertainment, and patron dancing will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety and the development of the community.

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

The elements in the General Plan establish policies and provide the regulatory environment for managing the city and for addressing concerns and issues. The majority of the policies derived from the elements in the General Plan are in the form of Code Requirements, which collectively form the LAMC. The requested entitlements are for conditionally permitted uses, and thus do not propose to deviate from any of the requirements of the LAMC.

The subject property is located within the boundaries of the Wilshire Community Plan, which establishes land use designations and planning policies for the area. The Community Plan designates the subject property for Neighborhood Commercial and General Commercial land uses corresponding to the C1, C1.5, C2, C4, CR, P, RAS3, and RAS4 Zones (the northern lot is designated for Neighborhood Commercial while the southern lot is designated for General Commercial land uses). The project site is zoned C2-1, and is thus consistent with the existing land use designations on both lots. The project is also located within the Wilshire Center/Koreatown Redevelopment Project Area, the Los Angeles State Enterprise Zone (ZI-2374) and a Transit Priority Area within the City of Los Angeles (ZA-2452), and is thus subject to any additional applicable requirements of these overlays.

Additionally, the project is consistent with the following goal and objective of the Community Plan:

GOAL 2: "AN ECONOMICALLY VITAL COMMERCIAL SECTOR AND STRONG VIABLE COMMERCIAL AREAS THAT OFFER A DIVERSITY OF GOODS AND SERVICES TO MEET THE NEEDS OF THE COMMUNITY IN THE PLAN AREA. COMMERCIAL AREAS SHOULD SATISFY MARKET DEMAND, MAXIMIZE CONVENIENCE AND ACCESSIBILITY WHILE PRESERVING AND ENHANCING THE UNIQUE HISTORIC AND CULTURAL IDENTITIES OF THE DISTRICT."

Objective 2-1: "Conserve and strengthen viable commercial development..."

By enabling the provision of unique amenities and services in conjunction with a commercial service and entertainment use, the project will enhance the commercial sector and the economy. The project is surrounded by many other compatible and complementary uses and follows an established pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding area, and will contribute to the form and function of the surrounding area as a centrally located urban neighborhood developed with a variety of residential, commercial, and entertainment uses. Therefore, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the Community Plan.

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

Conditional authorizations for the sale and dispensing of a full line of alcoholic beverages and patron dancing are allowed through the approval of the Zoning Administrator, subject to certain findings. Given the scope of the Conditions and other limitations established herein, the surrounding land uses will not be significantly impacted by the requested conditional uses.

Negative impacts commonly associated with the sale of alcoholic beverages, live entertainment, and patron dancing include criminal activity, public drunkenness, loitering, and noise. However, as a self-contained use located entirely indoors, the project will likely not result in significant disturbances to the community. In addition, these potential concerns are all addressed by the imposition of conditions requiring responsible management and deterrents against the negative impacts. Employees will undergo training on the sale of alcoholic beverages, including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) program. In addition, other conditions related to excessive noise, noise prevention, and litter will prevent any significant impacts and will safeguard the residential community. The community will have the opportunity to inform the operator of any complaints, including noise and disturbances, if any are caused by this operation. In the event the operation has been determined to create such adverse impacts to the community, the Zoning Administrator reserves the right to call up the applicant for a review of compliance with these conditions through a public hearing to determine if conditions are effective and if additional measures are required. Therefore, with the imposition of such conditions, the request herein will not adversely affect the welfare of the surrounding community.

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

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, three on-site and two off-site consumption licenses are allocated to the subject census tract (Census Tract 1924.20). Currently, there are 10 active on-site licenses and four active off-site licenses total in this census tract. Concentration can be undue when the addition of a license will negatively impact a neighborhood. However, concentration is not undue when the approval of a license provides a public service and benefits the community. In this case, the granting of the application will

not result in undue concentration as the project will enable the provision of a new and unique establishment providing valuable amenities and entertainment for the area. Although the number of existing on-site licenses exceeds the number allocated to the subject census tract, a higher number of alcohol-serving establishments is to be expected in a centrally located and heavily urbanized neighborhood with a variety of commercial and service establishments. In active commercial areas where there is a demand for licenses beyond the allocated number, the ABC has recognized that high-activity retail and commercial centers are supported by significant employee population, in addition to the increasing resident population base in the area. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. In this case, the project site is located in central Los Angeles midway between the large bustling neighborhoods of Hollywood and Koreatown. In such an area, a large number of alcohol licenses would be expected in conjunction with the large number of restaurants and other commercial services in the area. The project will cater to a large number of both local residents and workers as well as tourists and visitors, and thus will provide a beneficial service. Thus, the project will not result in undue concentration.

