



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

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

Related Case Number(s): _____

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.

Refer to the Department of City Planning Application Filing Instructions ([CP-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹ 116 W 4th Street, Los Angeles, CA, 90013 Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Arb 1, Lot FR 10, Block 9, Ord's Survey

Assessor Parcel Number 5149023013 Total Lot Area 11,888.3 square feet

2. PROJECT DESCRIPTION

Present Use Bar/Lounge

Proposed Use Bar/Lounge

Project Name (if applicable) The Continental Club

Describe in detail the characteristics, scope and/or operation of the proposed project A CUP to continue to sale and dispensing of a full line of alcoholic beverages as well as live entertainment and patron dancing. The entitlement designates a basement with an area of 5,760 square feet, with 165 seats, and operational hours daily from 10 am - 2 am.

Additional information attached YES NO

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 uses 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)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Removal of any on-site tree
- Removal of any street tree
- Removal of protected trees onsite / public right-of-way
- Grading
- Haul Route
- New construction: _____ square feet
- Additions to existing buildings
- Interior tenant improvement
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 5 – Demolish(ed)³ 0 + Adding 0 = Total 5
 Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0
 Number of Market Rate Units Existing 5 – Demolish(ed) 0 + Adding 0 = Total 5
 Mixed Use Projects, Amount of Non-Residential Floor Area: N/A 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)? N/A ft.

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

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 new CUP to extend the sale and dispensing of a full line of alcoholic beverages

Authorizing Code Section 12.24, W, 18

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

Action Requested, Narrative: Allow continued live entertainment and patron dancing

Additional Requests Attached YES NO

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-2005-5977 (CUB)(CUX) ; ZA-2005-5977 (CUB)(CUX)(PA1) ; ZA-2011-2039 (PAB)

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

⁴ As determined by the Housing and Community Investment Department

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. ZA-2005-5977(CUB)(CUX)(PA1)

Ordinance No.: _____

- Condition Compliance Review
- Modification of Conditions
- Revision of Approved Plans
- Renewal of Entitlement
- Plan Approval subsequent to Main Conditional Use

- Clarification of Q (Qualified) Condition
- Clarification of D (Development) Limitation
- Amendment to T (Tentative) Classification

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.

Specialized Requirement Form _____

Geographic Project Planning Referral _____

Case Consultation Referral Form _____

Redevelopment Project Area – Administrative Review and Referral Form In Process

HPOZ Authorization Form _____

Affordable Housing Referral Form _____

Transit Oriented Communities Referral Form _____

Preliminary Zoning Assessment Referral Form (Plan Check #) _____

Housing Development Project determination (PZA Sec. II) _____

Optional HCA Vesting Preliminary Application _____

Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

Mello Form _____

Citywide Design Guidelines Compliance Review Form _____

GPA Initiation Request Form _____

Expedite Fee Agreement _____

Department of Transportation (DOT) Referral Form _____

Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

Hillside Referral Form (BOE) _____

Building Permits and Certificates of Occupancy _____

Order to Comply _____

Low Impact Development (LID) Referral Form (Stormwater Mitigation) _____

Replacement Unit Determination (LAHD) _____

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Ashley Joyce

Company/Firm _____

Address: 2334 Ace Circle Unit/Space Number _____

City Palm Springs State CA Zip Code: 92262

Telephone _____ E-mail: ash64@mac.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) Tom Gilmore

Address 411 South Main Street Unit/Space Number M100

City Los Angeles State CA Zip Code: 90013

Telephone _____ E-mail: _____

Agent/Representative name Vicrim Chima

Company/Firm Sage Consulting LA, LLC

Address: 548 S Spring Street Unit/Space Number 209

City Los Angeles State CA Zip: 90013

Telephone 626-755-0888 E-mail: sageconsultingla@gmail.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.

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

PROPERTY OWNER

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

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

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

Signature _____

Date _____

Print Name _____

Signature _____

Date _____

Print Name _____

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 _____

On _____ before me, _____
(Insert Name of Notary Public and Title)

personally appeared _____, 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.

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: _____

Date: _____

Print Name: _____

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).

