



**APPLICATIONS:**

**DEPARTMENT OF CITY PLANNING APPLICATION**

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number ZA-2010-2511-CUB

Env. Case Number \_\_\_\_\_

Application Type \_\_\_\_\_

Case Filed With (Print Name) \_\_\_\_\_ Date Filed \_\_\_\_\_

Application includes letter requesting:

Waived hearing       Concurrent hearing       Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number \_\_\_\_\_

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

**1. PROJECT LOCATION**      219, 221, 223, 225, 227, 229, 231, 233, & 235 W 7th  
 Street Address<sup>1</sup> \_\_\_\_\_ St. & 656, 658, & 660 S Broadway \_\_\_\_\_ Unit/Space Number \_\_\_\_\_  
 Legal Description<sup>2</sup> (Lot, Block, Tract) FR6, 17, ORD'S SURVEY  
 Assessor Parcel Number 51 44002025      Total Lot Area 85 13.3sq. ft.

**2. PROJECT DESCRIPTION**

Present Use Upscale Burlesque Bar/Lounge

Proposed Use Upscale Historic DTLA Themed Bar/Lounge

Project Name (if applicable) 7th St Bar

Describe in detail the characteristics, scope and/or operation of the proposed project Review of an existing conditional use permit to allow the continued sales and dispensing of a full line of alcoholic beverages in conjunction with a proposed 2015 sq. ft. bar/lounge with 83 indoor seats with live entertainment and a 165 sq. ft. patio with 10

Additional information attached       YES       NO      seats. Proposed hours are 6am to 2am. Live entertainment will be limited to piano, jazz, or string trio.

Complete and check all that apply:

**Existing Site Conditions**

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

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

**Proposed Project Information**

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: \_\_\_\_\_ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

**Housing Component Information**

Number of Residential Units: Existing \_\_\_\_\_ - Demolish(ed)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Affordable Units<sup>4</sup> Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Market Rate Units Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Mixed Use Projects, Amount of Non-Residential Floor Area: \_\_\_\_\_ square feet

**Public Right-of-Way Information**

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

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

If so, what is/are your dedication requirement(s)? \_\_\_\_\_ ft.

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

**3. ACTION(S) REQUESTED**

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

Does the project include Multiple Approval Requests per LAMC 12.36?  YES  NO

Authorizing Code Section 12.24-W.1

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

Action Requested, Narrative: A conditional use permit authorizing the continued sale and dispensing of a full line of alcoholic beverages for a 2015 sq. ft. bar/lounge with 83 indoor seats and live entertainment and a 165 sq ft patio with 10 seats with proposed hours of operation from 6am to 2am daily. Live entertainment will be limited to piano, jazz or string trio.

Authorizing Code Section \_\_\_\_\_

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

Action Requested, Narrative: \_\_\_\_\_  
Additional Requests Attached  YES  NO

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

<sup>4</sup> As determined by the Housing and Community Investment Department

**4. RELATED DEPARTMENT OF CITY PLANNING CASES**

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

If YES, list all case number(s) ZA-2010-2511-CUB, ZA-2010-2511-CUB-PA1

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

Case No. \_\_\_\_\_

Ordinance No.: \_\_\_\_\_

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

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

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

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

\_\_\_\_\_

**5. RELATED DOCUMENTS / REFERRALS**

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form \_\_\_\_\_

b. Geographic Project Planning Referral \_\_\_\_\_

c. Citywide Design Guidelines Compliance Review Form \_\_\_\_\_

d. Affordable Housing Referral Form \_\_\_\_\_

e. Mello Form \_\_\_\_\_

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

g. HPOZ Authorization Form \_\_\_\_\_

h. Management Team Authorization \_\_\_\_\_

i. Expedite Fee Agreement \_\_\_\_\_

j. Department of Transportation (DOT) Referral Form \_\_\_\_\_

k. Preliminary Zoning Assessment Referral Form \_\_\_\_\_

l. SB330 Preliminary Application \_\_\_\_\_

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) \_\_\_\_\_

n. Order to Comply \_\_\_\_\_

o. Building Permits and Certificates of Occupancy \_\_\_\_\_

p. Hillside Referral Form (BOE) \_\_\_\_\_

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) \_\_\_\_\_

r. SB330 Determination Letter from Housing and Community Investment Department \_\_\_\_\_

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

**PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>5</sup> name** Boris Mayzels

Company/Firm \_\_\_\_\_

Address: 219 W 7th St Unit/Space Number \_\_\_\_\_

City Los Angeles State CA Zip Code: 90014

Telephone (310) 721-1131 E-mail: boris@thehaasbuilding.com

Are you in escrow to purchase the subject property?  YES  NO

**Property Owner of Record**  Same as applicant  Different from applicant

Name (if different from applicant) Broadway Exchange Building LP

Address 708 S Broadway Unit/Space Number \_\_\_\_\_

City Los Angeles State CA Zip Code: 90014

Telephone (213) 891-1063 E-mail: drmaysels@gmail.com

**Agent/Representative name** Jacob Van Horn

Company/Firm 1315 Consulting LLC

Address: 111 w 7th St Unit/Space Number 519

City Los Angeles State CA Zip: 90014

Telephone (213) 222-5803 E-mail: jacob@thirteen15.com

**Other** (Specify Architect, Engineer, CEQA Consultant etc.) \_\_\_\_\_

Name \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address: \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**Primary Contact for Project Information**  Owner  Applicant  
(select only one)  Agent/Representative  Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

**PROPERTY OWNER**

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

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

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

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

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_ ZUR) BARNES

Date 12/7/2020

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

Date \_\_\_\_\_

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On December 07, 2020 before me, Ricardo Carlos (Notary Public)  
(Insert Name of Notary Public and Title)

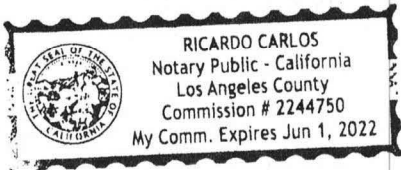
personally appeared Zuri Barnes, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

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

WITNESS my hand and official seal.

[Handwritten Signature]  
Signature

(Seal)



**APPLICANT**

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
  - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
  - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required. .
  - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
  - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
  - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
  - g. I understand that if this application is denied, there is no refund of fees paid.
  - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
  - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

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

Signature:   
Print Name: Boris Mayzels

Date: 12/7/2020

**OPTIONAL  
NEIGHBORHOOD CONTACT SHEET**

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

**REVIEW** of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).



Conditions Compliance Report  
221 w 7th St

The conditions in this attachment are those issued in the most recent determination letter from the previous CUB determination filed for this location (Case Number ZA-2010=2511-CUB-PA1). This determination letter was issued July 11, 2012.

Condition 1. All other use, height and area regulations of the Municipal Code and all other applicable governmental 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.

Comment: In compliance. The property has not changed use, height or area size since the issuance of this letter. It has been maintained as a bar serving a full line of alcoholic beverages with no other use. No modifications have been made that have affected the height of area size of the location or the building as a whole.

Condition 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.

Comment: In compliance. The use, plot, and floor plan are consistent with approved plans.

Condition 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.

Comment: In compliance. The property has shown regard for the neighborhood and no complaints have been filed with the department indicating otherwise.

Condition 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.

Comment: In Compliance. Any graffiti on the façade of the location is promptly removed.

Condition 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 classification shall . . be printed on the building plans submitted to the Zoning Administrator , - Development Services Center Staff and the Department of Building and Safety for purposes of having a building permit issued.

Comment: In Compliance. The original set of plans included a sheet with conditions.

Condition 6: Indemnification. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of

any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

Comment: In Compliance.

Condition 7. This approval is tied to ENV-2010-2512-MND (Exhibit "6"). The applicant shall print all mitigation measures on the building plans.

Comment: In compliance. The original set of plans included a sheet with conditions.

Condition 8. Approved herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a 165 square-foot outdoor patio expansion of an existing 2,015 square-foot bar/lounge seating 48 patrons on the ground floor and 35 patrons on the mezzanine, and 10 patrons in the patio with operating hours from 11:00 a.m. to 1:45 a.m. Monday through Friday and 10:00 a.m. to 1:45 a.m. Saturday and Sunday, except the outdoor patio. Outdoor patio area hours shall be limited to: 11:00 a.m. to midnight Monday through Friday and 10:00 a.m. to midnight Saturday and Sunday. There will be no business conducted between the hours of 2:00 a.m. and 10:00 a.m., including but not limited to private or promotional events.

Comment: In compliance.

Condition 9. -This grant shall have a life of ten years after which the applicant shall file for and win approval of a plan approval from the Office of Zoning Administration in order to continue the sale of a full line of alcoholic beverages for on-site consumption.

