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February 01, 2017

New 1060 South Broadway LLC (A) (O)
Charles Oakshett
745 Merchant Street
Los Angeles, CA 90021

Elizabeth Peterson Group, Inc. (R)
Elizabeth Peterson
400 South Main Street #808
Los Angeles, CA 90013

CASE NO. ZA 2016-2478(ZV)(CUB)(CUX)
ZONE VARIANCE, CONDITIONAL USE
1060 South Broadway
Central City Community Plan
Zone : C2-4D-O-SN
D. M. : 126A209
C. D. : 14
CEQA : ENV-2016-2442-CE
Legal Description: ADDITION TO THE
E.H. WORKMAN TRACT, Lot FR 24

Pursuant to Los Angeles Municipal Code 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 hotel with restaurants, lounges, event space, pool deck and spa in the C2-1-O Zone,

Pursuant to Los Angeles Municipal Code Section 12.24-W, 18, I hereby APPROVE:

a conditional use to allow live entertainment and public dancing within the basement restaurant, ground-floor lounge, second floor event space, and rooftop restaurant,

Pursuant to Los Angeles Municipal Code Section 12.27, I hereby APPROVE:

a zone variance to allow an uncovered rooftop dining with live entertainment and dancing in the C2-1-O 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 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 Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. Approved herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a hotel (Hoxton Hotel) operating 24 hours daily. Alcohol service is limited to and within the following: a 2,371 square-foot basement level restaurant with 78 indoor seats; a 3,899 square-foot ground-level restaurant with 123 indoor seats and 62 outdoor seats within a 607 square-foot outdoor patio; a 2,896 square-foot lounge with 95 indoor seats and 120 outdoor seats within a 1,108 square-foot outdoor patio; a 1,631 square-foot second floor event space comprised of five (5) meeting rooms and pantry area with a total of 54 seats; a 2,762 square-foot restaurant at the rooftop with 108 seats; a 1,631 square-foot pool deck located at the rooftop with 82 seats; and a 1,309 square-foot lounge located at the rooftop with 113 seats; also included are a total of 16 portable bars located in the basement (2), ground floor (5), 2nd floor (3), and rooftop (6); and a total of 174 in-room access cabinets/minibar, one for each guest room.
7. The hours of operation for all the restaurants, bars, lounges, pantry area, portable bars, event space and pool deck shall be from 6:00 a.m. to 2:00 a.m. daily, and the hotel shall operate 24 hours, daily.
8. The applicant shall provide valet parking 24 hours a day, Monday through Sunday.
9. The public streets shall not be used for valet parking.
10. The valet operator shall be required to obtain a valid LAPD Commission Investigation Division (CID) Valet Operator Permit pursuant to LAMC Section 103.203 (b) and each valet attendant shall have a valid CID permit along with a valid California Driver License in their possession while on duty.
11. The valet parking service shall not park on residential streets or block driveways or vehicular access on any adjacent properties. Street parking shall not be utilized.

12. Prior to the issuance of any building permit, a valid valet parking contract in compliance with this condition shall be submitted to the Condition Compliance Unit (CCU). The contract shall be maintained for the life of this grant and shall include the hours of valet service and the number of valet attendants to be provided as well as the valet parking locations. If the valet operator is replaced, a copy of the replacement contract shall be provided to the Zoning Administrator upon execution of the new contract.
13. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require the petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review the petitioner's compliance with and, the effectiveness of the conditions of the grant. The petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.
14. At any time should there be a change in the operator of the business, the new operator shall be required to file a Plan Approval application and associated fees pursuant to Section 19.01-I of the Los Angeles Municipal Code at the Department of City Planning, Public Counter. The Plan Approval application shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new operator. A public hearing shall be conducted with notification of all owners and occupants of property within a 500-foot radius. The purpose of the plan approval will be to review and establish conditions deemed applicable to the use as maintained and 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.
15. There shall be no Adult Entertainment of any type pursuant to Section 12.70 of the Municipal Code.
16. No pool or billiard table may be maintained on the premises.
17. No pay phone will be maintained on the exterior of the premises.
18. There shall be no coin-operated games or video game machines permitted on the premises at any time. Video games as a part of in-room entertainment systems are permitted.
19. The rear/side door(s) of the premises shall be equipped on the inside with an automatic lock device and shall be kept closed at all times. This door(s) shall not be used as a means of access by patrons to and from the premises. Temporary use of this door(s) for delivery of supplies does not constitute a violation. Said door(s) are not to consist solely of a screen or ventilated security door.

20. The operator of the restaurants, lounges, and bars shall not require an admission or cover charge.
21. Any music, sound or noise emitted from the subject businesses shall comply with the noise regulations of the Los Angeles Municipal Code (LAMC). All outside personnel associated with any live music especially that played on the roof deck, shall be appraised of the City's noise regulations and required to comply. Acoustics shall be provided on the rooftop.
22. Amplified music shall not be audible beyond the outside of the premises and sound equipment shall be insulated and positioned away from walls to render vibrations and reverberations undetectable beyond the premises.
23. The hotel shall always use an extensive Closed Circuit Television (CCTV) system integrated with an alarm network, which will feed into the central security control room. This multiple camera system will provide coverage of all public interior areas, including all entrances and exits to the premises. The camera system will be activated and in use during any business activity. All data from the CCTV and alarm systems will be maintained for no less than a 60-day period. All tapes shall be made available to the Police Department upon demand. On-site security staff shall monitor the cameras.
24. The business operator of each premise permitted by this action shall maintain on the premise, and present upon request to any law enforcement officer, a copy of the business permit, insurance information, and a valid emergency contact phone number for any valet service used by the business.
25. The operator shall be responsible for mitigating the potential negative impacts of its operation on surrounding uses, especially noise from the roof-top pool deck and that derived from patrons exiting the structure.
26. The operator shall be responsible for crowd control from patrons entering, during events in the event space and outdoor pool area.
27. No alcoholic beverage shall be consumed on any property adjacent to the licensed premises under the control of the license.
28. The applicant and its operator shall provide a detailed security plan to be approved by LAPD as a condition of this grant. Evidence of the LAPD's approval of the security plan shall be given to the Department of City Planning's Development Services Center prior to final sign-off on the conditions of approval.
29. All security personnel shall be licensed consistent with State law and the Los Angeles Police Commission standards and maintain an active American Red Cross first-aid card. The security personnel shall be dressed in such a manner as to be readily identifiable to patrons and law enforcement personnel.

30. All security personnel shall maintain order therein and prevent any activity that would interfere with the quiet enjoyment of their property by nearby residents. The security personnel shall to the reasonable extent possible, encourage patrons to exit the premises quietly so as to not make disturbances on the public rights-of-way or nearby residential uses.
31. The applicant/owner/operator and on-site manager(s) shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal, criminal, and/or nuisance activity on the subject premises and any accessory parking areas which have been made available or are commonly utilized for patron parking.
32. No enclosed room, other than restrooms and the meeting rooms on the second floor, intended for use by patrons or customers is allowed. No enclosed customer booths shall be permitted. If booths exist and are separated by a partition and/or curtain or other opaque or semi-opaque material, said booths shall be completely open on at least one side. The doors to the aforementioned rooms shall remain unlocked and access to wait staff and management staff shall always be permitted.
33. Operator shall meet quarterly with LAPD to discuss operational issues as well as compliance with approved conditions. At such meeting, LAPD shall be provided with internal security logs of events, incidents, evictions, and operational issues. In the event that LAPD is not able to meet each month, it is the responsibility of the owner to provide all logs to LAPD.
34. The approved conditions shall be retained in a conspicuous place in an office area on the premises at all times and be immediately produced upon request of any Los Angeles Police officer, Department of Alcoholic Beverage Control investigator, or Department of City Planning. The manager and all employees shall be knowledgeable of the conditions herein.
35. A clearly legible and easily readable copy of these conditions shall be posted in a conspicuous location in a well-lit portion of the lobby area where it can be easily and readily read by customers and employees.
36. Adequate lighting shall be installed in all public areas within the businesses including the pool deck and meeting rooms in conformance with the Los Angeles Municipal Code. The lighting shall be such that it renders all objects and persons clearly visible.
37. Petitioners shall regularly police the area under their control in an effort to prevent littering by patrons about the premises.
38. A sign shall be located at the cashier's area or reception area of each restaurant indicating the name and phone number of a responsible person to be contacted in the event the operation of the facility is causing concerns or problems to the surrounding neighborhood. The phone number shall connect directly to the responsible person and not to an answering machine.

39. 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 customers.
40. Loitering is prohibited on or around these premises or the area under control of the applicant.
41. "No Loitering" signs shall be posted at the front and rear of the site.
42. Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages or tobacco products.
43. Within six months of the effective date of this action, all employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR). Upon completion of the training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the City Planning's Development Services Center as evidence of compliance. In the event there is a change of license, within one year of such change, this training program shall be required for all staff. Every six-month period, new employees involved with the sale of alcoholic beverages shall enroll in the program.
44. The property owner/operator shall keep a log of complaints received, the date and time received, and the disposition of the response. This shall be available for inspection by the Department.
45. At least one on-duty manager with authority over the activities conducted with in 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 interior and exterior of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by ABC and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage loitering as illegal and criminal activity on the subject premise and any exterior area over which the building owner exercises control.
46. The hotel restaurants shall be maintained as bona fide eating places with an operational kitchen and shall provide a menu containing an assortment of foods normally offered in such restaurants. Food service and room service shall be available at all times during normal operating hours.
47. 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.

48. The operator, restaurant, bars, and banquet center, shall implement a Designated Drive Program (i.e., free soft drinks or coffee to a designated driver of a group) which shall be submitted to the Department of City Planning's Development Services Center for inclusion in the file. The availability of this program shall be made known to patrons either via a two-sided card placed on all tables and service bars, and on signs printed and posted in areas where alcohol is served, as well as in the public restrooms.
49. No self-service of alcoholic beverages is permitted, except in the in-room alcohol access cabinets.
50. Security personnel shall take steps necessary to prevent departing guests who appear to be intoxicated from driving, including, observing patrons as they are walking them to their cars and actively encouraging the alternative use of designated sober drivers and/or having the security personnel call a taxi cab or driving service.
51. Patron dancing and live music is permitted by this grant. Dancing and live entertainment, including live music, disk jockey, karaoke, or a piano bar shall be permitted within the restaurant at the basement floor, the lounge on the ground floor, and the event space on the second floor. Dancing and live entertainment limited to either acoustic music or a disc jockey shall be permitted within the restaurant on the roof terrace level. A piano bar or disk jockey may be permitted in the first floor lobby bar. Acoustic or non-electric piano music may be permitted on the roof deck. Any music or recorded music shall not be audible beyond the indoor area of the hotel and live music or entertainment shall not be heard beyond the roof top of the pool deck and outdoor deck.
52. Dancing and live music shall not occur unless the applicant obtains the appropriate permit from the Police Commission as well approval from the Central Area Vice Unit. Dancing and live music may occur if the Police Department determines that no Police Commission permit is required.
53. No person under 21 years of age shall sell or deliver alcoholic beverages. No person under the age of 21 shall serve alcoholic beverages at a bar or lounge. Alcoholic beverages may be served to those tables only within the restaurant area, in association with food service, by wait-staff or over the age of 18 years.
54. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.
55. The subject alcoholic beverage license shall not be exchanged for a public premise type license.
56. The sale of a full-line of alcoholic beverages shall be limited from 6:00 a.m. to 2:00 a.m., daily, excluding access cabinets.
57. The in-room alcohol access cabinets shall be permitted to operate 24 hours, daily.