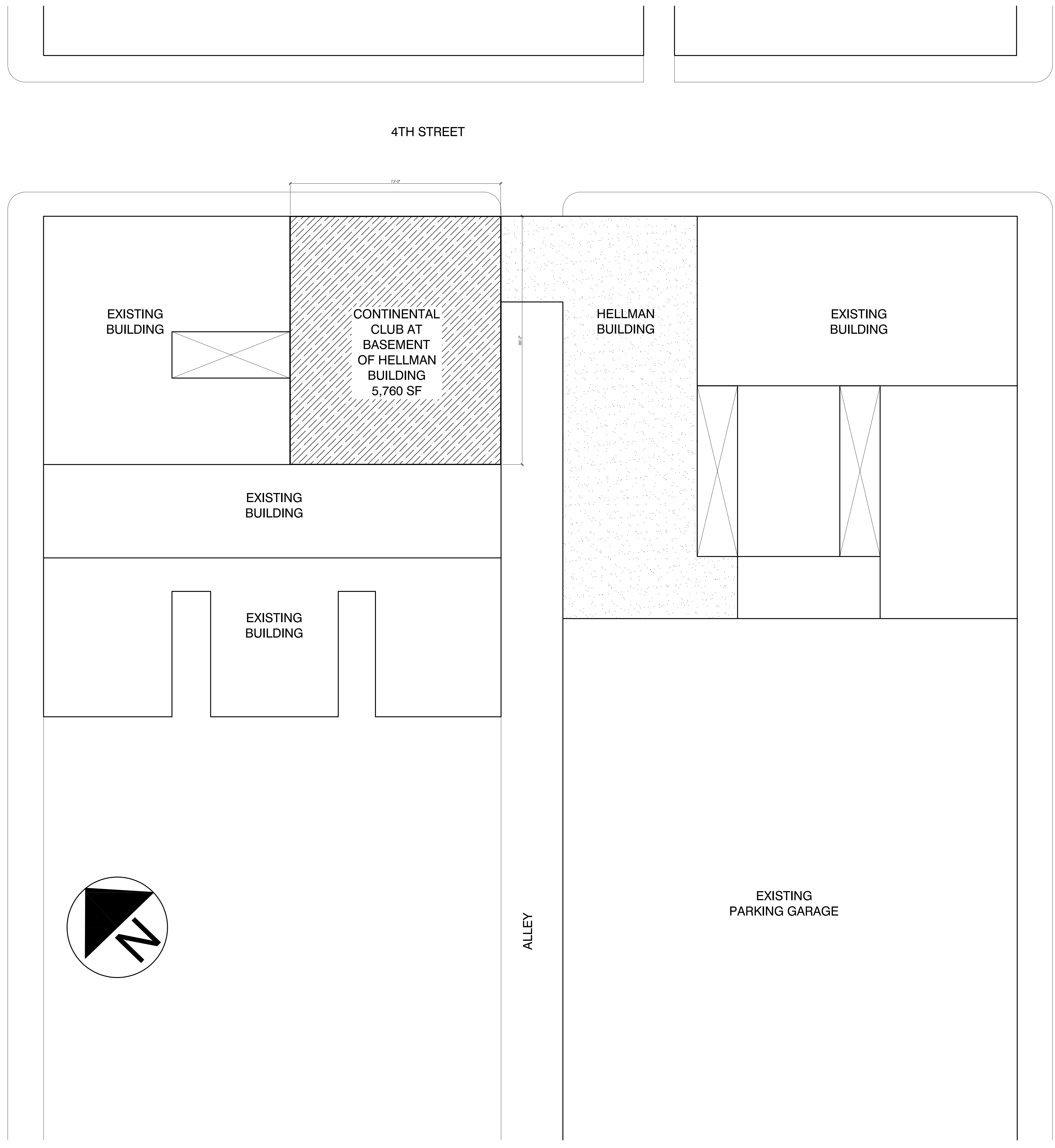
THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN SHALL REMAIN THE PROPERTY OF CK ARCHITECTURE AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR OTHERWISE USED IN CONNECTION WITH ANY WORK OR PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF CK ARCHITECTURE. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

116 W 4TH ST.
LOS ANGELES, CA 90013

LOT AREA: 11,888.3 SF
APN: 5149023013
TRACT: ORD'S SURVEY
BLOCK: 9
LOT: FR 10
ARB: 1
ZONING: (Q) C4-4D
BUILDING AREA: 74,628 SF
ENTITLEMENT AREA: 5,760 SF