According to statistics provided by the Los Angeles Police Department's Olympic Division Vice Unit, within Crime Reporting District No. 2002 which has jurisdiction over the subject property, a total of 202 crimes were reported in 2020, including 115 Part I and 87 Part II crimes, compared to the Citywide average of 141 crimes and the High Crime Reporting District average of 169 crimes for the same reporting period. Alcohol-related Part II crimes reported include Narcotics (6), Liquor Laws (0), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (0), Gambling (0), DUI-related (0), and Miscellaneous Other Violations (1). 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 project will not adversely affect public welfare because the new proposed establishment will be a desirable use in an area designated for such uses and will be a unique draw to the area. In this case, the project will enable the proposed bar to provide a unique service and entertainment amenities to workers, visitors, and residents and, as conditioned, will not negatively impact the area. Additionally, although the local crime rate is higher than the Citywide average, the number of alcohol-related crimes are particularly low, with none reported in 2020; as such, the area does not likely have a significant crime issue related to overconcentration of alcohol permits. Nonetheless, the Zoning Administrator has incorporated numerous operational conditions to the grant that address noise, safety, and security to further ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. Therefore, the granting of the request herein will not result in undue concentration.

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

The project site is zoned for commercial uses and will continue to be utilized as such with the proposed bar use. Consideration has been given to the distance of the subject establishment from any nearby sensitive uses. Although there are various residential uses nearby, it is unlikely that they will be significantly impacted by the project. The project site is located along a major arterial roadway, Western Avenue, and fronts the street; with residential uses in the area located behind the major arterial roadways such as Western Avenue and Melrose Avenue, the project is unlikely to have a significant direct impact on such uses. There are no other potentially sensitive uses identified nearby, such as schools or parks. Nevertheless, the grant has been well conditioned, which should protect the health, safety, and welfare of the surrounding neighbors. 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 project will contribute to the neighborhood and will serve neighboring residents and local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect nearby residentially zoned communities, schools, parks, libraries, or any other sensitive uses in the area.

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.
8. It has been determined based on the whole of the administrative record that the project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Sections 15301 (Class 1) and 15305 (Class 5), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2, applies.

Inquiries regarding this matter shall be directed to More Song, Planning Staff for the Department of City Planning, at (213) 978-1319.



HENRY CHU
Associate Zoning Administrator

HC:MS:bk

Cc: Councilmember Nithya Raman
Fourth Council District
Adjoining Property Owners



817 2ND ST. #202, LOS ANGELES, CALIFORNIA 90012

PROJECT INFORMATION

LEGAL DESCRIPTION

Site Address : 641 N WESTERN AVE
 ZIP Code : 90004
 PIN Number : 141B193 685
 Lot/Parcel Area (Calculated) : 6,818.9 (sq ft)
 Thomas Brothers Grid PAGE : 593 - GRID H7
 Assessor Parcel No. (APN) : 5522010022
 Tract : VENDOME PARK TRACT
 Map Reference : M B 8-22
 Block : None
 Lot : 58
 Arb (Lot Cut Reference) : None
 Map Sheet : 141B193

JURISDICTIONAL

COMMUNITY PLAN AREA : WILSHIRE
 AREA PLANNING COMMISSION : CENTRAL
 NEIGHBORHOOD COUNCIL : WILSHIRE CENTER-KOREATOWN
 COUNCIL DISTRICT : CD 4 - NITHYA RAMAN
 CENSUS TRACT # : 1924.20
 LADBS DISTRICT OFFICE : LOS ANGELES METRO
 BUILDING PERMIT INFO : VIEW

PLANNING & ZONING

SPECIAL NOTES : NONE
 ZONING : C2-1
 ZONING INFORMATION (Z1) : Z1-2452 TRANSIT PRIORITY AREA
 IN THE CITY OF LOS ANGELES
 ZONING INFORMATION (Z1) : Z1-2488 REDEVELOPMENT
 PROJECT AREA: WILSHIRE
 CENTER, KOREATOWN
 ZONING INFORMATION (Z1) : Z1-2374 STATE ENTERPRISE ZONE:
 LOS ANGELES
 GENERAL PLAN LAND USE : GENERAL COMMERCIAL
 GENERAL PLAN NOTE(S) : YES
 HILLSIDE AREA (ZONING CODE) : NO
 SPECIFIC PLAN AREA : NONE
 SUBAREA : NONE
 SPECIAL LAND USE / ZONING : NONE
 HISTORIC PRESERVATION REVIEW : NO
 HISTORICPLACESLA : VIEW
 CDO: COMMUNITY DESIGN OVERLAY : NONE
 CPIO: COMMUNITY PLAN IMP. OVERLAY : NONE
 SUBAREA : NONE