58. Surveillance monitors shall be located at each establishment in an area where the monitors are regularly reviewed by staff during the operating hours.
59. The property/business owners and the business operators shall identify a contact person and provide a 24-hour "hot line" telephone number for any inquiries or complaints from the community regarding their respective premises. Prior to the utilization of this grant, the phone number shall be posted on each establishment of the subject premises so that it is readily visible to any interested party. The hot line shall be: posted at the entrances of the subject building and restaurants/bars/lounge/event space/pool deck and spa, responded to within 24 hours of any complaints/inquiries received on this hot line, and documented in a log and available for review by the Los Angeles Police Department and the Zoning Administrator upon request regarding, at a minimum, when the calls were received, returned and the action taken in response.
60. All lighting shall be shielded and directed onto the site such that the light source cannot be seen from the neighboring residential properties. No floodlighting is permitted. This Condition shall not preclude the installation of low-level security lighting.
61. Any use or development within the public right-of-way shall require approval of a revocable permit by the Department of Public Works.
62. Background music is permitted at a low volume such that any music playing shall not be audible beyond the subject premises. No live entertainment, no public address system shall be permitted on outdoor patios within the public right-of-way and/or on the roof. Noise generated on-site shall not exceed the decibel levels stated in the Citywide Noise Ordinance.
63. The restaurants/bars on the basement floor, 1st floor and on the roof terrace shall maintain a kitchen for cooking and preparing of food as shown on plans stamped "Exhibit A". Food service shall be available at all times during operating hours.
64. All employees who serve alcoholic beverages shall attend follow-up STAR classes every 24 months. The STAR training shall be conducted for all new hires within two months of their employment. Prior to the utilization of the grant, a list of employees who serve alcoholic beverages, their hire date and written confirmation of their STAR training shall be submitted to the Zoning Administrator and shall be retained on the premises at all times and be immediately made available upon request of any Los Angeles Police officer or Department of Alcoholic Beverage Control investigator.
65. The business operators shall comply with Section 6404.5(b) of the Labor Code which prohibits smoking within any place of employment and outside adjacent to the restaurants/bars/lounge or meeting rooms. There shall be no ashtrays or other receptacles used for the purpose of collecting ash or cigarette/cigar butts inside and adjacent to the subject premises.

66. Prior to the sale of alcoholic beverages, Certificates of Occupancy for the subject premises shall be submitted to the Zoning Administrator for inclusion in the case file.
67. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center or the Condition Compliance Unit 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 or Condition Compliance Unit for inclusion in the case file.
68. The applicant shall monitor and maintain the area adjacent to the premises over which they have control free of litter.
69. The restaurant operators shall not allow the premises to be used for rented private parties or be subleased to promoters of private parties.
70. The business establishment shall have an on-duty manager name and photo posted daily at the front entrance, clearly identifying whom is responsible for the daily operation of the facility.
71. Should there be a change in the ownership or operators of the subject premises, the property/business owners and the business operators shall provide the prospective new property/business owner and the business operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Prior to the closing of the escrow for a potential change in the ownership of the property/business or the business operator, evidence showing that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator, shall be submitted to the Office of Zoning Administration for inclusion in the case file.
72. The Conditions of this grant shall be retained on each establishment of the subject premises at all times and be immediately provided upon request of any responsible agencies including, but not limited to, the Department of Building and Safety, the Department of City Planning, and the Los Angeles Police Department. The manager and all employees shall be knowledgeable of the conditions required herein.
73. Within 30 days of the effective date of the Department of Alcoholic Beverage Control license, and within 30 days of the effective date of any modification or alterations of terms of said license, the applicant shall transmit a copy of the valid Department of Alcoholic Beverage Control license to the Condition Compliance Unit for attachment to the case file.

74. The conditions of the subject grant shall be provided to employees for their review. Prior to the utilization of the grant, a statement signed by the employees, valet attendants and security personnel stating that they reviewed and agree to comply with the conditions shall be submitted to the Zoning Administrator.
75. All licenses, permits and conditions shall be posted in a conspicuous location at the facility. Additionally, a copy shall be provided to all employees who shall sign an acknowledgement form stating that they have read and understood all of the ABC and conditional use permit conditions. Said form shall be maintained at the location by the owner and or manager who shall present it to Police personnel, ABC investigators or any other City Agency upon request.
76. Prior to the beginning of operations, the applicant shall notify the Condition Compliance Unit via email or U.S. Mail when operations are scheduled to begin and shall submit a copy of the Certificate of Occupancy for the Case File. The notification shall be submitted to planning.ccu@lacity.org, with the subject of the email to include the case number, "ZA 2016-2478-ZV-CUB-CUX/Operation Notification". The applicant shall also submit (attached or mailed) evidence of compliance with any conditions which require compliance "prior to the beginning of operations" as stated by these conditions.
77. Prior to the beginning of operations, 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 Condition Compliance Unit within 30 days of the beginning day of operation of the establishment. The statement shall read as follows,

We, the undersigned, have read and understand the conditions of approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the hotel known as Hoxton and agree to abide and comply with said conditions.
78. 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. The application, in association with the appropriate fees, shall be submitted to the Department of Planning, Condition Compliance Unit 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 a public hearing, that may also be conducted for nuisance abatement/revocation purposes.

79. **MViP - Monitoring, Verification and Inspection Program.** At any time, before, during, or after operating hours, a City inspector may 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 used to rate the operator according to the level of compliance. If a violation exists, the owner/operator will be notified of the deficiency or violation and will be 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 therein, may result in denial of future requests to renew or extend this grant.

80. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (b).
- e. If the City determines it necessary to protect the City's interests, 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, commission, committees, employees and volunteers.

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

TRANSQUARE-FEETERABILITY

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 **February 16, 2017**, 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:

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

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

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 all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the 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 November 16, 2016, 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 permit under the provisions of Section 12.24-W and for a zone variance under the provisions of 12.27 have been established by the following facts:

BACKGROUND

The property is an irregular, trapezoidal-shaped parcel of land zoned C2-4D-O-SN with a frontage of 188.66 feet on the east side of Broadway, 65.3 feet on the north side of 11th Street, 28.4 feet along the alley to the north and 187.48 feet along the alley to the east. The subject building is 176.4 feet along Broadway, 65.3 feet along 11th Street, 30.5 feet along the alley to the north, and 175.5 feet along the alley to the east. The lot totals 8,770 square feet and is developed with an existing 10-story 80,800 square-foot building. After the change of use and proposed alterations, the building will have a reduced area of 80,446 square feet.

Historically, the building was referred to as the Los Angeles Transit Building and was completed in 1922. The building was designed in the Beaux Arts style and originally housed offices and stores on the ground level. The office portion of the building has hosted medical uses in the past and most recently garment manufacturing, including in the basement. The ground-floor has hosted a confectionary, restaurant, pharmacy and grocery store and film sets have been constructed on the roof, along with electric rooftop signage and a 1940's radio tower. The applicant, New 1060 South Broadway LLC, has proposed the adaptive reuse/ conversion of the building to hotel to be known as The Hoxton. The Hoxton currently has two hotels in London, The Hoxton, Shoreditch and The Hoxton, Holborn.

All adjacent properties are zoned C2-4D-O-SN. Properties to the north of the subject property are currently under construction and will feature a new mixed-use residential and commercial building. Properties to the south are improved with a 15-story building, which has been approved for a hotel use (Case No. ZA 2014-1439(CUB)(ZV)). Properties to the east are improved with single-story commercial uses and properties to the west are improved with a mix of single-story retail uses and a 12-story mixed-use building

The applicant is requesting a conditional use to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a change of use of an existing 80,800 square-foot commercial office building to an 80,446 square-foot hotel with restaurants, lounges, event space, pool deck and spa, with hours of operation of 24 hours daily and alcohol service from 6:00 AM to 2:00 AM daily

STREETS

South Broadway, adjoining the subject property to the northwest is designated a 2-way Modified Avenue II dedicated to a width of 56-feet and is improved with 17 feet of curbs, gutters, sidewalks, street lamps, and asphalt pavement.

West 11th Street, adjoining the subject property to the northeast is designated a 1-Way Modified Collector Street dedicated to a width of 40 feet and improved with 12 feet of curbs, gutters, sidewalks, street lamps, and asphalt pavement.

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

Case No. ZA 2012-2328(CUB) - On December 20, 2012, the Zoning Administrator approved a conditional use permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 1,300 square-foot restaurant having 43 interior seats in the [Q]C2-4D-CDO, located at 952 South Broadway.

Case No. ZA 2008-2464(CUB)(ZV)(PA1) - On June 1, 2010, the Zoning Administrator approved a request for a conditional use permit, to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an interior remodel of the existing 40,754 square-foot vacant historical theater (Belasco Theatre - LA Historical Monument #4 76) including ancillary theater, two restaurants with 622 seats and a total occupancy of no more than 1,537 patrons, a nightclub, live entertainment, permit patron dancing public dancing in the existing historic theater/commercial entertainment establishment to be comprised of three dance floors having a total of 3,903 square feet as otherwise not allowed, located at 1050 South Hill Street.

Case No. ZA 2008-4494(CUB) - On December 19, 2010, the Zoning Administrator approved a conditional use to permit the sale and dispensing of beer and wine only for off-site consumption in conjunction with the continued use and maintenance of an existing 1,520 square-foot market and deli, located at 1139 South Hill Street.

Case No. ZA 2007-3999(CUB)(ZV) - On January 4, 2008, the Zoning Administrator approved a conditional use permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption and to permit public dancing, in conjunction with an existing dance hall/night club with live entertainment in property zoned [Q]R5-4D, located at 1038 South Hill Street.

Public Hearing

The public hearing was held on November 16, 2016 in City Hall. The applicant's representative, Elizabeth Peterson, and the applicant's team made a presentation of the proposed project and entitlement requests. The following statements were made by the applicant's representative:

- The project site is located at the corner of Broadway and 11th Street.
- The project is part of the efforts to revitalize the Broadway corridor.
- The project will include a hotel with 174 rooms with a basement restaurant and meeting rooms.
- The Hoxton brand will include community programming.
- Low cost free events will be offered to the community.
- The project will include up-to-date acoustic treatment to minimize noise impacts to abutting property owners, and will meet LAMC requirements for noise.
- The applicant's team has worked with the Community Redevelopment Agency and with the Office of Historic Resources.

- The project has received support from the Downtown Neighborhood Council, Central City Association, and from the Downtown Business Improvement District.
- The project will provide non-required parking.
- Hotel employees will park off-site near the intersection of 11th Street and Olympic Avenue.
- The project will meet the Green Building requirements.
- A traffic study was conducted for the project in 2015, and determined there were over 7,000 parking spaces within the subject area.

CORRESPONDENCE

On October 23, 2016, an email was received by a Union Liaison which requested general information regarding the project and asked to be added to the mailing list.

On November 8 and 10, 2016, a call was received expressing support for the project as it will bring more jobs to the area.

At the public hearing, two letters were submitted. One was from the Central City Association, expressing support for the project. The other was from the Downtown Los Angeles Neighborhood Council also expressing support for the project.

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.

- There will be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages.
- The sale of a full-line of alcoholic beverages shall be limited from 6:00 a.m. to 2:00 a.m., daily, excluding access cabinets.
- The in-room alcohol access cabinets shall be permitted to operate 24 hours, daily.
- Petitioner(s) shall not require patrons to purchase a minimum number of drinks.

- Happy Hours offering steeply discounted alcoholic beverages are prohibited. Applicant shall be allowed to offer Daily Specials during the hours of 5:30 p.m. and 7:30 p.m. in the restaurants, provided that there are no alcohol sale promotions offering 2 for 1 drinks or other substantial alcohol sale discounts. Daily specials may include but not be limited to food or appetizers.
- The sale of alcoholic beverages for consumption off the premises is prohibited.
- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.

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 and zone variance from the Zoning Administrator are located within Sections 12.24-W and 12.27 of the Los Angeles Municipal Code. In order for the sale of beer for on and off-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.

FINDINGS

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

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

The subject site is within the Broadway corridor located in Downtown Los Angeles. The immediate area is developed with a mix of commercial, dining, and entertainment uses. City leaders and policymakers have sought to revive the Downtown area and bring more residents to create a critical mass and promote its vibrancy.