SPRING STREET

MAIN STREET

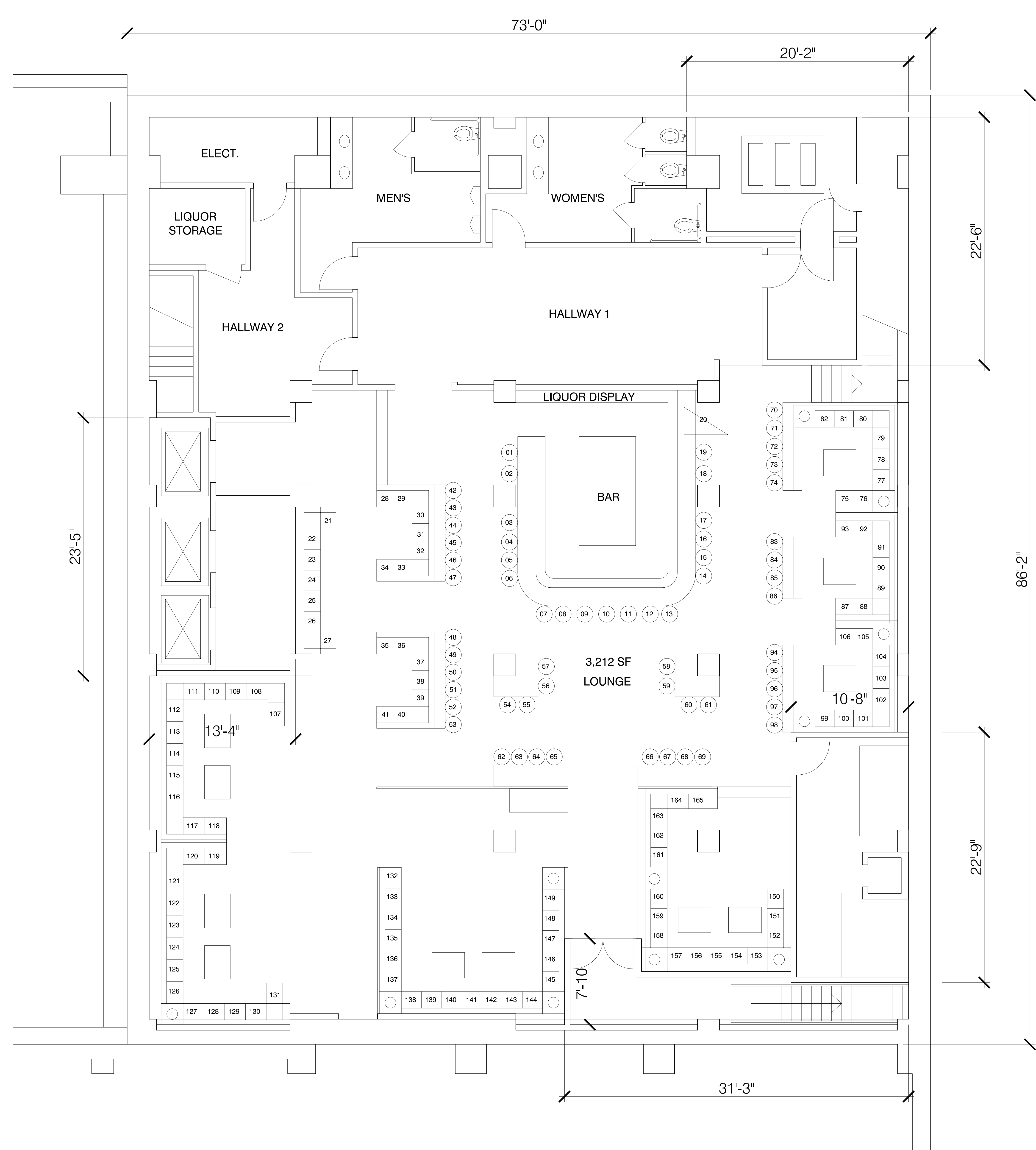


01 SITE PLAN
SCALE: 1/16" = 1'-0"

A-1.01	TITLE:	SITE PLAN, SIDEWALK SEATING
	INFO:	DRAWN BY: CK SCALE: AS SHOWN
	ISSUED FOR:	2023-11-19
	DATE:	
	THE CONTINENTAL C.U.P. EXHIBIT A 114 W. 4TH ST. LOS ANGELES, CA 90013	

116 W 4TH ST.
LOS ANGELES, CA 90013

DESCRIPTION	FLOOR AREA	NO. OF SEATS
LOUNGE	3,212 SF	165
WOMEN'S	214 SF	
MEN'S	191 SF	
HALLWAY 1	459 SF	
HALLWAY 2	200 SF	
LIQUOR STORAGE	60 SF	
SUPPORT SPACES	1,427 SF	
TOTAL	5,760 SF	165