Comment: In compliance. Applicant has filed for a new CUB, however the shelf life of the existing CUB has been extended due to ordinance passed by the Los Angeles City Council due to the pandemic and the local emergency period.

Condition 10. If at any time during the period of the grant, should documented evidence be submitted showing continued violations of any conditions of the grant resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining business, or residents and neighboring properties, the Zoning Administrator will have the right to require "The Petitioner" 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 shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained (Applicant volunteered).

Comment: In compliance. There has been no documented evidence of continued violations.

Condition 11. Prior to the issuance of any permits for the erection, construction, addition to, or exterior structural alterations of any building or structure, including but not limited to signage, awnings and other similar appurtenances within the Community Design Overlay boundaries, the applicant shall obtain written clearances from the City Planning Department. A Planning clearance is also required for modifications to existing signs, awnings, and other appurtenances on the exterior of buildings.

Comment: In Compliance.

Condition 12. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.

Comment: In compliance.

Condition 13. There shall be no Adult Entertainment of any type pursuant to Section 12.70 of the LAMC.

Comment: In compliance. As volunteered applicant has limited entertainment to piano, jazz or string trio.

Condition 14. No pay phone shall be maintained on ,the exterior of the property.

Comment: In Compliance.

Condition 15. There shall be no coin-operated games or video machines.

Comment: In Compliance.

Condition 16. The operator shall be responsible for maintaining .free of litter the area adjacent to the property.

Comment: In compliance. The area is adjacent to the property is maintained by venue staff, building staff, and the Business Improvement District Clean Team.

Condition 17. Any music, sound or noise emitted from the subject businesses shall comply with the noise regulations in the IAMC. All outside personnel associated with music performance and or acoustical sound shall follow the City's noise regulations and required to comply.

Comment: In compliance. There have been no reports of noise violations.

Condition 18. Applicant and its operator shall provide a detailed security plan to be approved by IAPD prior to opening.

Comment: In compliance. A security plan was included with the original case file.

Condition 19. A dress code shall be required to the satisfaction of the IAPD Vice. A copy of the established dress code shall be posted and visible near the main entrance.

In compliance. A copy of the dress code was provided to LAPD Vice and was enforced by security.

Condition 20. The operator shall install and maintain surveillance cameras in all areas of the premises, and a 30-day video library that covers all common areas of such business, high rise area, including all high-risk areas and entrances or exits. The tapes shall be made available to the Police Department upon request.

Comment: In compliance. All bar cameras were monitored and footage was retained for 30 days.

Condition 21. Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products shall be installed on the premise at each point-of-sale location. These 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 beverage or tobacco products.

Comment: All point of sale system were equipped with age monitoring devices.

Condition 22. Within twelve months of the effective date of this determination, all personnel acting in the capacity of a manager of the premises shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department. All employees who serve alcoholic beverages shall attend initial or follow-up STAR classes every 24 months. -The business operator shall submit a copy to the Zoning Administrator of evidence from the Police Department that such training was completed within 30 days of the training event.

Comment: All staff at all bars that have operated in the location have had initial and follow up STAR classes.

Condition 23. Other than the main door to the premises, the doors shall be equipped on the inside with automatic locking devices and will remain closed at all times. No doors other than the main door shall be used by means of access to the premises and used for egress solely for emergency purposes.

Comment: In compliance.

Condition 24. The business operator shall maintain on the premises, and present upon request to any law enforcement officer, a copy of the Business Permit and insurance information.

Comment: Copies of the business insurance have been maintained on the premises.

Condition 25. No person under ,the age of 21 shall serve alcoholic beverages (Applicant volunteered).

Comment: No employees under the age of 21 have been employed.

Condition 26. Live entertainment is limited to piano or jazz trio.

Comment: In compliance. No other entertainment types have been approved for tenants.

Condition 27: No self-service of alcoholic beverages is permitted. A service provider will serve alcoholic beverages to customers poured from behind a counter or bar (Applicant volunteered).

Comment: In compliance.

Condition 28. No happy hour or reduced priced drinks shall be permitted. (Applicant volunteered)

Comment: In compliance. Applicant asked that this be allowed on the new CUB.

Condition 29. The sale of distilled spirits by the bottle for the same day or future consumption is prohibited (Applicant volunteered).

Comment: In compliance. No bottle service has been offered.

Condition 30. There will be no exterior advertising or signs of any kind advertising or directed to the exterior promoting or indicating the availability of alcoholic beverages. Interior signs which are visible to the outside will be clearly a violation of this condition (Applicant volunteered)

Comment: In compliance.

Condition 31. Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

Comment: In compliance.

Condition 32. [NEW] Prior to the utilization of this grant the applicant shall secure a revocable permit from the City of Los Angeles Department of Bureau and Engineering for the sidewalk patio.

Comment: In compliance. A revocable R permit was obtained with the city bureau of engineering.

Condition 33. Prior to issuance of any permits relative to this matter, 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 for CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. This agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.

Comment: In compliance. Agreement has been recorded with the county and provided to the department of planning.

# Thirteen15 Consulting

## Conditional Use Permit – Alcohol (CUB) Additional Information/Findings 221 W 7<sup>th</sup> St

Boris Mayzels (A)  
219 W 7<sup>th</sup> St  
Los Angeles, CA 90014

221 W 7<sup>th</sup> St (219,221,223,225,  
227, 229,231,233, & 235 W 7<sup>th</sup> St,  
656, 658 & 660 S Broadway)

Broadway Exchange Company LP (O)  
708 S Broadway  
Los Angeles, CA 90014

Central City Community Plan Area

Zone: (Q) C5-4D-CDO-SN

C.D.:14 – Kevin de Leon

1315 Consulting LLC (R)  
111 W 7<sup>th</sup> St Ste 519  
Los Angeles, CA 90014

Legal Description:  
Lot FR6, Block 17, ORD'S SURVEY  
tract

### REQUEST:

A conditional use permit to allow the on-site sale and dispensing of a full line of alcoholic beverages at 2015 sq. ft. bar/lounge with 48 seats indoors on the ground floor and 35 in the mezzanine with live entertainment and a 165 sq. ft. patio with 10 seats. Proposed hours will be 6 am to 2 am.

**BACKGROUND:**

The subject site consists of a lot observing a frontage of 55 feet along Broadway and 155 feet along 7<sup>th</sup> St. The property consists of a flat, level, rectangular shaped parcel improved with a high rise mixed use commercial building with retail tenants at the ground floor with 68 residential units above.

The proposed bar/lounge would be on the ground floor and mezzanine levels of the existing bar/lounge space approved by previous entitlements. The space has previously been Silo Vodka Bar, Bar Mattachine, and the Bang Bang Room.

The applicant, Boris Mayzels, is the property manager for the Haas building, which is the building on the proposed site. Dr. Mayzels has deep roots in downtown Los Angeles which inspired him to create a historic DTLA themed bar/lounge. Before his current position Dr. Mayzels operated a chiropractic clinic in Downtown Los Angeles for nearly two decades. In addition, he currently serves as the President of the Board of Directors for the Historic Core Business Improvement District.

The applicant is excited to be a part of the revitalization of the Downtown Los Angeles historic core by highlighting the history and development of the neighborhood in the proposed bar/lounge. He intends to pay homage to the area’s past while being a part of the neighborhood’s successful future.

The concept will be a hybrid of an upscale bar/lounge in the afternoon and evenings and a coffee shop in the morning serving various coffee drinks and pastries. The applicant plans to utilize this model to provide additional jobs in the historic core as well as to keep the space activated as many hours of the day as possible.

Details of the project are as follows:

	<b>Continued Approval</b>
--	---------------------------



<b>Use</b>	Bar/Lounge
<b>Total Interior Square Footage</b>	2015 sq. ft.
<b>Interior Seats</b>	48 – ground floor 35 – mezzanine level
<b>Patio Square Footage</b>	165 sq. ft.
<b>Patio Seats</b>	10
<b>Hours of Operation</b>	6:00 AM to 2:00 AM Daily
<b>Type of Alcohol</b>	Type 48 ABC Liquor License – On Sale General
<b>Food</b>	Not offered from the bar/lounge but will be available from partnership with the restaurant in the adjoining space
<b>Live Entertainment</b>	Yes
<b>Dancing</b>	None
<b>Off Site Sales</b>	None
<b>Census Tract</b>	2073.01

<b>Parking</b>	0
----------------	---

**SURROUNDING PROPERTIES:**

The property to the Northeast directly abutting the site on Broadway is zoned (Q)C5-4D-CDO-SN and is improved with a mixed use commercial building housing a multi-level restaurant and multiple bars/lounges,

The property to the Southeast abutting the site on 7<sup>th</sup> Street is zoned C5-4D and is improved with a multi-level mixed use commercial building with retail and restaurants on the ground floor and residential units above.