This project will help to catalyze further interest and investment in the south end of Broadway, and with the additional restaurant and lounge amenities, will help draw more residents to the area that prefer to live in close proximity to ample and diverse food, drink and entertainment options. The project reuses an existing building for a use that will help revitalize the downtown area. The project brings in a hotel that offers viable amenities not only for its guest but for visitors and residents of the area. Such additional amenities include a restaurant at ground level and basement area, second floor event space with meeting rooms, and a rooftop restaurant, pool deck and lounge. The additional 164 rooms will help to meet that demand, creating many jobs and improving the local business environment in the process, as guests visit other Downtown restaurants and shopping opportunities during their stay. The proposed use will bring greater utility of the building and benefits to the surrounding uses than as currently utilized. Since the building was constructed in 1922, the building is in need of improvements to offer utility of the building and bring it up to

current Code standards. The previous owners were not maintaining the building in ideal condition. Much of the building was vandalized and repairs were neglected. The applicant proposes renovation that will activate the property and bring vitality to the formerly neglected structure. The project will also make the area safer, as the hotel will have security and other staff overseeing the immediate surrounds and the additional foot traffic and guests in the upper floor will serve to deter criminal behavior.

The property is located within easy access of a variety of transportation modes. The surrounding area already includes a number of restaurants, nightclubs, bars, and other entertainment venues. The predominantly commercial nature of development serves as an appropriate location for the hotel and associated amenities such as restaurants, bars with public dancing within the hotel facility, which in conjunction with the imposition of a number of conditions addressing operational and alcohol related issues should safeguard public welfare and enhance public convenience. The subject site is located on a strategic location for the Bring Back Broadway initiative, which is a collaborative effort to revitalize the Broadway corridor.

The additional jobs and economic activity generated by the project will enhance the public welfare in the area, and the vast aesthetic improvement and addition of new amenities will raise surrounding property values. The additional security and visitor presence will improve area safety.

Sale of a Full Line of Alcohol

The sale of a full line of alcohol within the restaurants, bars and lounges, guest rooms, portable bars, and within a pool deck/spa and event space will allow for the hotel to meet high-end expectations and guests' demands for convenience within the subject hotel. Site's location is suitable for the proposed use and requested alcohol sales. The sale of alcohol at the hotel offers convenience to guests and offers visitors, guests, etc., a viable option for day time or night time dining. Theater goers are offered an option to enjoy alcohol drinks. The requested sale of alcohol will help bring viable dining and event options that will contribute to building a critical mass and help revitalize the Broadway corridor.

Live Entertainment and Public Dancing

The request for a conditional use to allow live entertainment and public dancing at a proposed hotel will meet the demands of hotel guests and visitors of downtown. Since the site is located near many entertainment venues like theaters, commercial uses, and growing residential population, the live entertainment and public dancing helps the hotel become a draw for the downtown area. The hotel can offer its guests viable dining and entertainment options that make it convenient for guests to stay within the general area. These amenities also help contribute to make the Broadway corridor and downtown a draw/destination for visitors. This would be in line with the vision City leaders have had in creating a vibrant downtown.

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 proposed project involves an interior remodel of an existing older building and an addition of rooftop amenities. Except for aesthetic improvements on the building's facade, no substantial changes will occur to the exterior of the building. The operation of the hotel will be 24 hours, while the restaurants and events will be within the control of the hotel operator. The grant authorized herein incorporates a number of conditions that seek to establish and promote a use that will remain compatible with other uses in the surrounding community. Since the project involves the reuse of an existing building and no significant physical changes are proposed for the exterior, the project will be physically compatible with the surrounding uses.

The project proposes acoustic treatment to address the potential noise caused by outdoor areas. Furthermore, employees are required to undergo training regarding the sale of alcohol conducted by the Los Angeles Police Department. Additional conditions include but are not limited to the provision of a camera surveillance system, clean-up and an age electronic verification system. Neither live entertainment, nor dancing is permitted on the roof. A record of poor compliance and/or nuisance complaints would allow the City the discretion to not continue the requested use and thus avoid the need to proceed with prolonged nuisance abatement proceedings. Thus, as conditioned the use is anticipated to be compatible with the surrounding area. As conditioned, 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. These conditions and features will ensure the project will not be out of scale or character with the surrounding community.

Directly to the south of the subject project is an approved hotel project, which proposes similar amenities, and to the east and west are single-story retail uses, which are mostly daytime uses and will only be positively impacted by the additional foot traffic generated by the project. To the north is a mixed-use retail and residential project, which will be similar in scale to the subject property.

The Hoxton will develop a security plan in conjunction with LAPD to address any potential security concerns. The design of the exterior outdoor areas of the hotel will be designed as part of a sound and acoustic program to ensure that no proposed uses, including rooftop uses, will impact adjacent properties or the surrounding neighborhood.

The additional jobs and economic activity generated by the project will enhance the public welfare in the area, and the vast aesthetic improvement and addition of new amenities will raise surrounding property values. The additional security and visitor presence will improve area 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 made of many 12 elements including the Land Use Element comprised of 35 Community Plans. The subject site is zoned C2-4D-O with a corresponding land use designation of Regional Center Commercial with corresponding zones of CR, C1 .S, C2, C4, CS, R3, R4, RS, RAS3, and RAS4. The subject property is being considered to be designated as a historic monument by the City of Los Angeles, and is located within the Central City and Downtown Parking District, Los Angeles State Enterprise Zone [ZI-2374], and the Greater Downtown Housing Incentive Area [ZI-238S]. The project through the conversion of an existing building into a hotel in the context of its location is consistent with the General Plan's objective of creating Regional Centers that: "provide jobs, entertainment, culture and serve the region."

The Central City Community Plan seeks to promote the following:

Objective 2-3: To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism.

Objective 2-4: To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.

Objective 2-4.1: Promote nightlife activity by encouraging restaurants, pubs, night clubs, small theaters, and other specialty uses to reinforce existing pockets of activity.

The project will help address the needs of Downtown visitors by providing them with hotel rooms and quality amenities. The project with the sale of alcohol and live entertainment requests will help promote a 24-hour downtown environment, and help to reinforce the developing pocket of activity at the south end of Broadway through nightlife activity.

ADDITIONAL REQUIRED FINDINGS FOR THE SALE OF ALCOHOLIC BEVERAGES

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

The project site is located within an areas which is designated for and developed with commercial uses. The proposed project will change the use of an existing commercial building to a hotel. The hotel proposes to sell a full line of alcoholic beverages for on-site consumption and will have live entertainment. While the restaurant and lounge is not proposed as a dance hall, the applicant proposes a dance floor at the ground floor restaurant for private parties and events. The designated dance floor area is only a fraction of the dining area of the restaurant. Dancing is only permitted in the areas identified in "Exhibit A". As part of the improvements to the building, the applicant proposes to install the appropriate

soundproofing measures to ensure that noise will be mitigated. Additionally, the proposed outdoor patios will be located to the rear and side of the building, which abuts the Broadway right-of-way and the north abutting alley. The LAPD, Central Area Vice Division, has reviewed the layout and security plan, and has worked with the applicant on their security plan to ensure minimal impacts to surrounding areas. The Zoning Administrator has imposed several conditions in regards to the hotel operation to also ensure impacts remain less than significant. With the conditions, the proposed use and operation would not adversely affect the welfare of the pertinent community.

The proposed use will enhance the welfare of the surrounding community by providing additional restaurant, dining and entertainment amenities, as well as job opportunities for area residents, by providing additional customers for local businesses, and by improving area aesthetics and security by renovating a long-neglected building and creating additional security and pedestrian presence on the street. Additionally, any potential sound-related impacts will be mitigated to a point of having a less-than-significant impact by Veneklasen Associates.

Permitting the sale of alcoholic beverages and public dancing at any location raises the possibility that other properties will be negatively impacted by intoxicated patrons driving under the influence or causing other inappropriate behavior on foot. The approval, as conditioned, is intended to avert any substantial impact on the welfare of residents in the area by including a provision that requires monitoring of loitering/nuisance activities on and around the site. The subject site is located within an established commercial district in an area designated and zoned for such uses. There will be no exterior advertising of the availability of alcoholic beverages, and the Zoning Administrator has imposed numerous other conditions of approval to help prevent adverse impacts associated with the sale of alcoholic beverages and public dancing. As such, the proposed use as conditioned is compatible with the surrounding development and 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 State of California Department of Alcoholic Beverage Control (ABC) licensing criteria, 3 on-sale and 2 off-sale licenses are allocated to subject Census Tract No. 2079.00. There are currently 22 on-site and 7 off-site licenses in this Census Tract.

The approval of this application will not result in an undue concentration of such establishments. The proposed alcohol service areas will all be under the operation of The Hoxton Hotel and alcohol sales will be registered under a single ABC license.

Only the Ace Hotel is a similar establishment with a similar concept of including multiple amenity areas in conjunction with a hotel operation. In any case, Regional Center Commercial areas, and Downtown Los Angeles, are appropriate locations for a higher concentration of alcohol service establishments than other areas that are less cosmopolitan and amenity-oriented.

Within a 1,000-foot radius of the subject property, staff has identified that the following types of alcoholic beverage licenses are active or pending:

- (5) Type 20 Off Sale Beer and Wine-Package Store
- (2) Type 21 Off Sale General
- (8) Type 41 On Sale Beer and Wine - Eating Place
- (15) Type 47 On Sale General - Eating Place
- (2) Type 48 On Sale General - Public Premises
- Type 57 Special On Sale General

Within a 1000-foot radius of the subject property, the following on-sale alcohol service establishments have been identified:

- Cabanas – Type 41 – On-Sale Beer/Wine Eating Place – 1003 S. Hill Street
- The Mayan Theater & Nightclub – Type 48 – On-Sale General Public Premises – 1038-44 S. Hill Street
- Belasco Theater – Type 47 – On-Sale General Eating Place – 1050 S. Hill Street
- Carl's Jr. – Type 41 – On-Sale Beer/Wine Eating Place – 106 E. Olympic Blvd.
- Ace Hotel – Type 47 – On-Sale General Eating Place – 921-933 S. Broadway

Based upon the numbers noted above, the Zoning Administrator concludes that an overconcentration of on-site facilities does exist, and the conditions imposed in this determination are necessary in order to justify the increase in intensity of use occasioned by this request. The Zoning Administrator is aware that the number of allocated licenses is primarily calculated based upon resident population and that the employment and visitor populations of the area far exceed the resident population of this census tract.

The subject site is located in a commercial corridor where a concentration of restaurants, bars and hotels is evident and thus the higher number of alcoholic beverage license is anticipated. As reported by the Los Angeles Police Department, within Crime Reporting District No. 185, which has jurisdiction over the subject property, a total of 174 crimes were reported in 2014, compared to the citywide average of 180 crimes and the high crime reporting district average of 176

crimes for 2013. In 2013, there were 34 Narcotics, 29 Liquor Law, 89 Public Drunkenness, 0 Disturbing the Peace, 23 Disorderly Conduct, and 23 DWI related arrests. 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 crime rate numbers are lower than those rates identified for the City. Nonetheless, public safety measures to mitigate nuisance and criminal activities have been incorporated into the grant to assure better oversight.

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 currently zoned for commercial uses and is located within the Central City Community Plan with an underlying land use designation of Regional Center Commercial.

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

SIA Tech High School	221 West 11th Street
YWCA Job Corp. Center	1020 South Olive Street 1031 South Hill Street 1051 South Hill Street 217 West 11th Street
ATC A Technical College	1033 South Broadway Street

No correspondence was received from any of these institutions noted above. The project site is surrounded by commercial uses along Broadway and 11th Street. Since the site is located in a prime commercial corridor, the diversity amongst the uses is not uncommon. This grant has placed numerous conditions on the proposed project. Such imposition of conditions, as well as the imposition of a term grant, will make the use a more compatible and will not make the project detrimental to abutting uses.

VARIANCE FINDINGS

In order for a variance to be granted, all five of the legally mandated findings delineated in City Charter Section 562 and Municipal Code Section 12.27 must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

7. The strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.

The subject site is improved with a commercial building was previously occupied by various commercial uses including offices. LAMC Section 12.14-A, 1(b)3 requires the following: "In connection with the stores, shops or businesses listed in Paragraph (a) all activities other than incidental storage and outdoor eating areas for ground floor restaurants, shall be conducted wholly within a completely enclosed building."

However, ZAI 1808 from 1961 also clarifies that: "In the C2 or less restrictive zones it would be permissible to have dining terraces or outdoor eating patios for the serving and consuming of food and refreshment in connection with various eating and refreshment establishments, provided all other activities including any entertainment and dancing, other than incidental storage, are conducted wholly within a completely enclosed building."