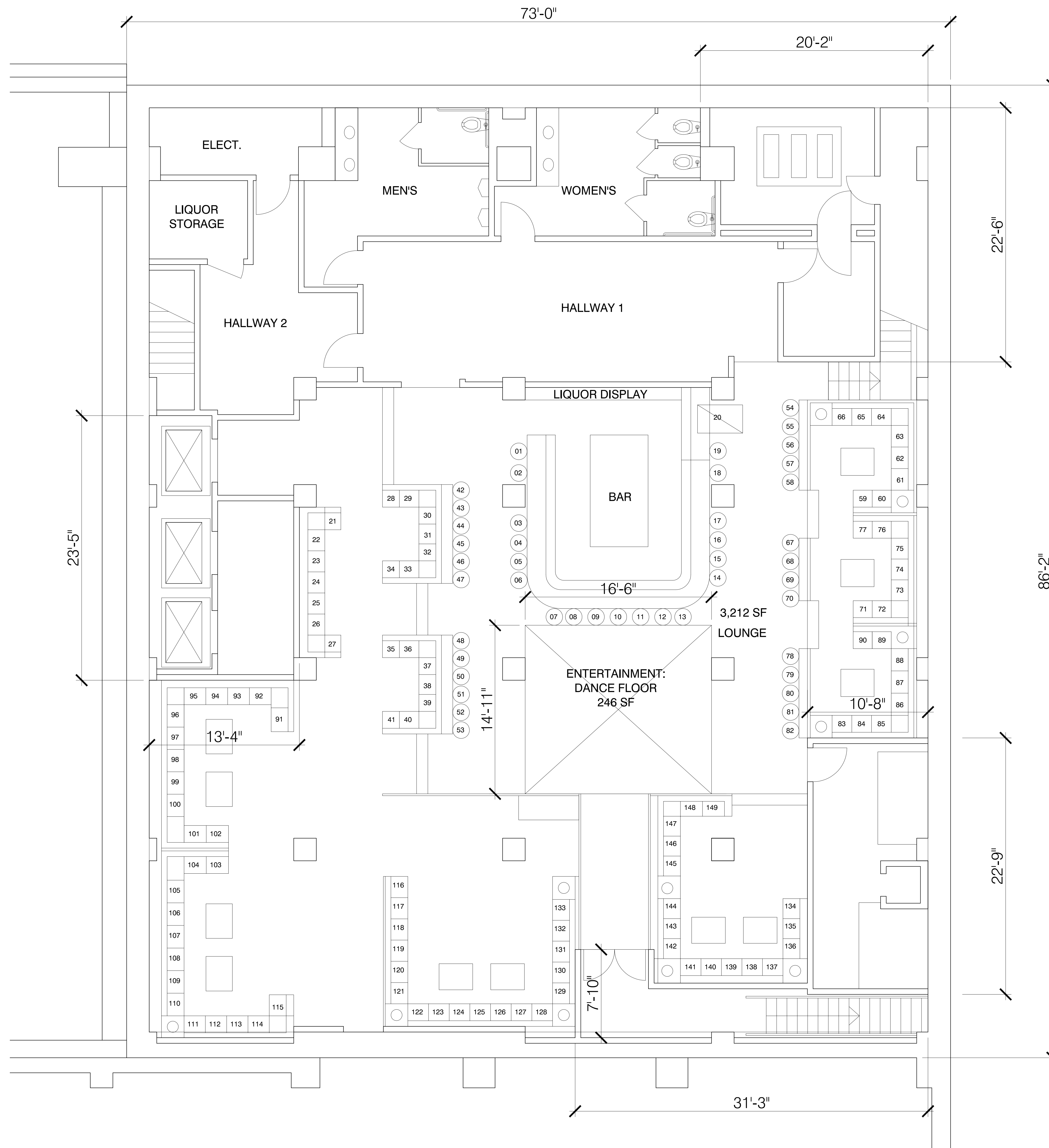


01 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

THE CONTINENTAL C.U.P. EXHIBIT A 114 W. 4TH ST. LOS ANGELES, CA 90013	DATE:	
	ISSUED FOR:	2023.01.19
INFO:	DRAWN BY:	CK
	SCALE:	AS SHOWN
TITLE:	BASEMENT FLOOR PLAN ALT. A WITHOUT ENTERTAINMENT	
A-2.01		

116 W 4TH ST.
LOS ANGELES, CA 90013

DESCRIPTION	FLOOR AREA	NO. OF SEATS
LOUNGE	3,212 SF	149
WOMEN'S	214 SF	
MEN'S	191 SF	
HALLWAY 1	459 SF	
HALLWAY 2	200 SF	
LIQUOR STORAGE	60 SF	
SUPPORT SPACES	1,427 SF	
TOTAL	5,760 SF	149



01 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

THE CONTINENTAL
C.U.P. EXHIBIT A
114 W. 4TH ST.
LOS ANGELES, CA 90013

DATE:

ISSUED FOR:
2023.01.19

INFO:
DRAWN BY: CK
SCALE: AS SHOWN

TITLE:
BASEMENT
FLOOR PLAN
ALT B:
ENTERTAINMENT

A-2.01

CONDITIONAL USE - ATTACHMENT - 1

116 4th Street – The Continental Club

Representative:

Sage Consulting LA, LLC
548 S Spring Street, #209
Los Angeles, CA 90013
T: 626-755-0888
sageconsultingla@gmail.com

Applicant:

Ashley Joyce
Circa 93
2334 Ace Circle
Palm Springs, CA 92262
Email : ash64@mac.com

REQUESTED ENTITLEMENTS:

Pursuant to 12.24 W, 1 A new CUP to continue the on-site sale and dispensing of a full-line of alcoholic beverages, in conjunction with a 5,760 sq. ft. bar/lounge with 165 seats. Hours of operation to continue from 10 am to 2 am, daily.