PROJECT DETAILS

TYPE OF USE : BAR / DANCE CLUB
 PARKING : NO CHANGE, STATE ENTERPRISE ZONE
 TYPE OF ALCOHOL : TYPES 47
 HOURS OF OPERATION : NOON TO 2 A.M. DAILY
 INTERIOR AREA : 3,211 S.F.
 SEATING : 72
 LIVE ENTERTAINMENT : YES
 DANCING : YES

PROJECT INFORMATION

COLOR CLUB

641 N WESTERN AVE
 LOS ANGELES, CA 90004

SUBMITTALS

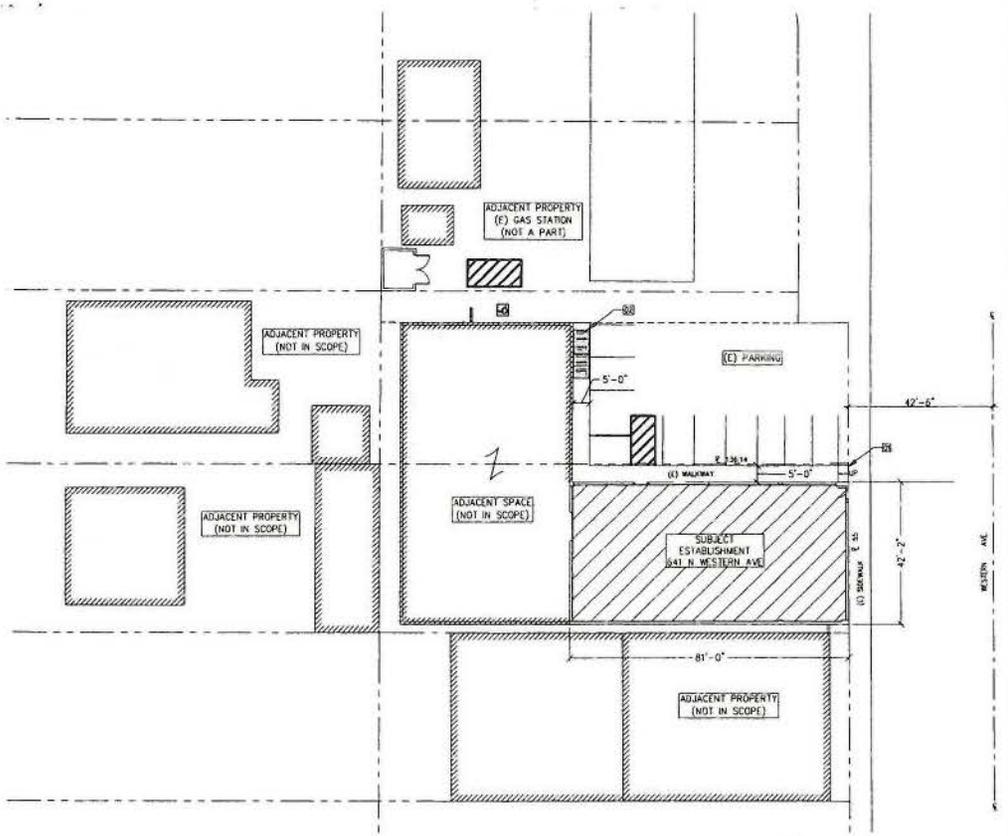
DATE	DESCRIPTION
4/12/2021	PLANNING UPDATE
3/26/2021	PLANNING SUBMITTAL

SHEET NAME

COVER & SITE PLAN

SHEET NUMBER

A-0.0



SITE PLAN
 SCALE 1/16" = 1'-0"
 GROUND FLOOR AREA: 3,211SQ.FT.
 GRAPHIC SCALE 1/16" = 1'-0"