The applicant would be permitted to have solely food and beverage service on the hotel rooftop, but entertainment and dancing, and potentially swimming pool usage, would require a variance. Many other hotels in the Downtown Los Angeles area, as well as other Regional Center Commercial areas, including Hollywood, feature hotels with rooftop swimming pools, dancing and entertainment. Offering these amenities could attract more guests to the hotel, as evidenced in popular hotels and restaurants in downtown that feature such. The City is growing in its provision of leisure environments that often feature cultural elements, such as live music performance or other special events.

The zoning code did not anticipate the modern rooftop pool lounge, which is now trending and somewhat iconic in Los Angeles, and so prohibiting live entertainment and dancing in this case, would be inappropriate and overly limiting. The Citywide zoning code is seeking to ensure compatibility between uses on adjacent properties. In the Downtown LA area, other hotels operate with dancing and live entertainment adjacent to pool and bar areas on open-air rooftops and experience no fundamental compatibility issues with other adjacent uses. Additionally, in this case, the applicant will be incorporating current technology to ensure that all sound is contained on the subject site.

Finally, the subject building was built in 1922, and although it is not a registered historic monument, it does have historic value and the applicant could not feasibly modify the building to accommodate the dancing and live entertainment that contemporary travelers expect at a trendy, downtown hotel without significantly altering the historic integrity of the architecture. The owner of the subject property is burdened in a way that most other owners are not, by the limits placed upon the re-purposing of older and obsolete structures. The applicant will be making improvements to the building to allow for it to be functional, economically viable, and compatible with the context of the surrounding area. For these reasons, the strict application of the zoning code would represent an unnecessary hardship, not matching the intent of the code.

8. **There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

The unique features of this site include its configuration and surroundings: the unique layout and existing structural features of the existing building which the proposed hotel will be adapted from, and the growing Downtown tourism and entertainment draw and business communities contained within it. Downtown is undergoing a revitalization that has made this property and its proposed use a key feature to the success of the area by providing hotel and dining services to the many visitors to the community. Prior to the Bringing Back Broadway Initiative and the Adaptive Reuse Ordinance, many office buildings in Downtown were abandoned or underutilized, as this one is now. By utilizing these initiatives, this project will provide necessary tourist and business amenities that match and support the growing resurgence of tourism in Downtown Los Angeles. However, without the opportunity to utilize all aspects of the site, including the open rooftop, this project will not be able to adequately provide the necessary amenities that tourists expect from such high-end accommodations, including adequate dining, lounge, pool, entertainment and dancing.

Additionally, the size, shape, and existing configuration of the site, as well as the location of existing improvements, make the request as proposed, logical, as it would allow for the functional integration with existing improvements on the site.

The majority of the lot is taken by the structure itself, leaving little room for outdoor enjoyment. By granting this request, guests and residents will have opportunity to enjoy al-fresco dining as well as outdoor activities, such as a pool and fire-pit that would not be feasible if required to be indoors. The physical features of this site, including the proposed rooftop use, make the request logical, as it would allow for a unique experience and destination for the community in which the subject site will provide an anchor for new and continued growth. The project can provide such an amenity and serve the needs of guests and the surrounding community.

9. **Such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.**

The request to allow use of a currently vacant space for the necessary use of dining and entertainment will allow the subject property to fully realize its potential as a hotel and restaurant, allowing enough seating and amenities to make the hotel financially viable. Proposed outdoor seating and pool deck takes advantage of the unique siting of the building within Downtown and its views of the Los Angeles skyline, creating a feature that is both enjoyable for patrons and positive for Los Angeles. Downtown Los Angeles is home to many restaurants and hotels that feature this positive architectural element of rooftop dining, including Perch, the Bonaventure, the Ace Hotel, and the Standard Hotel, all of which have found it necessary to utilize all aspects of their property for both aesthetic and financial

success. By not granting the requested zone variance, the subject proposed hotel would not be able to compete with other hotels and establishments nor would it be able contribute to the competition that helps strengthen the area.

As it relates to the maximum floor area ratio, the proposed project involves a reconfiguration of interior space of the existing building and the addition of rooftop amenities for the proposed hotel resulting in an additional floor area that triggers additional parking requirements. No changes will occur to the existing building envelop or exterior of the building. Denial of the requests will hinder efficient use of the property by limiting functional floor plan options for the proposed use resulting in practical difficulties or unnecessary hardships.

10. **The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

Use of an outdoor rooftop dining space and pool deck will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located. The hotel use is compatible with the subject property's surroundings in the commercial nature of Broadway and the surrounding uses. Currently, the surrounding uses are single-story commercial, parking, or proposed hotels, also with proposed roof features, so no properties in the direct vicinity will have negative effects from the granting of this request. While the adjacent property to the north does feature a proposed residential building, the features of the building are similar in nature to the elements of this proposed hotel, including an open pool deck. The proposed residential neighbor is also several stories shorter than the subject site, allowing a significant noise buffer between the proposed outdoor features for the hotel and the residents. Allowing this use should benefit the public welfare by providing local residents and business owners as well as employees and visitors with a unique dining and relaxation space in close proximity to their homes and places of business.

Additionally, the applicant has agreed to the regulation and conditional guidance from the Office of the Zoning Administrator and the Los Angeles Police Department so as to ensure that the welfare and quiet enjoyment of the community is not disturbed. The applicant has also hired a noise consultant to include design that would mitigate noise and acoustic impacts to a less than significant level.

11. **The granting of the variance will not adversely affect any element of the General Plan.**

The Central City Community Plan designates the property for Regional Center Commercial with corresponding zones of CR, C1 .5, C2, C4, C5, R3, R4, R5, RAS3, and RAS4 and Height District No. 4D.

The granting of this variance will not compromise any element of the General Plan. The "Regional Center Commercial" General Plan Land Use designation will remain intact, and the property's variance request will complement the requirements for Regional Center developments. The primary goal of the General Plan for

Regional Centers is to create environments "that provide jobs, entertainment, culture, and serve the region." As opposed to adversely affecting the General Plan, the use of this property for a hotel with ancillary restaurants and rooftop dining/ pool deck will promote the desires of the General Plan. The proposed outdoor features will provide a dining and entertainment element to the hotel that is intended to promote and serve the Downtown region of Los Angeles. Additionally, the proposed development, including the rooftop restaurant and pool, will contribute to job opportunities for Los Angeles residents. Furthermore, the General Plan supports the maintenance of the commercial base of the City and occupancy of vacant office buildings, and the request is consistent with such goals.

Additionally, the granting of this variance will not hinder the goals of the Central City Community Plan, but will assist in Downtown's continued revitalization. The Community Plan calls for the development of commercial spaces that further amenities offered to tourists and create vibrant 24-hour features, particularly by promoting restaurants and nighttime entertainment. This proposal for a hotel with an outdoor restaurant and entertainment fully supports these initiatives by the Community Plan.

ADDITIONAL MANDATORY FINDINGS

12. 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 not located in an area for which a flood insurance rate map has been prepared.
13. On October 28, 2016, the project was issued a Notice of Exemption (Subsection C, Section 2, Article II, City CEQA Guidelines), log reference ENV 2016-2442-CE, for a Categorical Exemption, Class 1, Category 1, Class 1, Category 22, Class 5, Category 34, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines). I hereby adopt that action.

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



HENRY CHU
Associate Zoning Administrator

HC:LR

cc: Councilmember Jose Huizar
Fourteenth District
Adjoining Property Owners



PROJECT DATA		COMMERCIAL AREA CALCULATIONS					
ADDRESS:	1960 S. BROADWAY LOS ANGELES, CALIFORNIA 90015		INDOOR SEATS	INDOOR AREA	OUTDOOR SEATS	OUTDOOR AREA	
PROJECT SCOPE:	ADAPTIVE REUSE CONVERSION OF AN EXISTING 10 STORY COMMERCIAL OFFICE BUILDING TO HOTEL/RESTAURANT USE WITH ENTERTAINMENT, DANCING, SPA SERVICES, AND MASSAGE.	BASEMENT	Restaurant	79	999	0	0
LOT SIZE:	8,770 SF	GROUND FLOOR	Restaurant	123	1,855	0	0
EXISTING GROSS AREA:	60,800 SF		Lounge	95	1,231	0	0
ALLOWABLE FAR:	MAINTAIN GROSS AREA AS ALLOWED PER ADAPTIVE REUSE ORDINANCE.		Outdoor	0	0	162	1,715
PROPOSED FAR:	73,430 SF		Subtotal Ground Floor	218	3,086	162	1,715
AVAILABLE FAR:	7,370 SF	2ND FLOOR	Event Space	99	1,631	0	0
ALLOWABLE BUILDING HEIGHT:	UNLIMITED PER ADAPTIVE REUSE ORDINANCE	ROOF TERRACE	Restaurant	0	0	108	1,285
PROPOSED BUILDING HEIGHT:	160.2 IN HEIGHT		Lounge	0	0	0	113
REQUIRED PARKING:	PER THE ADAPTIVE REUSE ORDINANCE THE PROJECT IS REQUIRED TO MAINTAIN EXISTING PARKING. THERE IS NO EXISTING PARKING.		Pool Deck	0	0	82	1,831
PROPOSED PARKING:	NONE		Subtotal Roof Terrace	0	0	303	4,399
SETBACKS:	NONE	TOTAL HOTEL		286	5,622	453	5,929

MINIBAR CALCULATIONS		PORTABLE BAR CALCULATIONS			SEATING CALCULATIONS			
* ALCOHOL ACCESS CABINET								
	MS	INDOOR	OUTDOOR	TOTAL	TYPICAL SEATING	DANCING & PORTABLE BAR LAYOUT		
SECOND FLOOR:	14	BASEMENT:	2	0	2	BASEMENT:	78	47
MINIBAR COUNT PER FLOOR:	20	GROUND FLOOR:	3	2	5	GROUND FLOOR:	400	382
(FLOOR 3-16)		SECOND FLOOR:	3	0	3	SECOND FLOOR:	80	54
TOTAL:	174	ROOF TERRACE:	0	0	0	ROOF TERRACE:	303	268
		TOTAL:	8	2	10	TOTAL:	841	731

PROJECT TEAM	SHEET INDEX	VICINITY MAP
OWNER ENNEMORE DEVELOPMENT MANAGER BLVD 745 ARCHITECT GREC ARCHITECTS INTERIOR DESIGN SOHO HOUSE & CO ENNEMORE MEPPF ENGINEER DONALD F. DICKERSON ASSOCIATES	CIVIL ENGINEER PETRON ENGINEERING & CONSTRUCTION IT/AV/Acoustic ENGINEER VENHLESEN ASSOCIATES STRUCTURAL ENGINEER NABH YOUSSEF ASSOCIATES FOOD SERVICE DESIGN CLAY ENTERPRISES VERTICAL TRANSPORTATION EDGETT WILLIAMS	SCALE: 1/8" = 1'-0"
LEGAL DESCRIPTION LOT 34 OF THE ADDITION TO E.A. WORKMAN TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 2, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.		