Pursuant to 12.24 W, 18 A new CUP to continue to allow live entertainment and patron dancing.

CONDITIONAL USE FINDINGS

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

The applicant is requesting the continued sales of a full line of alcoholic beverages, live entertainment, and patron dancing within a 5,760 square foot bar/lounge with 165 seats from 10 am to 2 am daily. The bar/lounge also includes a dance floor. The Continental Club has been in operation at this location since 2014 and has conformed to the standards approved at this location in a previous Master Conditional Use Permit and subsequent Plan Approvals. The project is located within an existing historic structure, the Hellman Building (LA-729) and its continued operation will not require any exterior alterations. The Continental Club will continue to operate in an historic structure that has undergone adaptive reuse contributing to the building's preservation.

The Central City Community Plan defines the Central City/Historic Core as extending from First Street to approximately Eleventh Street between Los Angeles and Hill Street, and that it is the "spine of Central City. It links together the Central City districts to the west that contain downtown's mix of business, finance, cultural and sports/entertainment activities to the "Markets" districts to the east that represent the large and vital array of manufacturing, distribution, wholesale, industry-related retail, social service activities" (Central City Community Plan I-9). The existing bar/lounge is located within this highly developed district designed to

accommodate a wide variety of uses, operations, and building types.

The Continental Club's continued operation provides a unique experience to a variety of patrons. It was designed based on traditional London members' club, but with modern accents. As it is accessed from 4th street, patrons are led down a stairway through a wood-paneled hallway that leads to an underground bar space, accented in red light. The attention to detail on the project's interior and its dedication to exceptional service make it unique among the landscape of bar/lounges in the Historic Core. It is a location committed to providing a unique setting that brings together various demographics to promote community. It been host to events for LA Councilmembers, LAPD, LAFD, LA County Young Democrats and fundraisers for California Assembly members. Through the sponsorship of regularly occurring events like *Sudamericana*, *The Underground Jazz Sessions*, and *This Never Happens* the Continental contributes to a sense of community by providing facilities that bring together segments of society to experience music and culture in a comfortable, sophisticated setting.

Its continued operation will maintain the inventory of high-quality businesses that represent exceptional entertainment and amenities available to and expected by residents and visitors that live in and travel to downtown Los Angeles. The continued service of alcohol and the ability to host live entertainment and patron dancing provides those amenities in an appropriate location, near high densities of similar uses, significant transit infrastructure, and appropriate public facilities.

The property is in an area with residential, commercial, institutional and mixed-use buildings. Therefore, the site is conveniently accessible to a large population and would operate consistently with other bar/lounge uses in the vicinity. The continued sale and service of a full line of alcoholic beverages, live entertainment, and patron dancing provide services that are beneficial to the workforce, tourist, residential, and employment populations in this busy area.

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

The grant for alcohol sales, live entertainment, and patron dancing at this location was approved along with several other restaurant and bar/lounge establishments as part of the adaptive reuse of several historic structures. The operation of the Continental Club does not require an exterior modification to the historic structure it is located within. Its location in the basement of the historic Hellman building mitigates the effects of potential impacts to adjacent residents like noise, and conditions related to the operation of the Club are designed to reduce nuisances related to alcohol, dancing and live entertainment.

The properties that adjoin the site to the northeast, across 4th Street, are zoned [Q] C4-4D and are developed with high-rise commercial office buildings with ground-floor retail. The properties to the southeast across Main Street, are zoned [Q] C4-2D and developed with mixed-use, high rise residential and ground-floor retail uses. The properties that adjoin the site to the southwest are zoning [Q]C4-4D and developed with a parking structure fronting on Main Street. The adjoining properties to the northwest, across Spring Street, are zoned [Q]C4-4D and developed with a

surface parking lot and a high-rise commercial office building.

This site, adjacent sites, and the surrounding neighborhoods represent some of the most densely developed portions of downtown and are the appropriate location for uses like the Continental Club. The continuation of these uses support policies and programs in the Central City Community Plan which state “Promote night life activity by encouraging restaurants, pubs, night clubs . . .” (Central City Community Plan, III-7) and “Encourage adaptive reuse of historic buildings as restaurant and entertainment uses . . .” (Central Community Plan, III-7). The continued operation of an establishment like the Continental Club contributes to the public health, welfare and safety by providing pedestrian activity on secondary streets (Harlem Alley) and contributes to the economic vitality of the community, providing jobs and revenue.