The property to the Southwest across 7<sup>th</sup> Street is zoned (Q)C5-4D-CDO-SN and is improved with a mixed used commercial structure with retail and restaurants on the ground floor and multiple levels of parking above.

The property to the Northwest across Broadway is zoned (Q)C5-4D-CDO-SN and is improved with a mixed use commercial structure with retail on the ground floor and multiple levels of parking above.

**CIRCULATION:**

7<sup>th</sup> Street is a modified Avenue II dedicated to a right of way with an 85-foot width improved with curb, gutter, sidewalks, and street lights.

Broadway is a modified Avenue II dedicated to right of way with 80-foot width improved with curb, gutter, sidewalks, and street lights.

The Alley has a 20-foot width

## **RELATED PRIOR CASES:**

### **Subject Property:**

ZA-2010-2511-CUB: On December 7, 2010, the zoning administration approved the sales and dispensing of a full line of alcoholic beverages for a new bar/lounge located at 221 w 7<sup>th</sup> St.

ZA-2010-2511-CUB-PA1: On July 11, 2012, the zoning administration approved a modification of the existing conditional use to allow the sales and dispensing of a full line of alcoholic beverages to include an outdoor patio at 221 w 7<sup>th</sup> St.

ZA-2014-4270-CUB: On August 7, 2015 the zoning administration approved a conditional use permit to allow for the sale and dispensing of beer and wine at an existing mini mart at 229-231 w 7<sup>th</sup> St.

ZA-2004-5991-CU: On January 5, 2005 the zoning administration approved a conditional use for the relocation of an existing pawn shop, trading exclusively in jewelry, with no parking provided at 558-560 S Broadway.

### **Surrounding Properties:**

ZA-2007-5442(CUB)(CUX): On August 12, 2009, the zoning administration approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, live entertainment, and dancing in conjunction with a proposed approximately 40,000 sq. ft. restaurant and bar within the ground floor, mezzanine, and split level basement of an existing 13-story building at 650 S Spring St.

ZA-2009-1889(CUB): On October 6, 2009, the zoning administration approved a conditional use for the sales and dispensing of a full line of alcoholic beverages in conjunction with a bar with live entertainment at 626 S Spring St.

ZA-2009-3928(CUB)(CUX): On March 8, 2011, the zoning administration approved a conditional use for the sales and dispensing of a full line of alcoholic beverages for on-site consumption with live entertainment and patron dancing at 650 S Spring St.

ZA-2010-3384(CUB)(CUX): On April 13, 2011, the zoning administration approved a conditional use to allow the sales and dispensing of a full line of alcoholic beverage for on-site consumption and beer and wine for off-site consumption in conjunction with the expansion of an existing restaurant for a total of 45,000 sq. ft. over five floors and a conditional use was issued to allow live entertainment and patron dancing at 648 S Broadway.

ZA-2012-0967(CUB): On August 21, 2012, the zoning administration approved a conditional use to allow the sales and dispensing of a full line of alcoholic beverages in conjunction with an existing 1,932 sq. ft. bar at 626 S Spring St.

ZA-2013-1925(CUB): On January 15, 2014, the zoning administration approved a conditional use to allow the sales and dispensing of a full line of alcoholic beverages in conjunction with an existing bar/restaurant at 626 S Spring St.

ZA-2013-3011(CUB): On August 8, 2014, the zoning administration approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a new drugstore/pharmacy at 210 W 7<sup>th</sup> St.

ZA-2013-633-ZV-CUB: On September 23, 2016, the zoning administration approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed approximately 5,000 sq. ft. bar/lounge at 206 W 6<sup>th</sup> St.

ZA-2018-4119-CUB: On February 25, 2019, the zoning administration approved a conditional use to allow the sales and dispensing of beer and wine for on-site consumption in conjunction with a new restaurant at 615 S Spring St.

ZA-2019-1319-CUB-CUX: On December 24, 2019, the zoning administration approved a conditional use permit to allow the dispensing and sale of a full line of alcoholic beverages for on-site consumption with live entertainment and patron dancing for an existing restaurant/banquet hall/bar/lounge and a proposed night club/bar/lounge

## **ORDINANCES – Q CONDITIONS and/or D LIMITATIONS:**

The subject property has a Q condition which places it in the Broadway Theater Entertainment District Design Guide (Community Overlay District or CDO). This CDO limits the allowed uses. This project is not among the prohibited uses as defined by the ordinance which established the Q condition. The ordinance is attached for reference.

## **GENERAL CONDITIONAL USE FINDINGS:**

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

The subject site is located along 7<sup>th</sup> Street in the Central City neighborhood of Los Angeles. 7<sup>th</sup> Street is home to a wide variety of uses including office, commercial, and residential in both medium and high density. The applicant is asking to allow the continued sale and dispensing of a full line of alcoholic beverages as previously granted in the project location<sup>1</sup>. The applicant strives to maintain a community oriented bar/lounge that will help maintain an activated streetscape. It will provide a desired amenity to locals and those transiting through Central City at a time when so many similar businesses have been closed due to the pandemic.

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

This project's locations, size, height, and operations will be compatible with the neighborhood as the project will be in an existing

---

<sup>1</sup> Los Angeles City Planning Case Number ZA-2010-2511-CUB

establishment in an existing commercial building in an existing commercial corridor. There are no proposed alterations that will in any way increase size or height.

The proposed bar/lounge use of the project is allowed in the C5 zone, and remains in conformance with the type of use that this zone allows. The purpose of the subject filing is to allow for continued sale and dispensing of alcoholic beverages as the previous approval is set to expire. The conditional use permit will set clear conditions to ensure that the operations of this project will not have a detrimental impact of the community, its residents or its visitors.

iii. **That the project substantially confirms with the purpose, intent, and provisions of the general plan, the applicable community plan, and any available specific plan.**

This project confirms with the purpose, intent, and specifics of the general plan. The project site is within the Central City Community Plan but not within a specific plan area.

The Central City Community Plan map designates the area as Regional Center Commercial, with the corresponding zone of C5-4D. The subject property is zoned for commercial uses. The subject property is within the Broadway Community Design Overlay. As the project is an existing location the property will remain consistent with the CDO.

Alcoholic beverage sales are not addressed by the general plan but are allowed with approval by the zoning administration on a conditional basis. With compliance to the conditions set forth upon approval this project will not significantly impact the surrounding uses.

This project meets several specific goals of the Central City Community Plan Area. This includes objective LU2-1 which is “to improve Central City’s competitiveness as a location for offices, business, retail, and industry”<sup>2</sup>. A key to attracting diverse uses in a dense neighborhood is quality and upscale bar/lounge locations. The recent pandemic has

---

<sup>2</sup> Central City Community Plan, Chapter III Land Use Policies and Programs, 4

forced the closure of many locations with this use in the Central City Community. This project will align with the goal of LU2-1 post pandemic.

Policy 2-1.2 states the Central City Community Plan aims to maintain a “safe, clean, attractive, and lively environment.”<sup>3</sup> This project will activate a recently shuttered storefront along a busy commercial and transit corridor. The street activation that this project will provide is an important element of maintaining this goal.

### **ADDITIONAL FINDINGS:**

**i. Explain how the proposed use will not adversely affect the welfare of the proposed community**

The subject property is zoned for commercial use and will be utilized as such. The project will provide a much needed and desired amenity to the community in a time where establishments of similar uses are facing closures due to the economic impact of the pandemic.

The project intends to expressly follow all conditions put forth under the conditional use as well as all health directives by the city, county, and state governments relating to the pandemic. This will contribute to an activates streetscape and increased tax revenue while not disrupting the use of any surrounding properties.

**ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.**

Medium and high density commercial development continue to happen in the Central City community even at the height of the pandemic. Development of this density calls for a higher number of on-site alcohol licenses than that of a lower density community. While it is noted that the number of active licenses exceeds the number allowed by ABC criteria, it is also noted that this is a common occurrence in communities

---

<sup>3</sup> Central City Community Plan, Chapter III Land Use Policies and Programs, 5

that attract large numbers of people. Currently in census tract 2073.01 there are 11 active type 48 ABC licenses and 25 active type 47 licenses. The unfortunate reality is that many of these locations while having an active license have closed their doors for the final time due to the economic realities of operating a restaurant or lounge in the current pandemic.

Bona-fide eating establishment and bars/lounges are necessary to meet the community plan's previously stated goal of promoting a competitive environment for development. This project and its requested conditional use will help further that goal in a moment where the concentration of such establishments is declining to the detriment of the Central City Community Plan.