GREC Architects
 1960 S. BROADWAY
 LOS ANGELES, CA 90015
 TEL: 213.475.1111
 FAX: 213.475.1112
 WWW.GRECARCHITECTS.COM

NOT FOR CONSTRUCTION

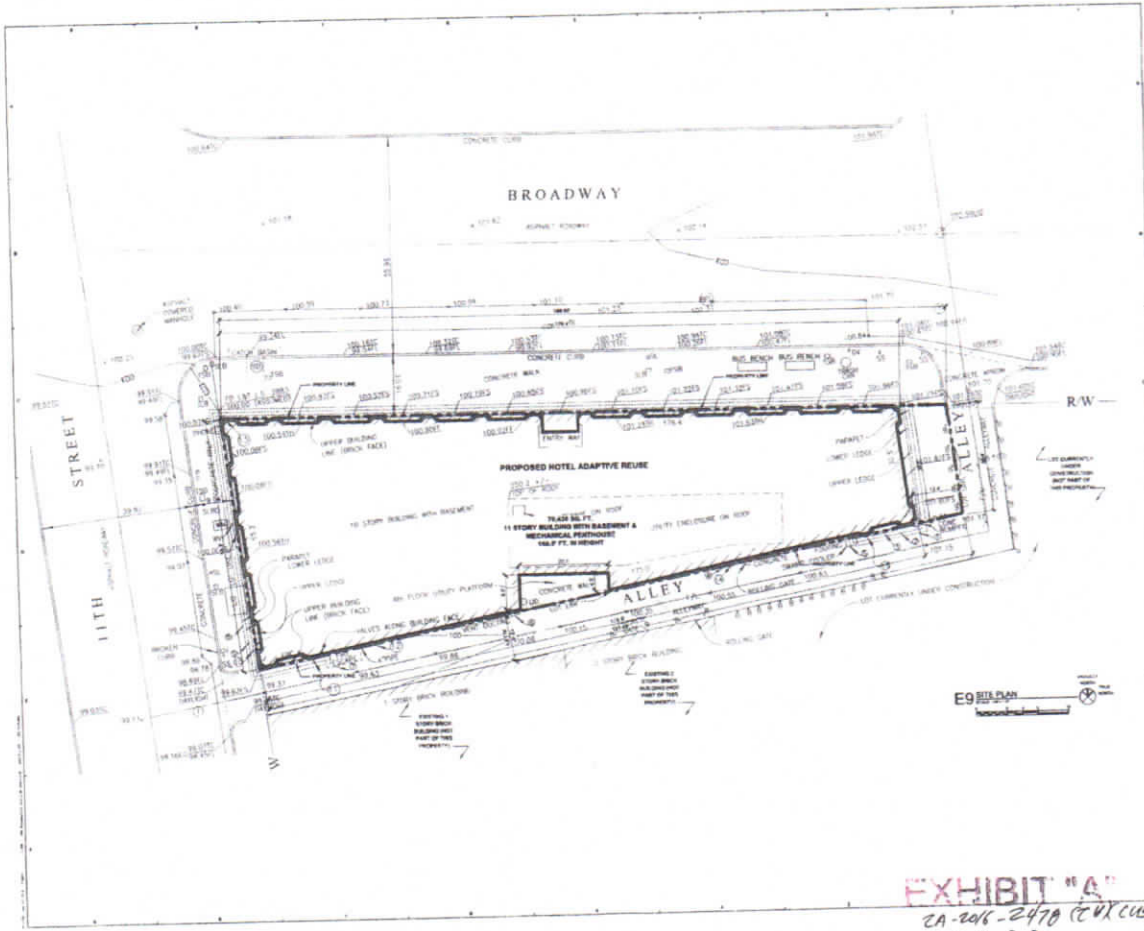
EXHIBIT "A"
 A 2016 2478 2V(CUB)(CUR)
 page 1 of 8

REVISED
 submitted on 9/28/16
 authorized by
 Comment

HOXTON LA
 1960 S BROADWAY
 LOS ANGELES, CA

COVER SHEET

08.23.2016
 1960
CUP1



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HOXTON LA
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LOS ANGELES, CA

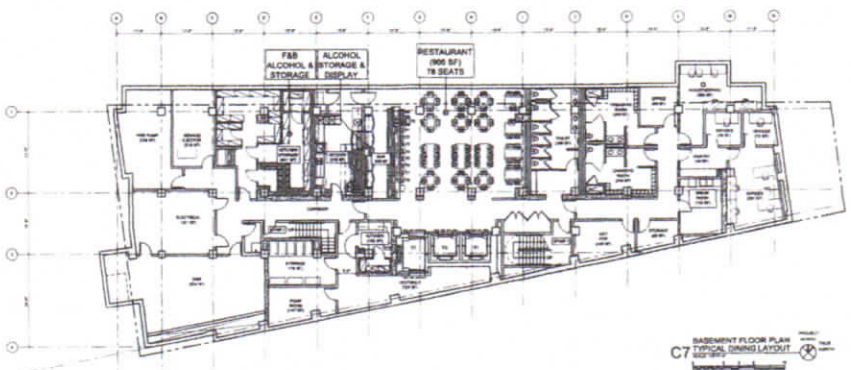
SITE PLAN

08.23.2014
1008 CUP2

EXHIBIT "A"
 2A-2016-2470 (CUX) (CUX)
 page 2 of 8

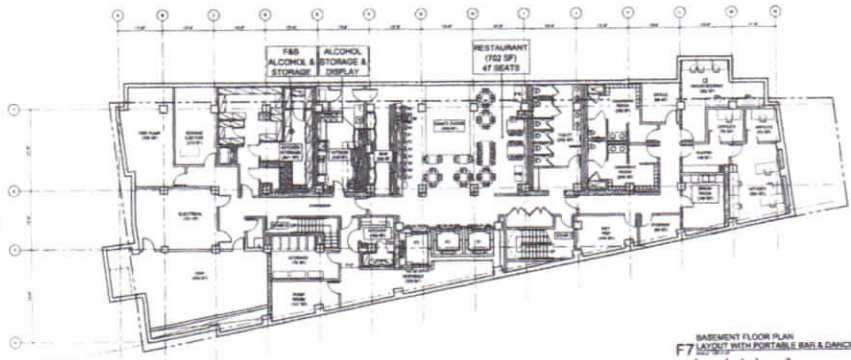
DINING LAYOUT SEATING AND AREA SUMMARY

	SEATING COUNT	AREA
RESTAURANT SEATING	78	906 SF
BAR		228 SF
KITCHEN		338 SF
KITCHEN STORAGE		641 SF
RESTROOMS		258 SF
TOTAL:	78	2,371 SF



LAYOUT WITH PORTABLE BAR & DANCING SEATING AND AREA SUMMARY

	SEATING COUNT	AREA
RESTAURANT SEATING	47	702 SF
BAR		228 SF
DANCE FLOOR		204 SF
KITCHEN		338 SF
KITCHEN STORAGE		641 SF
RESTROOMS		258 SF
TOTAL:	47	2,371 SF



PORTABLE BAR SUMMARY (P/B)

PORTABLE BAR COUNT (BASEMENT) 2

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HOXTON LA
1000 S BROADWAY
LOS ANGELES, CA

BASEMENT FLOOR PLAN

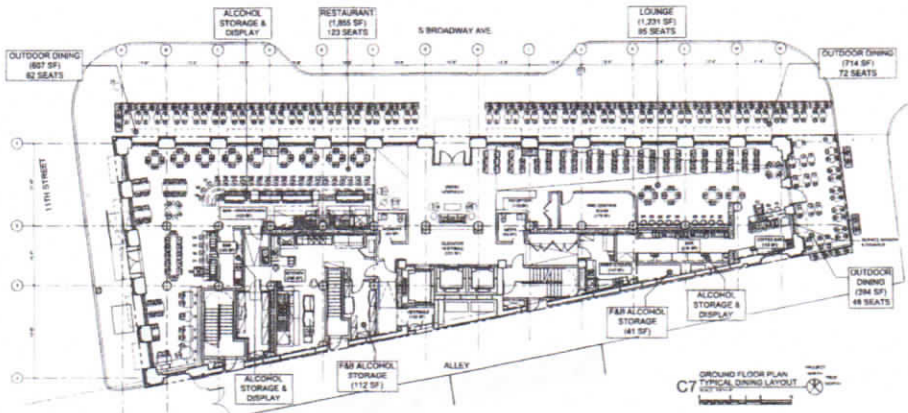
DATE: 04.29.2016
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CUP3

EXHIBIT "A"
2A 206-2478 (EV ICLB)(UR)
page 3 of 8

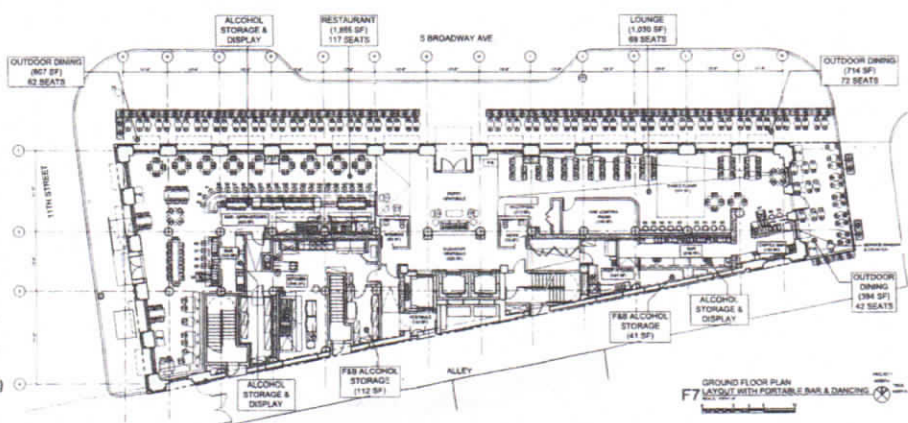
DINING LAYOUT SEATING AND AREA SUMMARY

	SEATING COUNT	AREA
RESTAURANT		
INDOOR SEATING	123	1,855 SF
OUTDOOR SEATING	62	807 SF
KITCHEN(BOH)	-	765 SF
BAR-OPEN KITCHEN	-	566 SF
RESTROOM	-	106 SF
SUBTOTAL	185	3,899 SF
LOUNGE		
INDOOR SEATING	95	1,231 SF
OUTDOOR SEATING	120	1,108 SF
KITCHEN(BOH)	-	147 SF
STORAGE	-	41 SF
BAR	-	218 SF
COFFEE	-	153 SF
SUBTOTAL	215	2,896 SF
TOTAL	400	6,795 SF



LAYOUT WITH PORTABLE BAR & DANCING SEATING AND AREA SUMMARY

	SEATING COUNT	AREA
RESTAURANT		
INDOOR SEATING	117	1,855 SF
OUTDOOR SEATING	62	807 SF
KITCHEN(BOH)	-	765 SF
BAR-OPEN KITCHEN	-	566 SF
RESTROOM	-	106 SF
SUBTOTAL	179	3,899 SF
LOUNGE		
INDOOR SEATING	89	1,030 SF
DANCE FLOOR	-	201 SF
OUTDOOR SEATING	114	1,108 SF
KITCHEN(BOH)	-	147 SF
STORAGE	-	41 SF
BAR	-	218 SF
COFFEE	-	153 SF
SUBTOTAL	183	2,899 SF
TOTAL	362	6,798 SF



PORTABLE BAR SUMMARY (P/B)

PORTABLE BAR COUNT (GROUND FLOOR) 5

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11111 1/2th Street, Suite 100
Los Angeles, CA 90024
Tel: 310.441.1111
Fax: 310.441.1112
www.grecarchitects.com

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HOKTOM LA
1986 S BROADWAY
LOS ANGELES, CA

GROUND FLOOR PLAN

01.25.2016
1806 CUP4

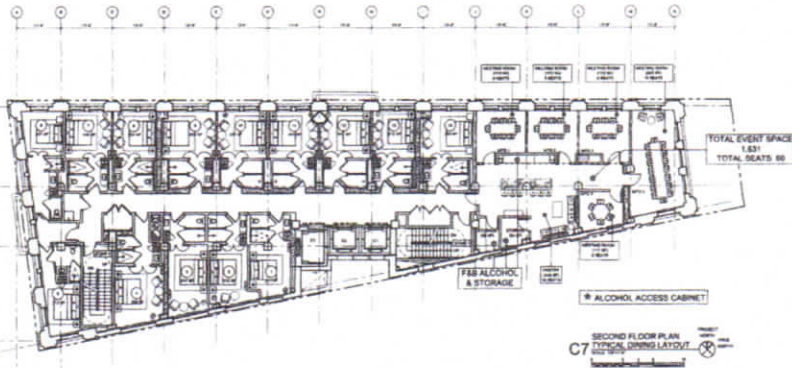
EXHIBIT "A"
7A 206-2478 (EV) (UB) (CUX)
Page 4 of 8

**DINING LAYOUT
SEATING AND AREA SUMMARY**

	SEATING COUNT	AREA
EVENT SPACE		
MEETING ROOMS	48	978 SF
PANTRY	12	545 SF
STORAGE	-	110 SF
TOTAL:	60	1,631 SF

MINIBAR SUMMARY (*)