Its continued use will help to maintain the presence of pedestrians within the complex of buildings immediately surrounding the use and contribute to an environment that is safe to traverse both day and night.

This project will not change the scale or character of the neighborhood in an adverse way.

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

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

The Land Use Element of the City’s General Plan divides the city into 35 Community Plans. The Central City Community Plan Map designates this property as Regional Center Commercial, indicating its suitability for many types of commercial activity. The subject property is zoned C4-4D-O-SN, which designates it for commercial uses.

Objective 2-4.1 states in the Central City Plan states, “Promote nightlife activity by encouraging restaurants, pubs, night clubs, small, theatres, and other specialty uses to reinforce existing pockets of activity.” The continued operation of a unique bar/lounge like the Continental Club is essential to maintaining activity in this area of the Historic Core which contains popular restaurants such as Kazu Nori and popular small-scale venues like the Regent Theatre. The plan goes on to suggest a program “encourag[ing] adaptive reuse of historic buildings as restaurant and entertainment uses . . .” The Continental Club is located in the historic Hellman building, and its continued operation will ensure the historic structure is utilized to its greatest capacity.

Finally the plan states “The viability of Downtown Los Angeles will depend to a large extent on the continued economic growth and development of the city as a whole. In order to accomplish this, both the public and private sectors must establish a strategy that will create a positive

business climate, attract private investment, create and retain jobs, and provide a safe and attractive environment for everyone” (Central City Community Plan, I-16). The continuing operation of the Continental Club will retain investment and continue to generate revenue and furnish opportunities for employment. Therefore, the proposed restaurant is in harmony and conforms with the General Plan.

ADDITIONAL CUB FINDINGS

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

The pertinent community is represented by a diverse mix of local residents, employees of nearby governmental uses, and employees and residents of the many adaptively reused buildings in the area. The Continental Club has operated successfully for nearly 10 years, hosting social, cultural, and political events. The space is contained in the basement of the Hellman Building limiting noise and allowing the monitoring of exits by onsite security personnel. Its continued operation is essential to maintaining an environment that is attractive and safe to the pedestrian in this area. It is a location committed to providing a unique setting that brings together various demographics to promote community. It been host to events for LA Councilmembers, LAPD, LAFD, LA County Young Democrats and fundraisers for California Assembly members. Through the sponsorship of regularly occurring events like *Sudamericana*, *The Underground Jazz Sessions*, and *This Never Happens* the Continental contributes to a sense of community by providing facilities that bring together segments of society to experience music and culture in a comfortable, sophisticated setting. It is an asset to the community and will continue to operate in a responsible manner generating tax revenue and providing jobs. Further, this project will be routed to LAPD and their review and approval will be requested regarding the continued operation of the bar/lounge.

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

The City Center is a concentrated area of varied uses and the ideal area to concentrate entertainment and commercial uses. The continued operation of the Continental Club will provide an amenity essential to maintaining a level of service and entertainment opportunities expected by residents who live downtown and those who visit. A previous analysis of the project site from ZA-2011-2039 (PAB) described how “despite possible concerns regarding over concentration of on-sale liquor licenses and the crime rate, the subject property is located within an intensive commercial area. The number of allocated licenses is calculated upon resident population and that the employment/shopping population far exceeds the resident population of the census tract. Similar situations exist in other prominent tourist areas such as Little Tokyo, Hollywood and Century City.” The desire to foster a downtown that is active, pedestrian friendly, and economically vital supports the need to operate such establishments in a concentrated area designed to accommodate those uses with public safety and transportation infrastructure. This project will consult with the appropriate personnel at the LAPD to ensure

their review, support and recommendations can be integrated into the project.

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

Approval of the Conditional Use will not detrimentally affect nearby residentially zoned properties. The subject site is surrounded by commercially zoned properties that consist mostly of mixed-use residential towers with ground floor commercial. The operation of such services and amenities are expected by downtown residents and guests. The fact that the Continental Club is contained in the basement of the Hellman building limits the effects of sound. The continued operation of the Continental Club will contribute to maintaining a crucial pocket of commercial/entertainment uses in this area, providing a desired amenity to residents and tourists while provided the improvement to public safety that occur because of increased pedestrian activity and the presence of private security.

PENALTY OF PERJURY STATEMENT

I hereby certify that to the best of my knowledge the attached radius map correctly depicts the required data obtained from the records of the City Engineer, City Clerk, and/or the Los Angeles City Planning and where appropriate, the State Division of Highways.

I further hereby certify that to the best of my knowledge, and under the penalty of perjury, the attached ownership list correctly shows the latest current owner addresses on the City Engineer's land records as of the following date of preparation: 04 - 05 - 2022. In certain circumstances, such as in annexation proceedings, where there may be no City Engineer records, the records of the County Assessor's Office may be accepted by the City Planning Commission.