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

The project site was under a previous conditional use to serve and dispense a full line of alcoholic beverages since 2010. The site housed Silo Vodka Bar, Bar Mattachine, and the Bang Bang Room all of which enhanced the community as a necessary amenity without disrupting nearby residential or any other property use. The applicant intends to comply with and exceed all conditions set forth by the conditional use permit to ensure the continuation of this. The applicant expects that the sidewalk activation and increased security that the project will provide will positively affect nearby residential uses rather than affecting them detrimentally.

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

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

87,237 sq. ft.



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

2015 interior sq. ft.

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

The final occupant load of the space will be determined by the Los Angeles Department of Building and Safety and the Los Angeles Fire Department

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

48 interior seats on the ground floor and 35 interior seats on the mezzanine level. 10 outdoor seats.

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

Yes

**f. If there is an outdoor option will it be on private property, the public right of way or both?**

The outdoor patio is both on private property and in the public right of way. This patio has previously been approved for conditional use beverage.<sup>4</sup>

**i. If an outdoor area is on a public right of way have a revocable permit been obtained?**

Yes

**g. Are you adding floor area? If yes, how much is outdoors? Enclosed?**

No

---

<sup>4</sup> Los Angeles City Planning Case ZA-2010-2511-CUB-PA1

## **h. Parking**

### **I. How many parking spaces are available on site?**

None. The project site's building is within the Adaptive Reuse Incentive Area and is exempted from parking requirements. There is convenient parking located at two multi-level parking garages directly across the street from the building.

### **II. Are they shared or designated for the subject use?**

N/A

### **III. If you are adding floor area what is the parking requirement as determined by building and safety?**

N/A

### **IV. Have any arrangements been made to provide parking off site?**

No

- 1. If yes is the parking secured via a private lease or a covenant/affidavit approved by the department of building and safety? Note: Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a zone variance.**

N/A

- 2. Please find a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area and the use it is to serve.**

N/A

**3. Will valet service be available? Will it be for a charge?**

N/A

- i. Is the site within 1000 feet of any schools (public, private, or nursery schools), churches or parks?**

See attached sensitive uses list

- j. For massage parlors and sexual encounter establishments, is the site within 1000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17?**

N/A

**QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT**

- a. What are the proposed hours of operation and which days of the week will the establishment be open and Proposed Hours of Alcohol Sales?**

Hours of operation are to be 6am to 2am seven days a week.

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc....? Please specify. Note: An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.**

Live entertainment will be limited to piano, jazz, or string trio, movies, or karaoke. There will be no dancing.

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

The minimum age for entry will be 21. This will be enforced by on site security and staff conducting identification checks. Please see attached security plan for further details.

**d. Will there be any accessory retail on the site? What will be sold?**

Yes, hats, t-shirts and other small logoed promotional items may be sold.

**e. Security**

**i. How many employees will be present at any given time?**

Depending on volume it is estimated that there will be between 6-10 employees at any given time.

All employees involved with the sale of alcohol will be enrolled within the Los Angeles Police Department "Standard Training for Alcohol Retailers" (STAR)

**ii. Will security be provided on site?**

Yes.

**1. If so how many and when?**

Security staff will be present seven days a week after 6pm.

**iii. Has LAPD issued any citations or violations? If so provide copies.**

No

**f. Alcohol**

**i. Will there be beer and wine only or a full line of alcoholic beverages available?**

There will be a full line of alcoholic beverages available.

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

Yes

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

No

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

The applicant may post a menu on the exterior and alcohol displays in the interior may be visible from the exterior.

**v. Food**

**1. Will there be a kitchen on the site?**

No.

**2. Will alcohol be sold without a food order?**

Yes

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

Yes

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

N/A

**vi. On Site**

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

N/A

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

No

**3. Will discounted alcoholic drinks (A Happy Hour) be provided at any time?**

Yes, a happy hour is proposed from 3 pm to 7 pm daily

**vii. Off Site**

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

No

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

No

**viii. Contact the California Department of Alcoholic Beverage Control (ABC) regarding its requirements**

**CALDERA BILL (CA Business and Professionals Code Section 23958 and 23958.4**

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

On Site

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

No

ORDINANCE NO. 180871

An ordinance amending Ordinance 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

**Section 1.** Establishment of the Boundaries of the Broadway Theater and Entertainment District Design Guide (Community Design Overlay District or CDO).

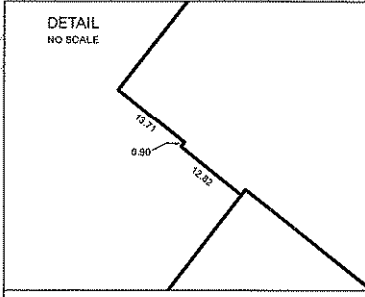
- A. Pursuant to Section 13.08 of the Los Angeles Municipal Code, the City Council hereby establishes the boundaries of Broadway Theater and Entertainment District Design Guide (CDO) identified on the map herein by solid boundaries and the suffix "CDO" on the zone classification.
- B. Zoning Map. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications on the properties shown upon a portion of the zoning map incorporated therein and made apart of Article 2, Chapter 1 of the LAMC, so that such portion of the zoning map shall conform to the zoning on the map set forth in Section 1 A of this ordinance and the [Q] Qualified Conditions found in Section 2 of this ordinance.

**Table for Sections 1 and 2**

C2-4D	[Q]C2-4D-CDO
[Q]C4-4D	[Q]C4-4D-CDO
PF-4D	PF-4D-CDO
C5-4D	[Q]C5-4D-CDO



# BROADWAY CDO



- NOTE:
1. RIVVY LINE OF LOTS 2-4, BLK 5, ORD'S SURVEY.
  2. ZWIVY LINE OF LOT A, ACQUISITION BY ADJUNCTION OF BLK 11, ORD'S SURVEY.
  3. RIVVY LINE OF LOTS 1 & 2, BLK 11, ORD'S SURVEY.
  4. RIVVY & ZWIVY LINES OF PT LOT 4, ORD'S SURVEY.



NOT TO SCALE

D.M. 130.5 A 211, 130.5 A 213, 129 A 211  
 127.5 A 209, 127.5 A 211, 128 A 209

CPO 2009-0874 CDO ZC



**Section 2.** Pursuant to Section 12.32 G of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of that property described in Section 1 and are preceded by the "Q" in Brackets ([Q]), the conditions and limitations imposed by the new "Q" Qualified Classification are set forth as follows:

**[Q] Conditions:**

**Definitions**

**Prevailing Setback:** The most commonly reoccurring line between the property line and the vertical exterior façade of one or more building on the same block or street frontage. Along Broadway, the prevailing setback in many cases coincides with the property line or is offset from the property line between six (6) inches and one (1) foot.

**Streetwall:** The vertical exterior facade of one or more buildings adjacent and parallel to the sidewalk. The cumulative façade effect created on a pedestrian oriented corridor when structures are built to the edge of the front property line and each side property line or the prevailing setback.

**Uses**

1. The following uses are prohibited:

- Auto-related and other vehicular uses, excluding parking
- Adult entertainment uses, as defined and regulated by Los Angeles Municipal Code Section 12.70,
- Hostess Dance Halls,
- Tattoo Parlors,
- Pawnshops,
- Recycling centers.
- Storage uses (except for minor accessory storage uses),
- Medical Marijuana Dispensaries and Rehabilitation Facilities,
- Penny Arcades (including video or amusement arcades), and
- Equipment Repair shops.

2. The following uses shall be prohibited on the ground floor up to a depth of 25 feet from the streetwall:

- Residential uses, except for residential lobbies,
- Jewelry manufacturing,
- Parking,
- All office uses, including all medical uses, and
- Institutional uses, such as educational and philanthropic institutions, except for libraries, museums and other arts-related uses.

3. Ground floor commercial uses shall be built to the property line or prevailing setback, whichever applies.
4. Surface parking lots as a main use are prohibited.

## **Building Form and Massing**

5. With the exception of additions to the rear of the building, any alterations or additions to existing buildings shall be built to the property line or maintain the prevailing setback, where a prevailing setback is different from the property line. Storefronts and building entryways may be recessed as long as the main structural elements (structural bays) are built to the property line or prevailing setback, as applicable. In no event shall the setback exceed two feet.
6. All new buildings shall be built to any property line abutting Broadway and any perpendicular street. The following shall also apply:
  - a. The minimum streetwall (building wall along the sidewalk) shall be 100 feet in height and, south of 4<sup>th</sup> Street, the maximum shall be 150 feet in height. Heights below 100 feet may be permitted by an action of the Zoning Administrator, in accordance with LAMC Section 12.24X.
  - b. Not less than 95% of the streetwall shall be built to the property line or prevailing setback.
  - c. For new buildings or additions south of Fourth Street, portions of buildings above 150 feet shall be stepped back from the front and side property lines a minimum of 30 feet.
  - d. A break in the streetwall (building wall along the sidewalk) may be permitted for a distance not to exceed the linear feet required for pedestrian and vehicular access, when vehicular access cannot be obtained from a side street or an alley as determined by the Director of Planning, in consultation with the Department of Transportation (DOT).
7. The lot coverage for portions of buildings over 150 feet shall cover be no less than 30% of the lot and no more than 40% of the lot.