MINIBAR COUNT 14
(2ND FLOOR)



**LAYOUT WITH PORTABLE
BAR & DANCING
SEATING AND AREA SUMMARY**

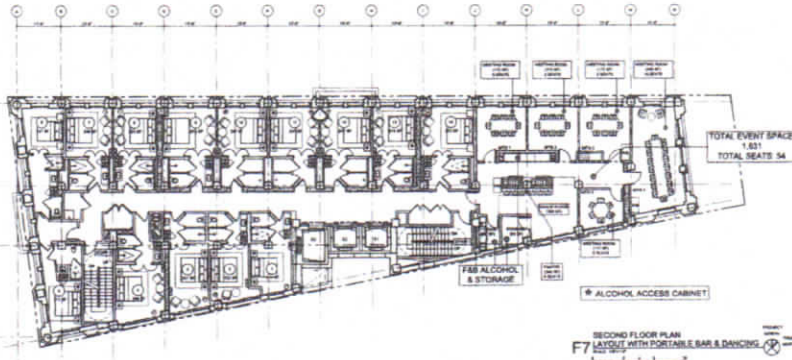
	SEATING COUNT	AREA
EVENT SPACE		
MEETING ROOMS	48	978 SF
DANCE FLOOR	-	200 SF
PANTRY	6	345 SF
STORAGE	-	110 SF
TOTAL:	54	1,631 SF

PORTABLE BAR SUMMARY (P/B)

PORTABLE BAR COUNT 3
(2ND FLOOR)

MINIBAR SUMMARY (*)

MINIBAR COUNT 14
(2ND FLOOR)



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NO.	DATE	DESCRIPTION

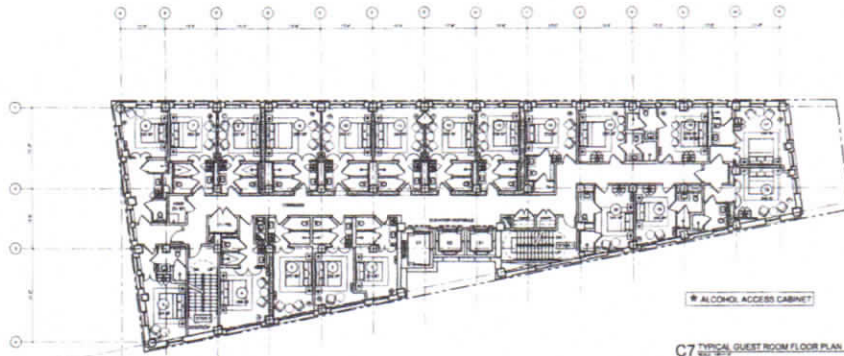
HOXTON LA
1900 S BROADWAY
LOS ANGELES, CA

SECOND FLOOR PLAN
08.29.2016
1006
CUP5

EXHIBIT "A"
2A 2016 2478 (2x) CUB (CAN)
pg 5 of 8

MINIBAR SUMMARY (*)

TYPICAL MINIBAR COUNT 20
 (FLOOR 3-10)
 SUBTOTAL (FLOOR 3-10) 180



C7 TYPICAL GUEST ROOM FLOOR PLAN
 1/2" = 1'-0"

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 1901 S BRADSHAW
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TYPICAL GUEST ROOM
 FLOOR PLAN

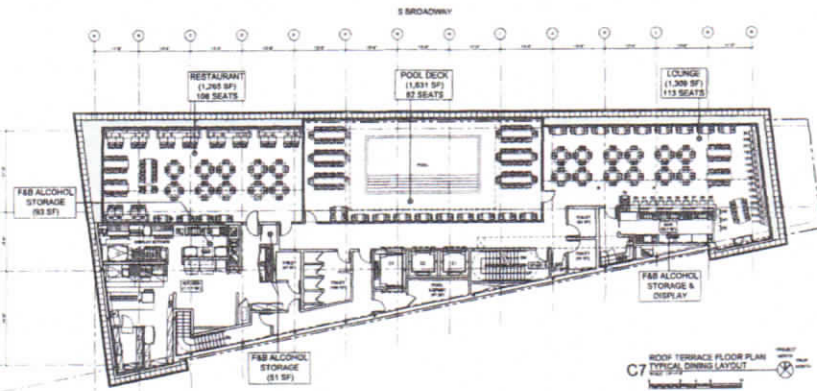
1806 **CUP6**

EXHIBIT "A"

2A 2016-2475 (2V)(CUB)(CUX)
 2/2/18 b of 8

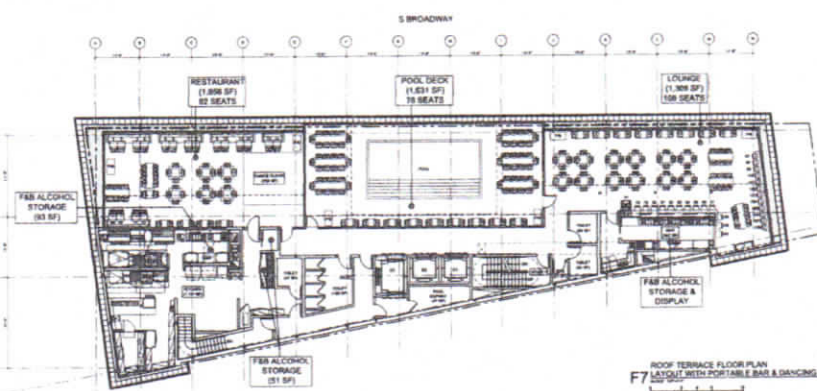
DINING LAYOUT SEATING AND AREA SUMMARY

	SEATING COUNT	AREA
RESTAURANT		
SEATING	108	1,282 SF
KITCHEN	-	1,137 SF
STORAGE	-	144 SF
RESTROOMS	-	216 SF
SUBTOTAL	108	2,782 SF
POOL DECK	82	1,831 SF
LOUNGE		
SEATING	113	1,308 SF
BAR	-	347 SF
RESTROOMS	-	108 SF
SUBTOTAL	113	1,764 SF
TOTAL	303	6,187 SF



LAYOUT WITH PORTABLE BAR & DANCING SEATING AND AREA SUMMARY

	SEATING COUNT	AREA
RESTAURANT		
SEATING	82	1,056 SF
DANCE FLOOR	-	209 SF
KITCHEN	-	1,137 SF
STORAGE	-	144 SF
RESTROOMS	-	216 SF
SUBTOTAL	82	2,762 SF
POOL DECK	78	1,831 SF
LOUNGE		
SEATING	108	1,308 SF
BAR	-	347 SF
RESTROOMS	-	108 SF
SUBTOTAL	108	1,764 SF
TOTAL	268	6,157 SF



PORTABLE BAR SUMMARY (P/B)

PORTABLE BAR COUNT (BASEMENT) 6

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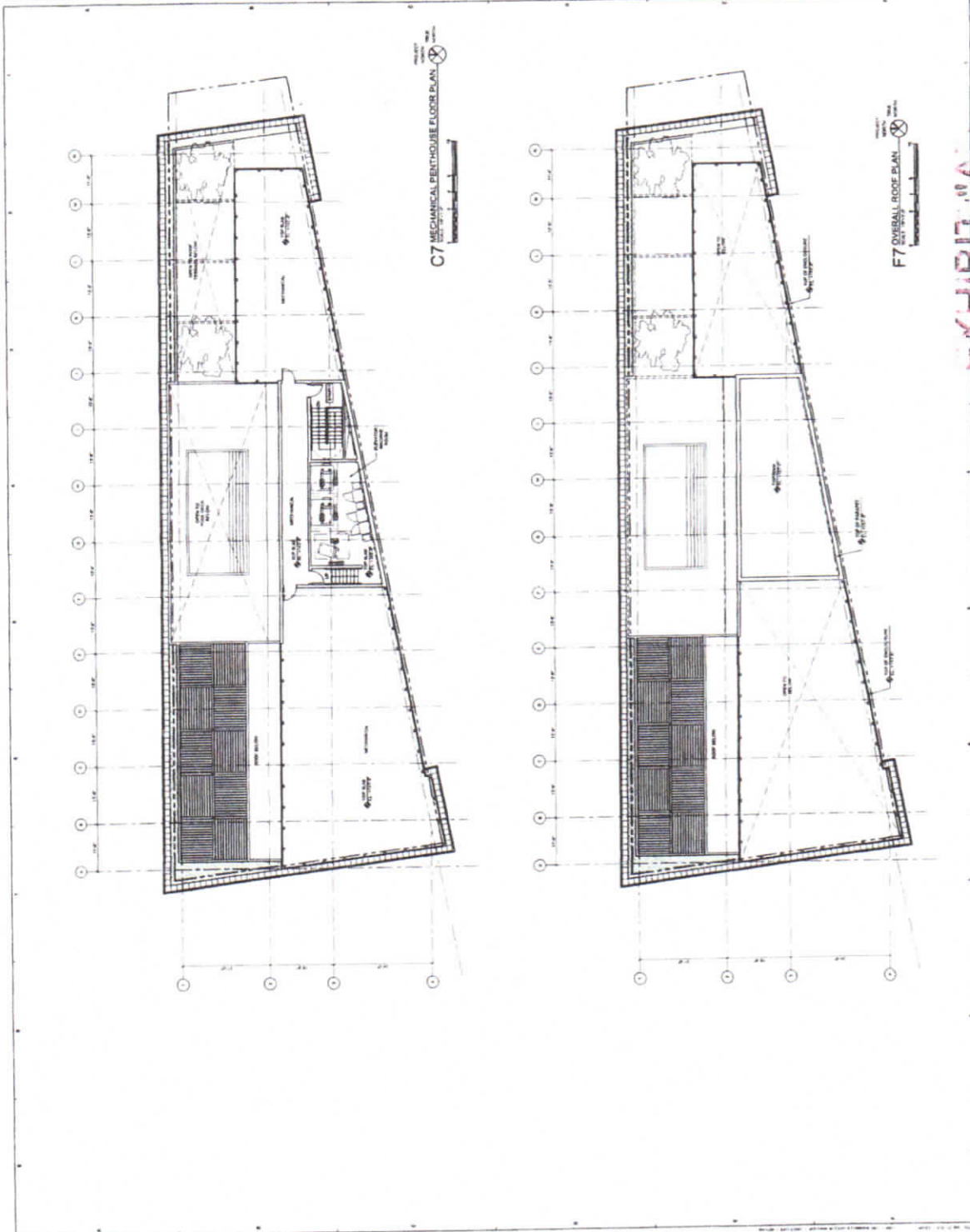
ROOF TERRACE FLOOR PLAN

18.24.2016
1808 **CUP7**

EXHIBIT 'A'

2A 2016-2478 (24XCUBXGUX)
pg 7 of 8

<p>GREC Architects 1000 WEST 12TH STREET, SUITE 100 LOS ANGELES, CALIFORNIA 90006 TEL: (213) 487-1100 WWW.GRECARCHITECTS.COM</p>	<p>NOT FOR CONSTRUCTION THESE PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION. ANY CHANGES TO THESE PLANS MUST BE APPROVED BY GREC ARCHITECTS. THESE PLANS ARE THE PROPERTY OF GREC ARCHITECTS AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF GREC ARCHITECTS.</p>	<p>MECHANICAL PENTHOUSE & OVERALL ROOF PLANS</p>	<p>CUP8 1806 06/28/2016</p>
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11/8/2016
 2016-2478 (2) Sub Task 1

EXHIBIT 'C'