The attached Ownership List is an: Original Mailing List or Updated Mailing List

YVETTE CUELLAR

(Print of type)



(Signature)

I hereby certify that to the best of my knowledge and under penalty of perjury, the attached occupants list correctly indicates addresses of the required occupants that fall within the radius of the following date of preparation : _____.

The attached Occupant List is an: Original Mailing List or Updated Mailing List

(Print of type)

(Signature)

In certain instances, I may have been unable to verify all occupants, therefore the following indicates which occupants I was not able to identify. I understand that the Los Angeles City Planning will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason Unable to Verify *	Attempts Made to Verify **	Additional Information

* (1) Secured Building

(2) Gated Yard

(3) Refused Access

(4) Other: Specify

** (1) Returned to building on three separate occasions

(2) Efforts to contact owner or manager without success

(3) Contact made with owner or manager, who refused to Provide the information

(4) Other: Specify

SEARCH NO.

20091103.07001001-23

REVISED:
2000040508004001-23
021023

TRA
13264

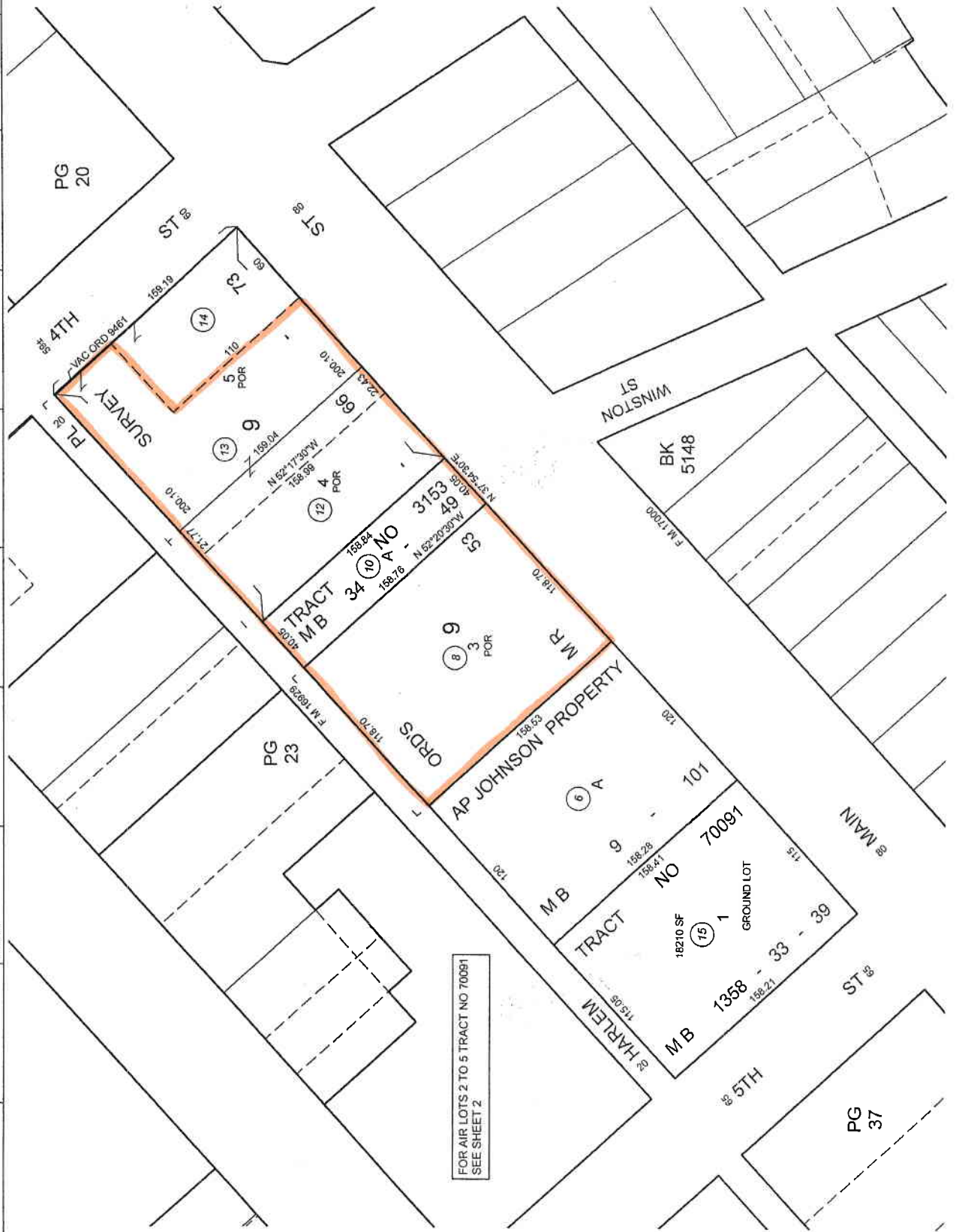
P. A.
22-32

5149 22
SHEET 1

2010



MAPPING AND GIS
SERVICES
SCALE 1" = 60'