## **Parking.**

8. No parking shall be permitted between the building and any abutting street.
9. Parking shall be located to the rear of the building, underground or enclosed within a structure.
10. Ground floor commercial uses at a minimum depth of 25 feet shall be provided in any parking structure fronting Broadway or any perpendicular street.

## **Ground Floor Treatment**

11. The minimum floor-to-ceiling height of the ground floor of any new building shall be 15 feet.
12. All new construction or the addition of floor area to an existing building or structure fronting substantially or in part on a public street shall provide at least

one ground floor pedestrian entrance to each premise or storefront from a public street or pedestrian walkway. Entrances to residential lobbies or primary building lobbies shall be more prominent than other entrances along the public street.

13. A minimum of 70 percent of the building façade at the ground level abutting Broadway shall consist of doors and transparent windows.

### **Urban Design**

14. Corporate establishments and formula or retail businesses shall be designed to comply fully with the Broadway Design Guide.

### **Mechanical Equipment**

15. All structures on the roof, including air conditioning units, mechanical equipment, vents, skylights, solar panels, parapets etc., shall not be visible from the street at ground level. Any roof projections shall be located a minimum of 5 linear feet from the roof edge. Any roof projections within 10 linear feet from the roof edge shall be limited to a height of 5 feet. Roof projections located greater than 10 linear feet from the roof shall be permitted per LAMC.
16. Required restaurant venting shall be installed on a secondary façade and integrated with the design of the building whenever feasible.

### **Signage**

17. Signage shall comply with L.A.M.C. Article 4.4, Sections 14.4.1 through 14.4.20. In no case shall the total sign area for wall signs for a single building exceed 1.5 square feet for each foot of linear building frontage.
18. Each business or tenant shall be permitted one pedestrian sign limited to a maximum of six (6) square feet in size.
19. The following signs are prohibited:
  - a. billboards,
  - b. supergraphic signs,
  - c. canister (cabinet) signs;
  - d. pole signs;
  - e. monument signs;
  - f. temporary signs;
  - g. inflatable signs; and
  - h. animated signs.

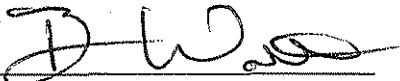
### **Removal of Existing Q**

20. Remove the existing Q Condition found in Ordinance No. 161,603 from the subject properties.

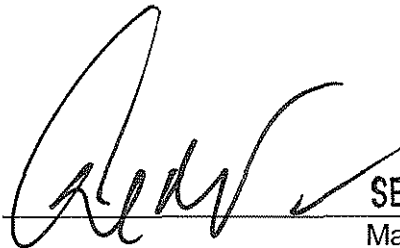
Section 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles AUG 11 2009, and was passed at its meeting of SEP 01 2009.

JUNE LAGMAY, City Clerk

By   
Deputy

Approved \_\_\_\_\_

 SEP 14 2009  
Mayor

Pursuant to Sections 556 and 558 of the City Charter, **approval** of this ordinance recommended for the City Planning Commission...

August 5, 2009

See attached report

  
Director of Planning

File No. 09-1884

## DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 180871 – Establishing the boundaries of the Broadway Theater and Entertainment District Design Guide (Community Design Overlay District or CDO) – CPC 2008-874 CDO ZC - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on September 1, 2009, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on September 16, 2009 I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on September 16, 2009 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 16th day of September 2009 at Los Angeles, California.

  
\_\_\_\_\_  
Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: October 26, 2009

Council File No. 09-1884

# Security Plan

## 7<sup>th</sup> Street Bar

221 W. 7<sup>th</sup> Street  
Los Angeles, CA 90014

### 1. Hours of Operation.

6am – 2am Monday-Sunday

### 2. Type of Entertainment To Be Offered.

DJ's & Live Music

### 3. Number/Utilization of Security Personnel.

All security personnel shall be attired in a manner to readily identify them as such. Security personnel shall be stationed inside the premises to ensure everyone's safety. Security personnel shall be stationed outside the premises to assist and encourage patrons to leave safely. Handheld counters shall be used by staff at the entrance at all times when open.

### 4. Control.

Video cameras will be mounted to cover the entrance, exits and entire premises. Digital copies of will be made available upon request by the local Police Department. Security staff shall regularly patrol the immediate exterior of the building at least once every half-hour, doing so on a random basis.

The 7<sup>th</sup> Street Bar Management shall conspicuously post the following signage: "No Trespassing or Loitering."

### 5. Unruly Patrons.

The 7<sup>th</sup> Street Bar Management will familiarize all security staff with provisions of the local ordinance for unruly patron ordinance. When a patron acts in a manner that is violent, abusive, indecent, profane, boisterous, or otherwise disorderly, we will immediately contact the police and request that the police invoke the provisions of the ordinance.

### 6. Patrons Who Are Intoxicated.

The 7<sup>th</sup> Street Bar, its agents, and employees may not sell, dispense, or give away alcohol to any person who is under the influence of alcoholic beverage as defined in the local ordinance, nor shall such a person be permitted on the premises. When a

customer has been “cut off”, the server will notify the other employees. The 7<sup>th</sup> Street Bar Management will support the server’s decision to terminate service to any customer. If a customer is too impaired to drive safely, we will try to persuade the customer not to drive, and arrange a safe ride. If the customer refuses, management will notify the location Police Department with a description of the person and the license plate number of the vehicle, if possible.

#### 7. Patrons Presenting False ID’s.

Strictly 21 and over. All identification cards used to prove age must be valid (i.e., may not be expired), and must be government-issued. If the identification card is expired or appears at all questionable to the employee, the employee shall request a second form of identification. The employee shall make sure that the individual purchasing the liquor resembles the identification card. All employees are encouraged to ask purchasers questions relating to their identification in order to verify the information. If the employee checking an ID has a strong suspicion that an ID is false, altered, or belongs to someone other than the person presenting the ID, he/she shall confiscate the ID and turn it over to management, to be presented to the police.

#### 8. Circumstances Under Which the Police Will Be Called.

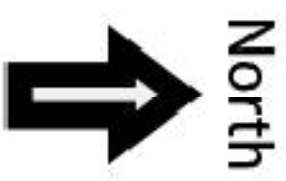
The police will be called, in a timely manner, anytime management or staff has information to believe a crime has been or is about to be committed and/or whenever a threat of or act of violence occurs on the premises or off premises in areas that would be considered in view or earshot of the establishment.

#### 9. Handling of Physical Disturbances, Including Fights.

The 7<sup>th</sup> Street Bar security or management will ask anyone who is fighting to leave. If necessary, security or management will call the local law enforcement agency for assistance. The 7<sup>th</sup> Street Bar Management will permanently refuse admittance to any chronic problem encounter.



**7th Street Bar  
221 W 7th St  
Photo Key**





**Photo 1**

**On sidewalk along subject site**  
**Direction - Southeast**  
**7th Street**



**Photo 2**

**On sidewalk facing subject site**  
**Direction - Southeast**  
**7th Street**



**Photo 3**

**On sidewalk facing subject site**  
**Direction - Northeast**  
**7th Street**



**Photo 4**

**On sidewalk facing subject site**  
**Direction - Northwest**  
**7th Street**



## **Photo 5**

**On sidewalk along subject site**  
**Direction - Northwest**  
**7th Street**



## **Photo 6**

**Across the street facing subject site**  
**Direction - Southeast**  
**7th Street**



## **Photo 7**

**Across the street facing subject site**  
**Direction - Northeast**  
**7th Street**



## **Photo 8**

**Across the street facing subject site**  
**Direction - Northwest**  
**7th Street**

1000' List of Sensitive Uses  
221 W 7<sup>th</sup> St, Los Angeles  
Prepared 12/5/2020  
by Express Mapping

---

Residential Buildings

Shown on map in grey (735 + parcels)

Churches

LA City Church (529 S Broadway, 2<sup>nd</sup> floor Suite 204, Los Angeles CA 90013)

New City Church of Los Angeles (514 S Spring St, Los Angeles CA 90013)

Gratia Community Church of Los Angeles (210 W 6<sup>th</sup> St, Los Angeles CA 90020)

Schools

None

Public playgrounds

None

Other similar uses

Pershing Square (532 S Olive St, Los Angeles CA 90013)