THE
MOXTON

Park It

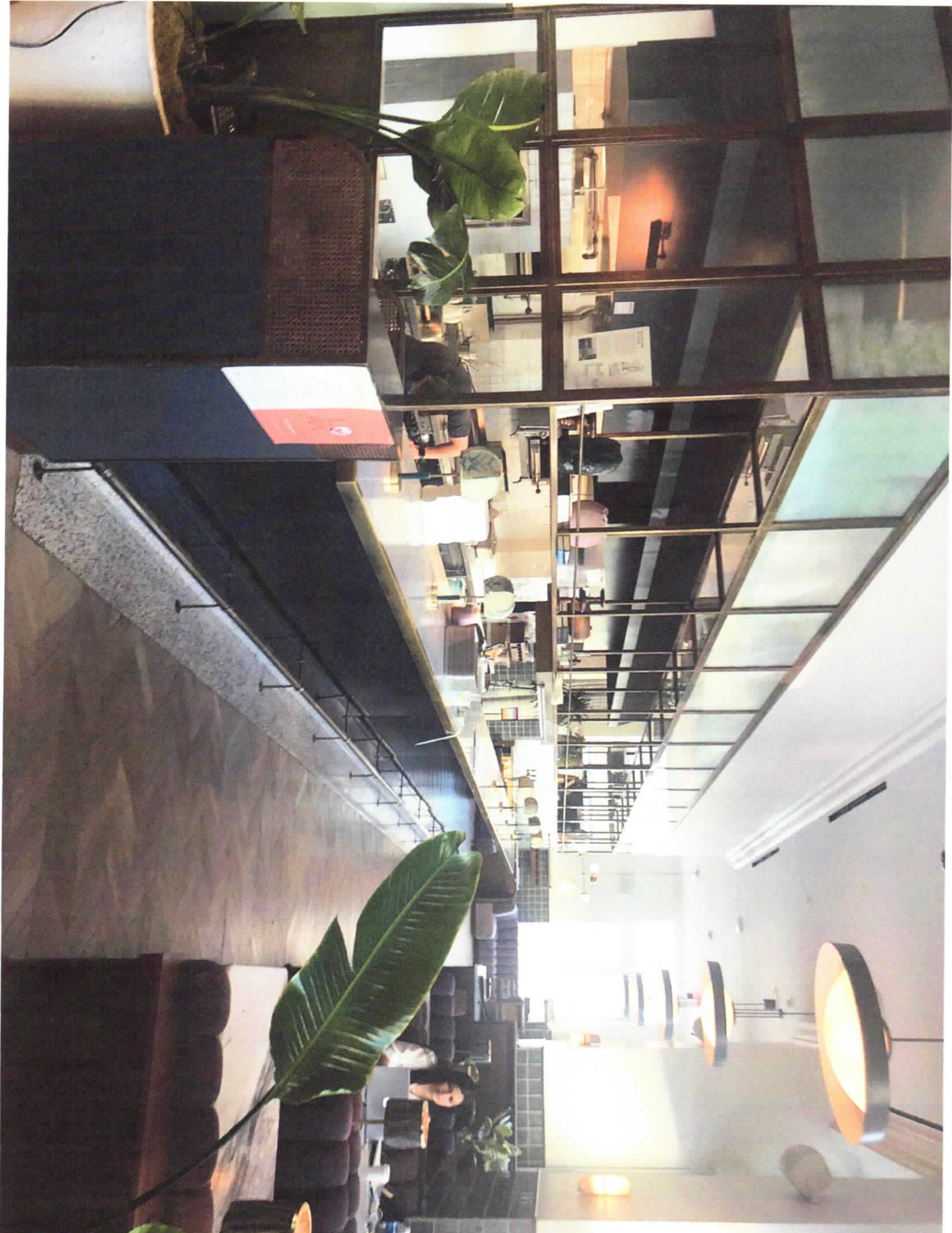
HOTEL





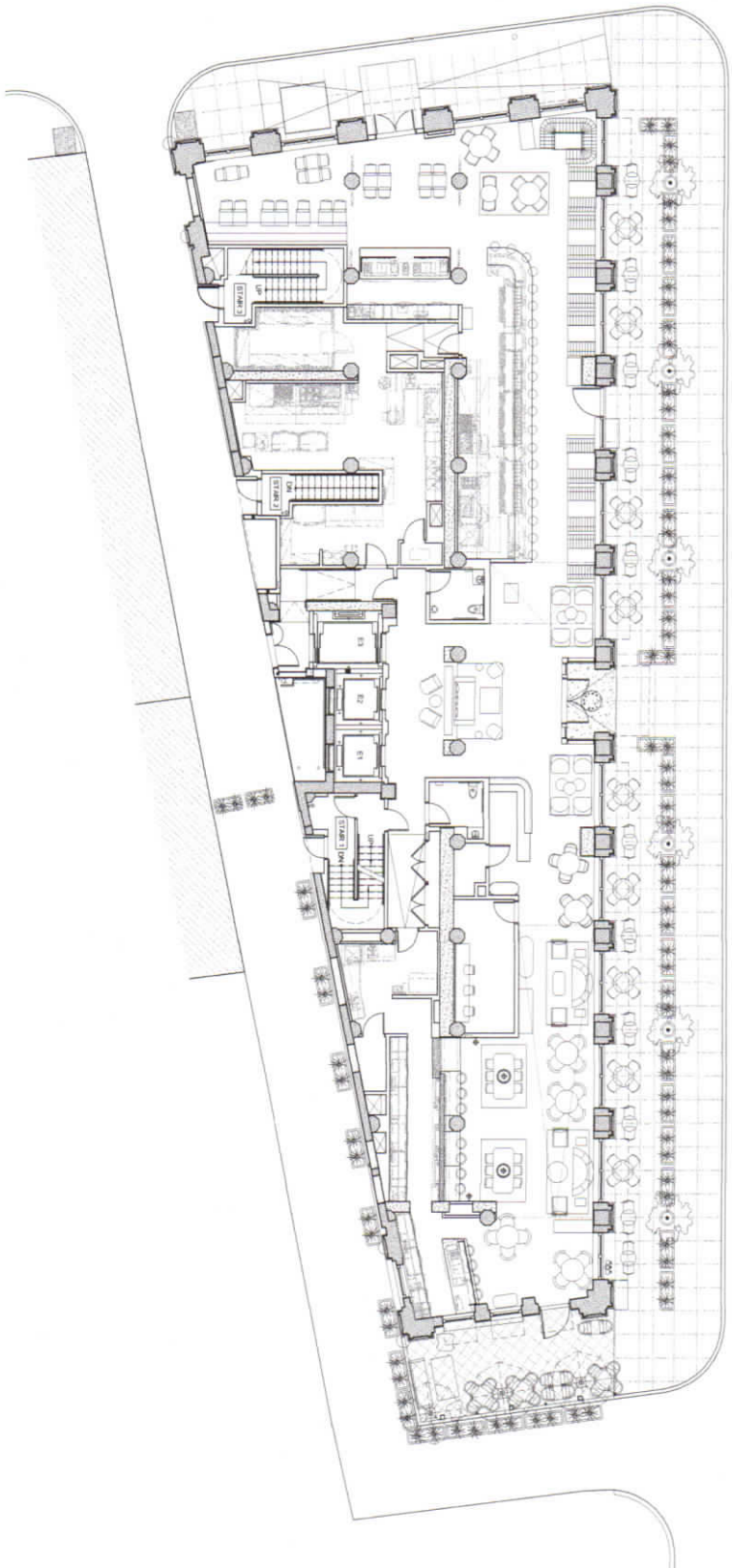












1 GROUND FLOOR - FURNITURE PLAN
DATE: 08.29.14

DO NOT USE DRAWING FOR CONSTRUCTION
Used for Design Intent Purposes only
DO NOT SCALE FROM THIS DRAWING

SOHO HOUSE TO APPROVE ALL ENGINE SCHEMATS
AND SHOP DRAWINGS PRIOR TO MANUFACTURE

ALL DIMENSIONS SUPERSEDES TO BE REFERENCED
TO SOHO HOUSE PRIOR TO MANUFACTURE

PRELIMINARY ISSUE

DATE: 08.29.14
SCALE: 1/8" = 1'-0"

DATE: 08.29.14
SCALE: 1/8" = 1'-0"

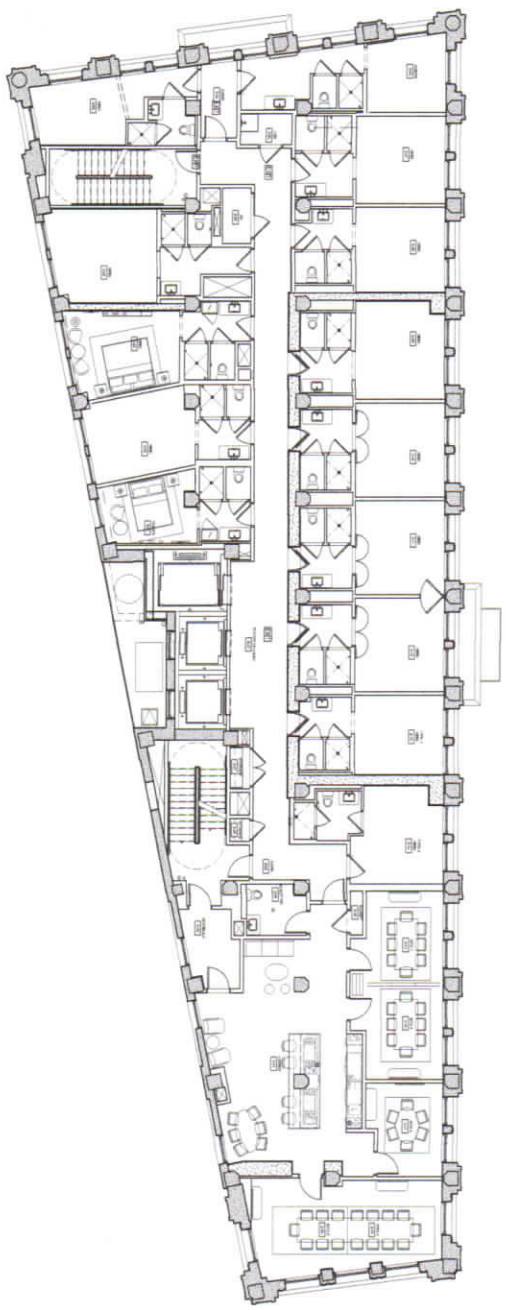
DATE: 08.29.14
SCALE: 1/8" = 1'-0"

SOHO HOUSE DESIGN					
-------------------	--	--	--	--	--

HOKTON LA
1060 S BROADWAY
LOS ANGELES, CA 90015

**FURNITURE PLAN
GROUND FLOOR**

Scale	Project No.	Date	Checked By		
1/8" = 1'-0"	081114	08/29/14	AM		
Drawing Number					



1 SECOND FLOOR APARTMENT - FURNITURE PLAN

DO NOT use drawing for construction
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DO NOT SCALE FROM THIS DRAWING

SOHO HOUSE TO APPROVE ALL FINISH SCHEDULES
 AND SHOP DRAWINGS PRIOR TO MANUFACTURE

ALL DIMENSIONS REFERENCED TO BE ADJUSTED
 TO SOHO HOUSE PRIOR TO MANUFACTURE

PRELIMINARY ISSUE

REVISIONS

Date: 10/11/14
 Prepared: /
 Checked: /
 10/11/14

REF: (SEE FINISH SCHEDULE)

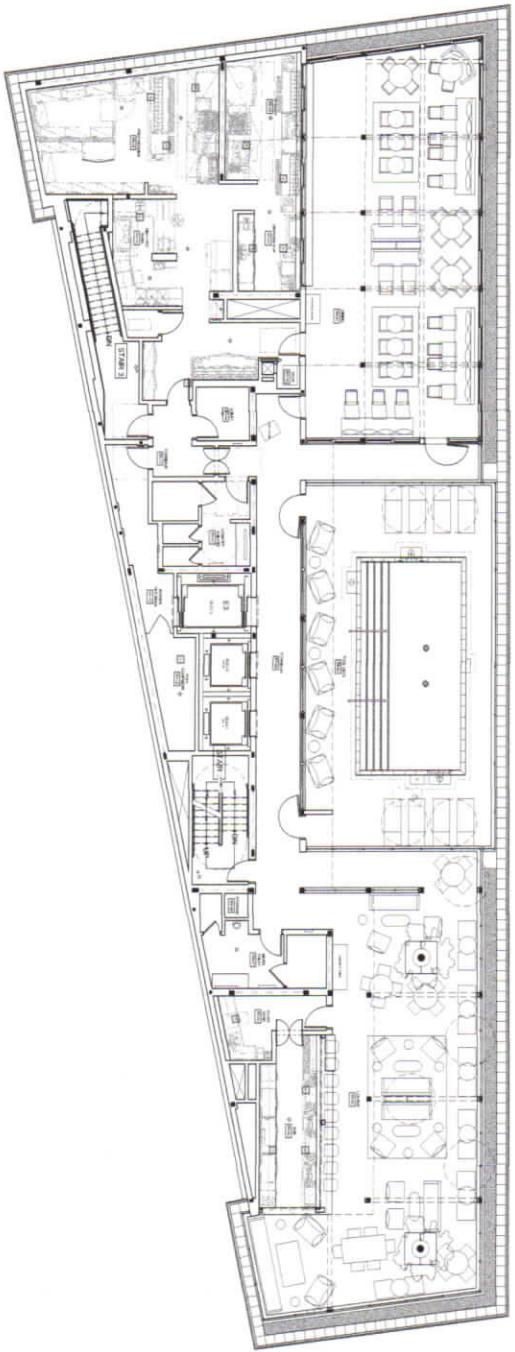
SOHO HOUSE
 DESIGN



HOKION LA
 100 BROADWAY
 103 FLOOR, NEW YORK, NY 10005

FURNITURE PLAN
 SECOND FLOOR APARTMENT

Scale	Drawn By	Date	Checked By	Rev.
1:50	CM	10/11/14	AF	
Drawing Number	A01			



1 ROOF FURNITURE PLAN

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 AND SHOP DRAWINGS PRIOR TO MANUFACTURE.
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 TO SOHO HOUSE PRIOR TO MANUFACTURE.