KEYNOTES

- ⊞ (E) RAMP 14.4X
- ⊞ (E) TRASH AREA

REVISED PLANS

EXHIBIT "A"
 Page No. 1 of 2
 Case No. 2A-7021-2930-CLUB-INT
 JTB



JE DESIGN & CONSULTING

574 PULASKI AVE. LOS ANGELES, CALIFORNIA 90012

PROJECT INFORMATION

COLOR CLUB

641 N WESTERN AVE.
LOS ANGELES, CA 90004

SUBMITTALS

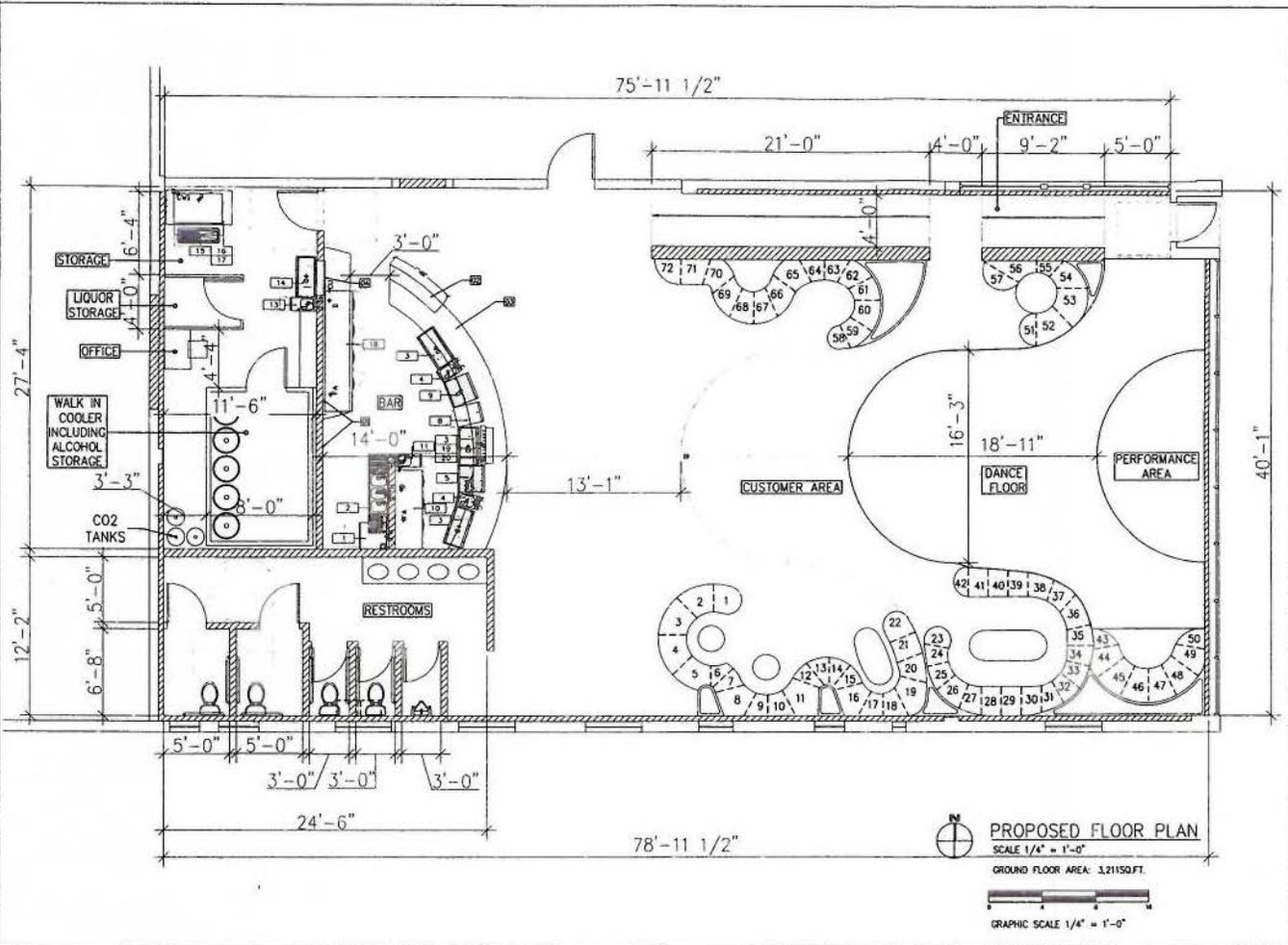
4/12/2021	PLANNING UPDATE
3/26/2021	PLANNING SUBMITTAL
DATE	DESCRIPTION

SHEET NAME

PROPOSED FLOOR PLAN

SHEET NUMBER

A-1.0



PROJECT INFORMATION

AREA	SQ. FT.	SEATS	OCCUPANCY
CUSTOMER AREA	1530	72	102
PERFORMANCE AREA & DANCE FLOOR	529	-	106
BAR	282	-	1.3
STORAGE, WALK IN COOLERS, ALCOHOL STORAGE, & LIQUOR STORAGE	288	-	1
OFFICE	26	-	1
RESTROOMS	295	-	-
ENTRANCE	157	-	11
OTHER	121	-	-
TOTAL INTERIOR	3211	72	222.3

KEYNOTES

- LIQUOR DISPLAY
- 60" H. ADA, 34" HEIGHT ADA COUNTER
- 42" H. COUNTER
- PASS THROUGH

REVISED PLANS

LEGEND

- (E) EXTERIOR WALL
- (I) INTERIOR WALL
- (N) INTERIOR WALL

EXHIBIT 467

Page No. 2 of 2
Case No. 2A-2021-2930. WBS CAX



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