S-Hill St

W-7th St

Mercury Ct

S-Broadway

Saint-Vincent Ct

Saint-Vincent Pl

W-6th St

S-Spring St

Gracia Community Church of Los Angeles  
210 W 6th St  
Los Angeles, CA 90020

S-Main St

Harlem Pl

51  
Lo

# Vicinity Map Google Maps

## 7th Street Bar - 221 W 7th St.







# City of Los Angeles Department of City Planning

## 12/6/2020 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

656 S BROADWAY  
660 S BROADWAY  
225 W 7TH ST  
221 W 7TH ST  
219 W 7TH ST

### ZIP CODES

90014

### RECENT ACTIVITY

DIR-2010-2424-CDO  
DIR-2010-2576-CDO

### CASE NUMBERS

CPC-2018-6005-CA  
CPC-2017-432-CPU  
CPC-2017-2107-MS  
CPC-2014-2711-CDO-SN-ZC  
CPC-2013-3169  
CPC-2012-1737-MS  
CPC-2010-213-CA  
CPC-2009-874-CDO-ZC  
CPC-2008-4502-GPA  
CPC-2005-361-CA  
CPC-2005-1124-CA  
CPC-2005-1122-CA  
CPC-2002-1128-CA  
CPC-1986-606-GPC  
ORD-75667  
ORD-184056  
ORD-184055  
ORD-180871  
ORD-175038  
ORD-164307-SA1530  
ORD-137036  
ORD-135901  
ORD-129944  
DIR-2019-5768-SPP  
ZA-2014-4270-CUB  
ZA-2010-2511-CUB  
ZA-2004-5991-CU  
VTT-62917-CC  
ENV-2019-5769-CE  
ENV-2019-4121-ND  
ENV-2018-6006-CE  
ENV-2017-433-EIR

### Address/Legal Information

PIN Number	127-5A211 40
Lot/Parcel Area (Calculated)	8,513.3 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID F5
Assessor Parcel No. (APN)	5144002025
Tract	ORD'S SURVEY
Map Reference	M R 53-66/73
Block	17
Lot	FR 6
Arb (Lot Cut Reference)	None
Map Sheet	127-5A211

### Jurisdictional Information

Community Plan Area	Central City
Area Planning Commission	Central
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - Kevin de León
Census Tract #	2073.01
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

Special Notes	None
Zoning	[Q]C5-4D-CDO-SN
Zoning Information (ZI)	ZI-2450 Downtown Streetcar ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2385 Greater Downtown Housing Incentive Area ZI-2488 Redevelopment Project Area: City Center ZI-2408 Community Design Overlay: Broadway ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	Broadway
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

ENV-2017-2108-CE	SN: Sign District	Historic Broadway
ENV-2014-4271-ND	Streetscape	Broadway
ENV-2014-2712-MND	Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Area
ENV-2013-3392-CE	Affordable Housing Linkage Fee	
ENV-2013-3170-CE	Residential Market Area	Medium-High
ENV-2010-2512-MND	Non-Residential Market Area	High
ENV-2010-214-ND	Transit Oriented Communities (TOC)	Tier 3
ENV-2009-1487-ND	RPA: Redevelopment Project Area	City Center
ENV-2008-4505-ND	Central City Parking	Yes
ENV-2005-6004-CE	Downtown Parking	Yes
ENV-2005-362-CE	Building Line	5
ENV-2005-1125-CE	500 Ft School Zone	No
ENV-2005-1123-CE	500 Ft Park Zone	No
ENV-2004-5992-MND	<b>Assessor Information</b>	
ENV-2002-1131-ND	Assessor Parcel No. (APN)	5144002025
ENV-2002-1130-ND	APN Area (Co. Public Works)*	0.196 (ac)
AFF-54084	Use Code	1206 - Commercial - Store Combination - Store and Office Combination - 6 to 13 Stories
AFF-49588	Assessed Land Val.	\$781,849
AFF-4284	Assessed Improvement Val.	\$2,377,346
AFF-39132	Last Owner Change	11/21/1996
AFF-39131	Last Sale Amount	\$9
	Tax Rate Area	13264
	Deed Ref No. (City Clerk)	7-515
		696737
		468953
		1889636
		1293518
	Building 1	
	Year Built	1915
	Building Class	AX
	Number of Units	0
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	87,237.0 (sq ft)
	Building 2	No data for building 2
	Building 3	No data for building 3
	Building 4	No data for building 4
	Building 5	No data for building 5
	Rent Stabilization Ordinance (RSO)	No [APN: 5144002025]
	<b>Additional Information</b>	
	Airport Hazard	None
	Coastal Zone	None
	Farmland	Area Not Mapped
	Urban Agriculture Incentive Zone	YES
	Very High Fire Hazard Severity Zone	No
	Fire District No. 1	Yes
	Flood Zone	Outside Flood Zone
	Watercourse	No
	Hazardous Waste / Border Zone Properties	No
	Methane Hazard Site	None
	High Wind Velocity Areas	No
	Special Grading Area (BOE Basic Grid Map A-13372)	No
	Wells	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

**Seismic Hazards****Active Fault Near-Source Zone**

Nearest Fault (Distance in km)	0.9406128
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

**Economic Development Areas**

Business Improvement District	HISTORIC CORE
Hubzone	Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

**Housing**

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	<a href="http://hcidla.lacity.org">http://hcidla.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5144002025]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No

**Public Safety****Police Information**

Bureau	Central
Division / Station	Central
Reporting District	153

**Fire Information**

Bureau	Central
Batallion	1
District / Fire Station	9
Red Flag Restricted Parking	No

## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2017-432-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2017-2107-MS
Required Action(s):	MS-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s):	DOWNTOWN DESIGN GUIDE UPDATE
Case Number:	CPC-2014-2711-CDO-SN-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT SN-SIGN DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF SIGN DISTRICT; MODIFICATIONS TO EXISTING COMMUNITY DESIGN OVERLAY DISTRICT; AND ZONE CHANGES.
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2012-1737-MS
Required Action(s):	MS-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s):	BROADWAY STREETScape PLAN
Case Number:	CPC-2010-213-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2009-874-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	PROPOSED ESTABLISHMENT OF THE BROADWAY COMMUNITY DESIGN OVERLAY
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Project Descriptions(s):

Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED
Case Number:	DIR-2019-5768-SPP
Required Action(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	PROJECT PERMIT COMPLIANCE PURSUANT TO LAMC SEC. 11.5.7. FOR AN APPROXIMATE 1,330 SF OPEN PANEL LED ILLUMINATED ROOF SIGN (SINGLE FACE) PER THE HISTORIC BROADWAY SIGN SUPPLEMENTAL USE DISTRICT.
Case Number:	ZA-2014-4270-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	PURSUANT TO SECTION 12.24-W.1, A CUB FOR THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH A EXISTING 2,037 SQ FT MINI-MART, WITH 24 HOURS OF OPERATION DAILY.
Case Number:	ZA-2010-2511-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CODITIONAL USE FOR ON SITE FULL LINE OF ALCOHOL AT A PROPOSED RESTAURANT IN THE [Q]C5-4D-CDO ZONE.
Case Number:	ZA-2004-5991-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	CU- PERMIT RELOCATION OF AN EXISTING PAWN SHOP, CONSISTING OF JEWELRY ONLY, WITH HOURS OF OPERATION FROM 9AM UNTIL 6PM EVERYDAY.
Case Number:	VTT-62917-CC
Required Action(s):	CC-CONDOMINIUM CONVERSION
Project Descriptions(s):	A VESTING TENTATIVE TRACT MAP AND CE.
Case Number:	ENV-2019-5769-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PROJECT PERMIT COMPLIANCE PURSUANT TO LAMC SEC. 11.5.7. FOR AN APPROXIMATE 1,330 SF OPEN PANEL LED ILLUMINATED ROOF SIGN (SINGLE FACE) PER THE HISTORIC BROADWAY SIGN SUPPLEMENTAL USE DISTRICT.
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2017-2108-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	DOWNTOWN DESIGN GUIDE UPDATE
Case Number:	ENV-2014-4271-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	PURSUANT TO SECTION 12.24-W.1, A CUB FOR THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH A EXISTING 2,037 SQ FT MINI-MART, WITH 24 HOURS OF OPERATION DAILY.
Case Number:	ENV-2014-2712-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF SIGN DISTRICT; MODIFICATIONS TO EXISTING COMMUNITY DESIGN OVERLAY DISTRICT; AND ZONE CHANGES.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2010-2512-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CODITIONAL USE FOR ON SITE FULL LINE OF ALCOHOL AT A PROPOSED RESTAURANT IN THE [Q]C5-4D-CDO ZONE.
Case Number:	ENV-2010-214-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	ENV-2009-1487-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	PROPOSED ESTABLISHMENT OF THE BROADWAY COMMUNITY DESIGN OVERLAY
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	ENV-2005-6004-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A VESTING TENTATIVE TRACT MAP AND CE.
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	ENV-2004-5992-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CU- PERMIT RELOCATION OF AN EXISTING PAWN SHOP, CONSISTING OF JEWELRY ONLY, WITH HOURS OF OPERATION FROM 9AM UNTIL 6PM EVERYDAY.
Case Number:	ENV-2002-1131-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	ENV-2002-1130-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	