PRELIMINARY ISSUE

Date: 11/11/14
 Revisions: 1
 Checked: J

10.01.14 405 SOUTH MAIN AVENUE

SOHO HOUSE DESIGN

HOKTON LA
 1000 MAIN AVENUE
 LOS ANGELES, CA 90015

FURNITURE PLAN
 ROOF

Scale:	1/8" = 1'-0"	1/4" = 1'-0"	1/2" = 1'-0"	3/4" = 1'-0"	1" = 1'-0"
Drawn by:	JAN	Checked by:	JAN	Date:	11/11/14
Design number:		Rev:		Rev:	

SIBLING RIVAL

COFFEE & TEA

Espresso (Add Milk + 2)	3 ⁰⁰
Drip (Parlor Coffee)	4 ⁰⁰
Mocha	5 ⁵⁰
Iced Coffee	4 ⁰⁰
Hot Chocolate	5 ⁰⁰
Hot Tea (Black, Green, Herbal, Fresh Mint)	4 ⁵⁰
Iced Black Tea	4 ⁰⁰
Matcha (Add Milk + 2)	4 ⁵⁰

JUICE & BOTTLED SODA

Fresh Pressed Orange or Grapefruit	7 ⁵⁰
Coke / Mexican or Diet	4 ⁰⁰

BEER

BOTTLE

Calidad Mexican Lager (4.5%) Calidad Brewing Co., Santa Barbara	6 ⁰⁰
Poly Dolly Cider (8.5%) Tin City Company, Paso Robles	9 ⁰⁰
Blueberry Ginger Kombucha (1.4%) Kombucha Dog, Los Angeles	12 ⁰⁰
Grapefruit Radler 16oz (2.5%) Stiegl, Austria	9 ⁰⁰

Brunch

VGN

PASTRY
\$5 each
 Lemon Poppy Corn Muffin VGN ♦ Whole Wheat Sourdough Croissant
 Mallory's Granola Bar

VEGETABLES & SNACKS

Fruit & Yogurt Parfait12
Meyer Lemon Yogurt, House Granola, Seasonal Fruit	
Succotash.14
Roasted Summer Squash, Basil Aioli	
Heirloom Tomato12
Fresh Peach, Rosemary Almonds, Goat Cheese, Basil	
Bone Broth GF	.7
Chicken Broth, Turmeric, Ginger, Seasonal Herbs	

GF



SALADS & SANDWICHES

County Line Gem Lettuce.13
Radish, Garlic Sourdough Crust, Watermelon, Feta, Caesar Dressing (Add Avocado + 4, Grilled Chicken + 7) VGN GF	
Mixed Grain Bowl.14
Black Rice, Quinoa, Crispy Corn Salad, Marinated Tomato, Kale, Radish, Cashew Crema, Cilantro, Tarragon, Crispy Corn, Sesame Vinaigrette (Add Grilled Chicken + 7) GF	
Green Toast11
Avocado, Basil, Pickled Fresno Peppers, Cashew Cheese, Pea Shoots, Crumbled Cashews, Nori (Add a Six Minute Egg + 3, Grilled Chicken +7) VGN	
Double Smash Burger.16
Two Beef Patties, Local Cheddar, Poblano & Pickle Relish, Garlic Paprika Aioli, Carmelized Onions, Everything Brioche Bun (Add Avocado or Egg + 3, Bacon + 4, Shoestring Fries + 4)	
Sibling Smash Burger.13
Two Beef Patties, Hot Sauce Aioli, California Cheddar, B&B Pickles, Tomato, Everything Brioche Bun (Add Avocado + 3, Shoestring Fries + 4)	

We are a cash free restaurant. We add a 4% surcharge to all checks to help support rising minimum wages and staff benefits in DTLA. If you would like this removed, please ask a manager.

COCKTAILS

-  Sunday Bloody Sunday13
Mezcal, Tomato, Sambal, Horseradish,
Worcestershire, Lemon, Cubes
-  Champagne Problems13
Genepey, Strawberry, Lemon, Bubbly,
Pebble Ice
-  Casino Riad14
Argan Oil-Washed Bourbon,
Banana Liqueur, Absinthe Verte,
Angostura Bitters, Maple Syrup
-  Honeybear On Holiday14
Tequila Blanco, Amontillado Sherry,
Montenegro Amaro, Apricot, Pineapple,
Lime, Cumin Honey, Pebble Ice
-  Sun Chaser13
Haku Vodka, Blanc Vermouth, Aloe,
Watermelon, Lavender, Lemon, Bubbly, Cubes
-  High Plains Drifter13
Mezcal, Aperitivo Select,
Palo Cortado Sherry, Ancho Reyes Poblano
Chile, Red Bell Pepper, Cinnamon, Lime,
Bittermens Mole Bitters
-  The Constant Gardener14
Gin, Suze Aperitif, Celery, Pineapple, Lime,
Pandan Leaf, Elderflower Tonic, Cubes
-  Escape From New York15
Mezcal, Danish Aquavit,
Green Chartreuse, Fino Sherry,
Coconut, Orange Bitters, Star Anise

WHITES & BUBBLES

- Rhone Blend, “Ventoux Rouge”.47
Clos de Trias / Rhône, France 2015
textured and fresh, complex and delicious
- Rhone Blend, “Ventoux Rouge”.47
Clos de Trias / Rhône, France 2015
textured and fresh, complex and delicious
- Rhone Blend, “Ventoux Rouge”.47
Clos de Trias / Rhône, France 2015
textured and fresh, complex and delicious
- Rhone Blend, “Ventoux Rouge”.47
Clos de Trias / Rhône, France 2015
textured and fresh, complex and delicious

REDS & ROSES

- Rhone Blend, “Ventoux Rouge”.47
Clos de Trias / Rhône, France 2015
textured and fresh, complex and delicious
- Rhone Blend, “Ventoux Rouge”.47
Clos de Trias / Rhône, France 2015
textured and fresh, complex and delicious
- Rhone Blend, “Ventoux Rouge”.47
Clos de Trias / Rhône, France 2015
textured and fresh, complex and delicious
- Rhone Blend, “Ventoux Rouge”.47
Clos de Trias / Rhône, France 2015
textured and fresh, complex and delicious
- Rhone Blend, “Ventoux Rouge”.47
Clos de Trias / Rhône, France 2015
textured and fresh, complex and delicious

BAR SNACKS

Cheese Mezze Plate..... 18
Manchego, Camembert, Goat's Milk Cheddar, Honeycomb, House Pickles, Sourdough

Charcuterie Mezze Plate..... 18
Escabeche of Mussels and Clams, Smoked White Fish Rillettes, Warm Olives, Sourdough

Calabrian Prawn Cocktail..... 13
Shallot Mignonette, Calabrian Horseradish, Cocktail Sauce

Greek Salad..... 21
Smoked Gigante and Whole White Beans, Garlic Crouton, Heirloom Tomato, Cucumber, Olive, Shallot, Fresh Herb, Red Wine & Thyme Vinaigrette

Burrata..... 12
Marinated peach, Basil, Black Pepper, Garlic Flatbread

Shoe String Fries..... 9
Garlic, Black Pepper, Fancy Ranch

WOOD FIRED PIZZAS

Fennel Sausage Pizza

Smoked Straccietela, Honey,
Basil, Heirloom Tomato,
Pomodoro

18

Fresh Fig Pizza

Caramelized Onion, Taleggio,
Peccorino, Rosemary, Black
Pepper

18

Housemade Ice Cream..... 9
Ask About Today's Flavors

Executive Chef - John Taube IV
Chef de Cuisine - Tyler Curtis Pastry Chef - Mallory Cayon

We are a cash-free restaurant. We welcome credit cards and gift cards. We add a 4% surcharge to all checks to help support rising minimum wages and staff benefits in DTLA. If you would like this removed, please ask a manager. Items may contain components that are served raw or undercooked. Consuming raw or undercooked meats, poultry, seafood, shellfish, eggs may increase your risk of foodborne illness. Our juices may be unpasteurized.

HOUSE COCKTAILS

}	<p>Honeybear On Holiday Aged Cachaca, Amontillado Sherry, Pear, Red Grape, Bubbly</p>	15
P	<p>Sun Chaser Strawberry-Infused Inferno Bitter, Sweet Vermouth, Cava, Black Pepper-Vanilla Tincture, Sparkling Water</p>	14
P	<p>Casino Riad Argan Oil-Washed Bourbon, Banana Liqueur, Absinthe Verte, Angostura Bitters, Maple Syrup</p>	16
}	<p>Escape From New York Pineapple Rum, Coconut Rhum Liqueur, Coffee Bean-infused Lustau Spanish Vermut Rojo, Mint, Demerara, Bitter Truth Chocolate Bitters</p>	14

BOTTLED SPECIALTY COCKTAILS

Served tableside. Bottled for one or two.



}	<p>Anchors Away! Rooibos Tea-Infused Elyx Vodka, Amaro Montenegro, Burnt Honey-Ginger Syrup, Lime, Ginger Beer</p>	16
}	<p>Constant Gardener Gin, Suze Aperitif, Celery, Pineapple, Lime, Pandan Leaf</p>	15
S	<p>Negroni Italicus Bergamot Rosolio, White Peach, Jasmine, Cava</p>	13
	<p>Martini London Dry Gin, Aquavit, Bergamot, Honeydew, Lemon, Dill, Seaweed</p>	14
	<p>Spicy Margarita Mezcal, Urfa Biber-infused Rhum JM Agricole, Sfumato Rubarbaro, Sarsaparilla, Apple, Lime</p>	15
	<p>Old Fashioned Olive-oil-washed Gin and Gra'it Grappa, Buchu Leaf-infused Lustau Vermut Blanco, Regans Orange Bitters</p>	15

WINE

(CHILLED) SANGIOVESE, “LOVE YOU BUNCHES”..... 12 | 44
Stolpman Vineyards / Solvang, California 2018
fun, light, and refreshing

VALDIQUIE BLEND, “MONKEY JACKET”..... 16 | 64
Cruse Wine Co./ North Coast, California 2018
light body with grippy tannins, red and black fruit like crazy, real food-friendly

NERELLO MASCALESE 15 | 60
Terre Nere Etna Rosso / Etna, Sicily 2018
sophisticated, elegant, grown on a volcano, a Bond villain in wine form

BORDEAUX BLEND, “APPRIA ANTICA 400” 14 | 56
Alberico / Lazio, Italy 2016
stewed red & black fruit, chocolate cake, robust but not overpowering

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BEER

HIGH LIFE, Miller Brewing Company, Milwaukee, WI 6

MICRO, DRY HOPPED PALE, Stillwater, NY..... 8

SORACHI ACE, SAISON, Brooklyn Brewery, New York 9