**DATA NOT AVAILABLE**

- ORD-75667
- ORD-184056
- ORD-184055
- ORD-180871
- ORD-175038

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

ORD-164307-SA1530

ORD-137036

ORD-135901

ORD-129944

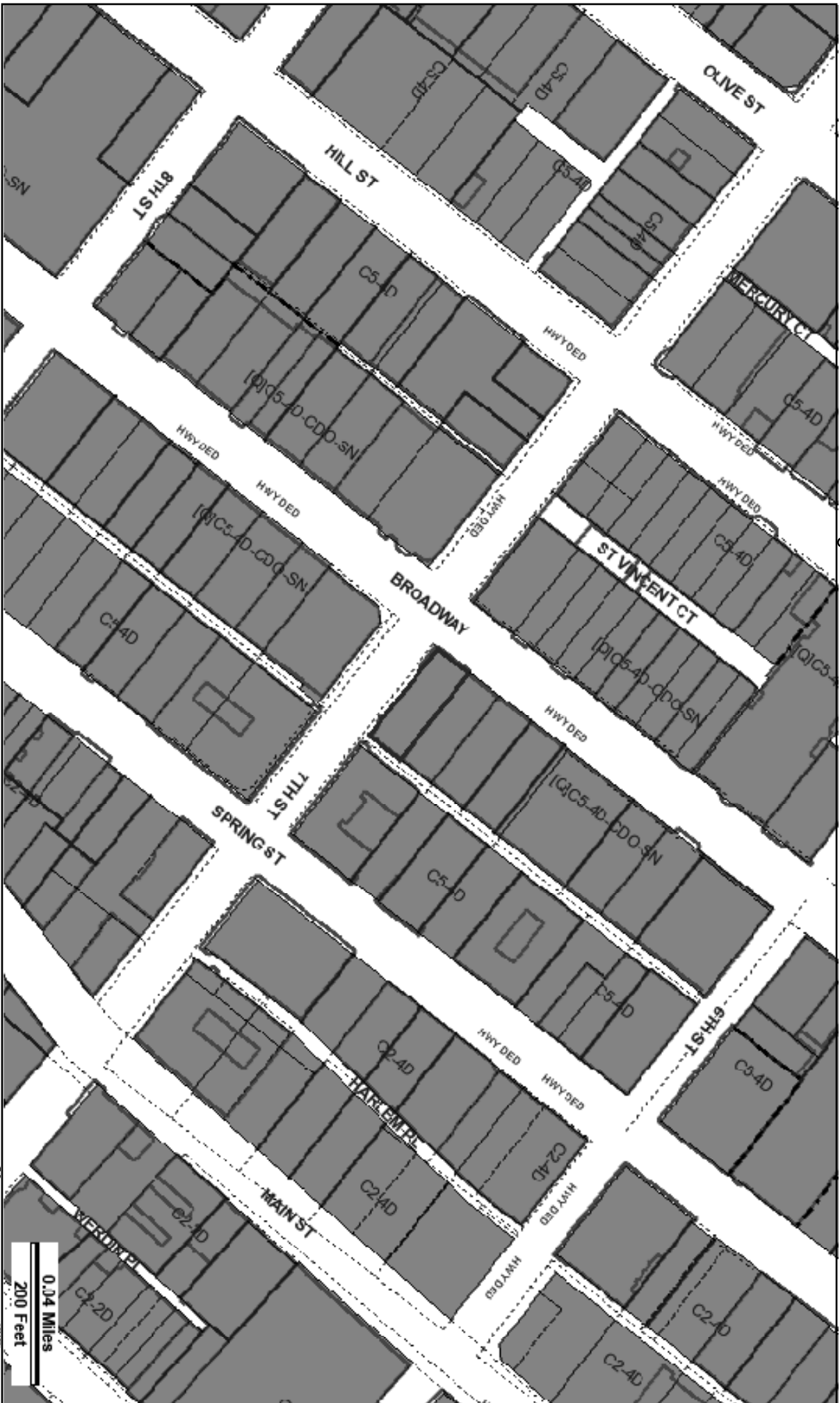
AFF-54084

AFF-49588

AFF-4284

AFF-39132

AFF-39131



Address: 221 W 7TH ST

APN: 5144002025

PIN #: 127-5A211 40

Tract: ORDS SURVEY

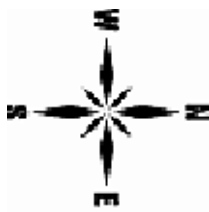
Block: 17

Lot: FR 6

Arb: None

Zoning: [Q]C5-4D-CDO-SN

General Plan: Regional Center Commercial





# LEGEND

## GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

#### COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial - Mixed High Residential
- Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

#### INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

#### PARKING

- Parking Buffer

#### PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

#### LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES
















- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

















#### INDUSTRIAL

- Limited Industrial
- Light Industrial






# CIRCULATION

## STREET

-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

## FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off- Ramp
-  Railroad
-  Scenic Freeway Highway


























## MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor





## POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	<b>e</b> Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
<b>HW</b> Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	<b>P</b> Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	<b>RPD</b> Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	


## SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

## COASTAL ZONE



 Coastal Zone Commission Authority
 Calvo Exclusion Area
 Not in Coastal Zone
 Dual Jurisdictional Coastal Zone

## TRANSIT ORIENTED COMMUNITIES (TOC)





























 Tier 1	 Tier 3
 Tier 2	 Tier 4

**Note:** TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

## WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

## OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells
 Building Outlines 2014	 Tract Map	
 Building Outlines 2008	 Parcel Map	



BROADWAY

TR 2773  
M R 2-280  
M R 2-280  
M R 2-280

BROADWAY

ORD'S SURVEY  
M R 53-66/73  
M R 53-66/73  
M R 53-66/73

BROADWAY

BROADWAY

BROADWAY

S Spring St

W 7th St

TR 7679  
UNNUMBERED LT  
M B 176-24

Parking Lots  
(Commercial  
Use Properties)

Office Buildings  
M R 53-66/73  
M R 53-66/73

Office Buildings  
M R 53-66/73  
M R 53-66/73

Office Buildings  
M R 53-66/73  
M R 53-66/73

Office Buildings  
M R 53-66/73  
M R 53-66/73

Office Buildings  
M R 53-66/73  
M R 53-66/73

Office Buildings  
M R 53-66/73  
M R 53-66/73

Office Buildings  
M R 53-66/73  
M R 53-66/73

Office Buildings  
M R 53-66/73  
M R 53-66/73

Office Buildings  
M R 53-66/73  
M R 53-66/73

Office Buildings  
M R 53-66/73  
M R 53-66/73

Office Buildings  
M R 53-66/73  
M R 53-66/73

Office Buildings  
M R 53-66/73  
M R 53-66/73

Office Buildings  
M R 53-66/73  
M R 53-66/73

Office Buildings  
M R 53-66/73  
M R 53-66/73

Office Buildings  
M R 53-66/73  
M R 53-66/73

Office Buildings  
M R 53-66/73  
M R 53-66/73

# Security Plan

## Tavern Off Broadway

221 W. 7<sup>th</sup> Street  
Los Angeles, CA 90014

### 1. Hours of Operation.

6am – 2am Monday-Sunday (Proposed)

### 2. Type of Entertainment To Be Offered.

Live Music to be Limited to Piano, Jazz or String Trio

### 3. Number/Utilization of Security Personnel.

All security personnel shall be attired in a manner to readily identify them as such. Security personnel shall be stationed inside the premises to ensure everyone's safety. Security personnel shall be stationed outside the premises to assist and encourage patrons to leave safely. Handheld counters shall be used by staff at the entrance at all times when open.

### 4. Control.

Video cameras will be mounted to cover the entrance, exits and entire premises. Digital copies of will be made available upon request by the local Police Department. Security staff shall regularly patrol the immediate exterior of the building at least once every half-hour, doing so on a random basis.

The The Tavern Off Broadway Management shall conspicuously post the following signage: "No Trespassing or Loitering."

### 5. Unruly Patrons.

The Tavern Off Broadway Management will familiarize all security staff with provisions of the local ordinance for unruly patron ordinance. When a patron acts in a manner that is violent, abusive, indecent, profane, boisterous, or otherwise disorderly, we will immediately contact the police and request that the police invoke the provisions of the ordinance.

### 6. Patrons Who Are Intoxicated.

The Tavern Off Broadway its agents, and employees may not sell, dispense, or give away alcohol to any person who is under the influence of alcoholic beverage as defined in the local ordinance, nor shall such a person be permitted on the premises. When a

customer has been “cut off”, the server will notify the other employees. The Tavern Off Broadway Management will support the server’s decision to terminate service to any customer. If a customer is too impaired to drive safely, we will try to persuade the customer not to drive, and arrange a safe ride. If the customer refuses, management will notify the location Police Department with a description of the person and the license plate number of the vehicle, if possible.

#### 7. Patrons Presenting False ID’s.

Strictly 21 and over. All identification cards used to prove age must be valid (i.e., may not be expired) and must be government-issued. If the identification card is expired or appears at all questionable to the employee, the employee shall request a second form of identification. The employee shall make sure that the individual purchasing the liquor resembles the identification card. All employees are encouraged to ask purchasers questions relating to their identification in order to verify the information. If the employee checking an ID has a strong suspicion that an ID is false, altered, or belongs to someone other than the person presenting the ID, he/she shall confiscate the ID and turn it over to management, to be presented to the police.

#### 8. Circumstances Under Which the Police Will Be Called.

The police will be called, in a timely manner, anytime management or staff has information to believe a crime has been or is about to be committed and/or whenever a threat of or act of violence occurs on the premises or off premises in areas that would be considered in view or earshot of the establishment.

#### 9. Handling of Physical Disturbances, Including Fights.

The Tavern Off Broadway security or management will ask anyone who is fighting to leave. If necessary, security or management will call the local law enforcement agency for assistance. The Tavern Off Broadway Management will permanently refuse admittance to any chronic problem encounter.

\*Enterprise Zone: No New Square Footage, No New Parking Required  
 0 parking provided. 0 parking required.

# PLUMBING FIXTURES

PER 2019 CA PLUMBING CODE TABLE 422.1

OCCUPANT LOAD FACTOR: 30

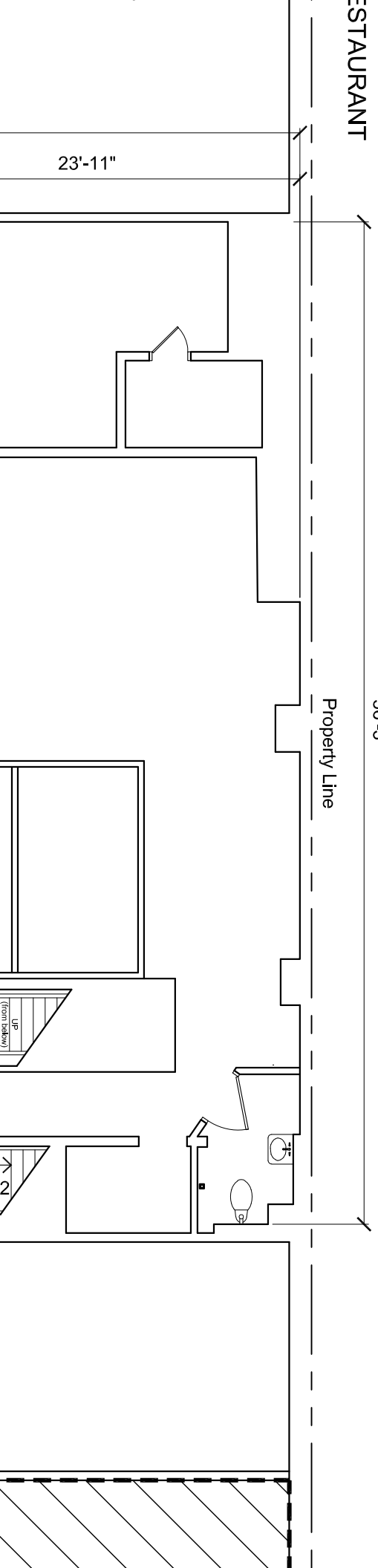
RESTAURANT AREA SF: 792

TOTAL OCCUPANTS: 27

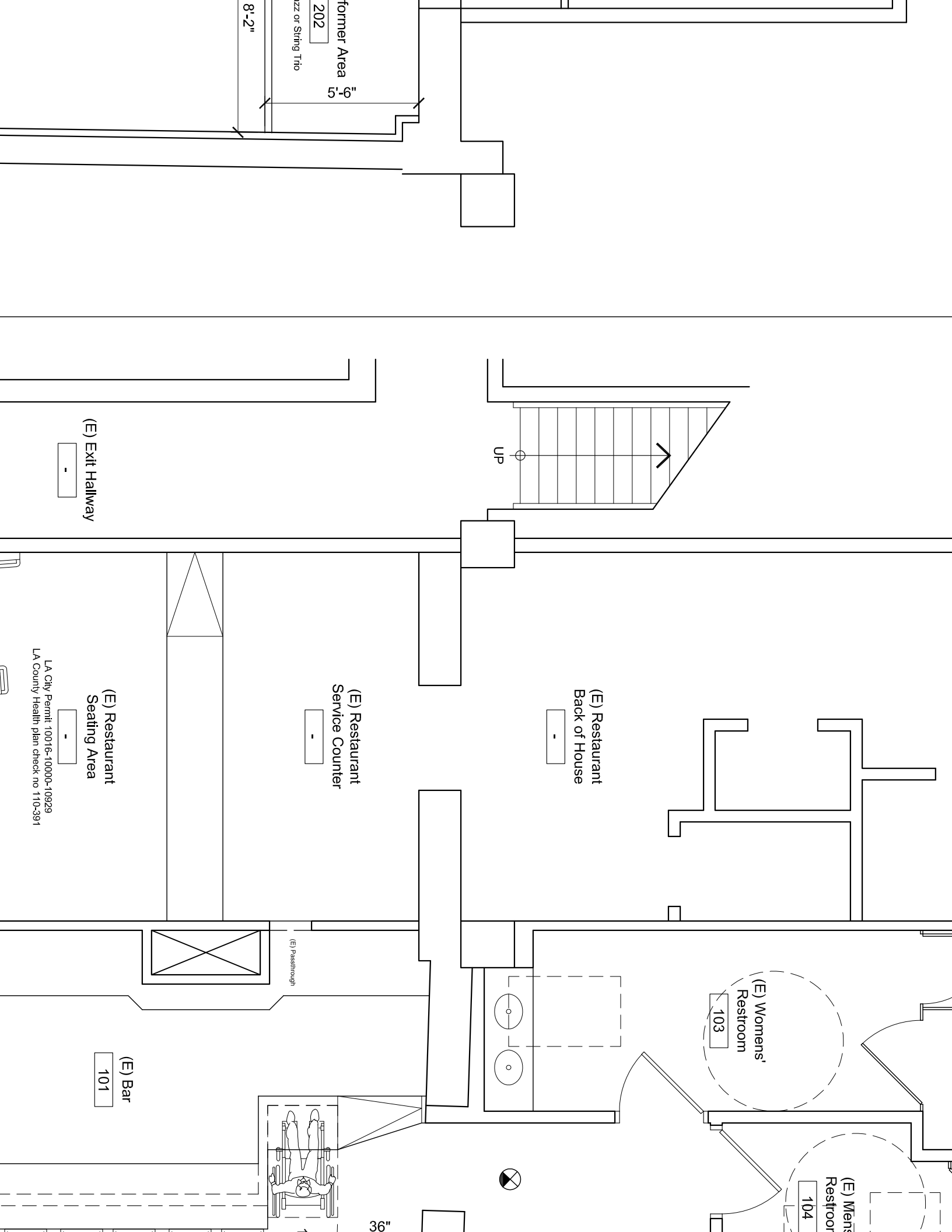
MEN/WOMEN: 14 + 14

	REQUIRED	PROVIDED
WOMEN'S TOILETS	1	1
WOMEN'S LAVATORIES	1	1
MEN'S TOILETS	1	1
URINALS	1	1
MEN'S LAVATORIES	1	1

Room Name	Room Number	Interior Sf (include...)
(E) BAR	101	
(E) SEATING	102	
(E) WOMENS' RR	103	
(E) MENS' RR	105	
(E) JANITOR	106	
(E) STAIRWELL	201	
(E) PERFORMER	202	
(E) MEZZ.	203	
(E) BAR	204	
(E) LOUNGE	205	
(E) OFFICE	206	
<b>TOTAL</b>		







former Area  
Jazz or String Trio  
5'-5"

8'-2"

UP



(E) Exit Hallway

(E) Restaurant  
Back of House

(E) Restaurant  
Service Counter

(E) Restaurant  
Seating Area

LA City Permit: 10016-10000-10929  
LA County Health plan check no 110-391

(E) Bar  
101

(E) Womens'  
Restroom  
103

(E) Mens  
Restroom  
104

36"

(E) Passthrough