FOR AIR LOTS 2 TO 5 TRACT NO 70091
SEE SHEET 2

5149 23 SHEET 1

P.A. 22 - 8 & 33

TRA 13264

REVISED 20021022 2005083107003001-23

2005083107004001-23 2007090507003001-23 2008022106001001-23

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20080605 2005/06/07 066001-23

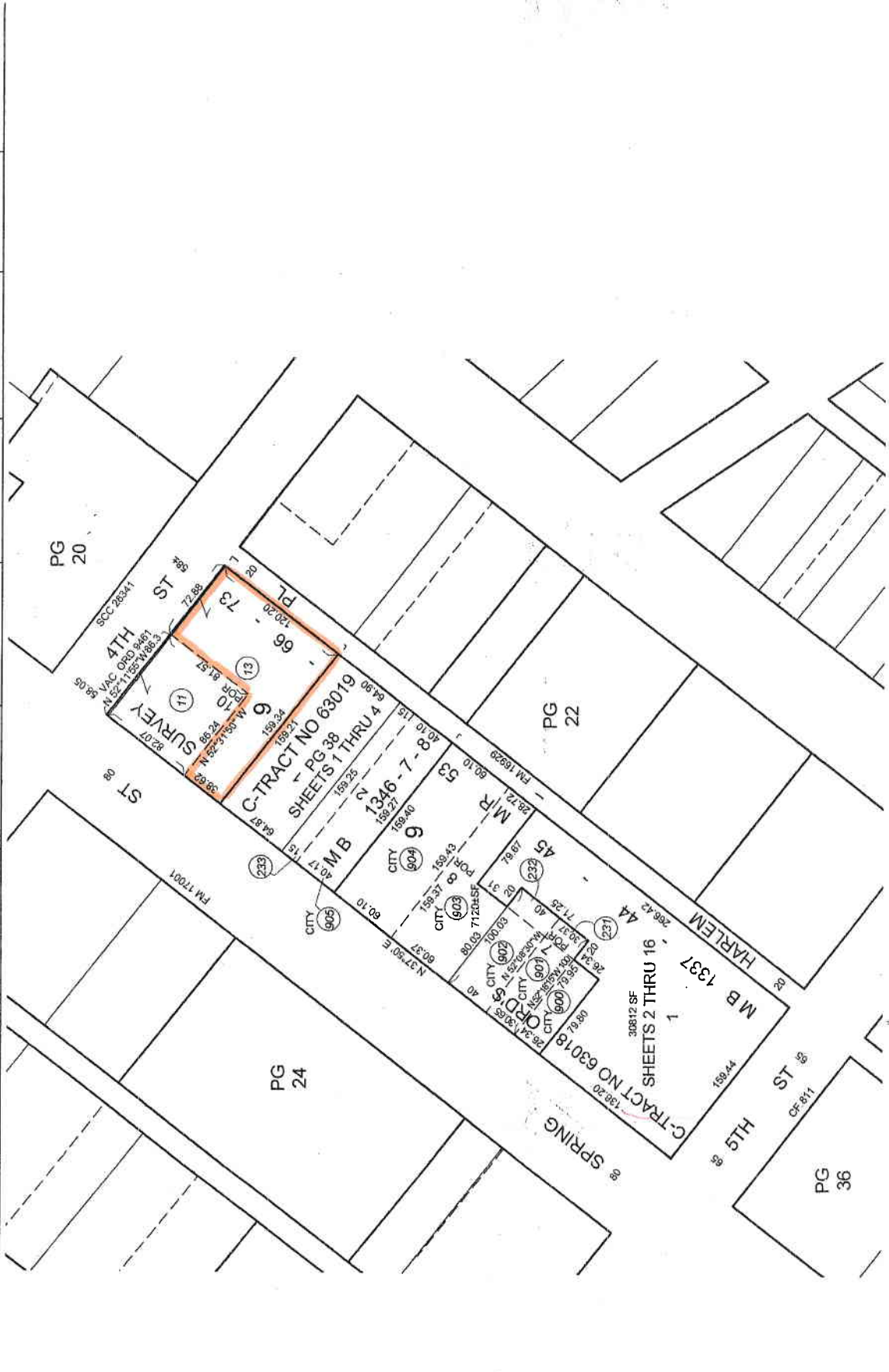
SEARCH NO

OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002

2010



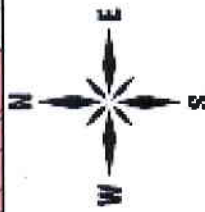
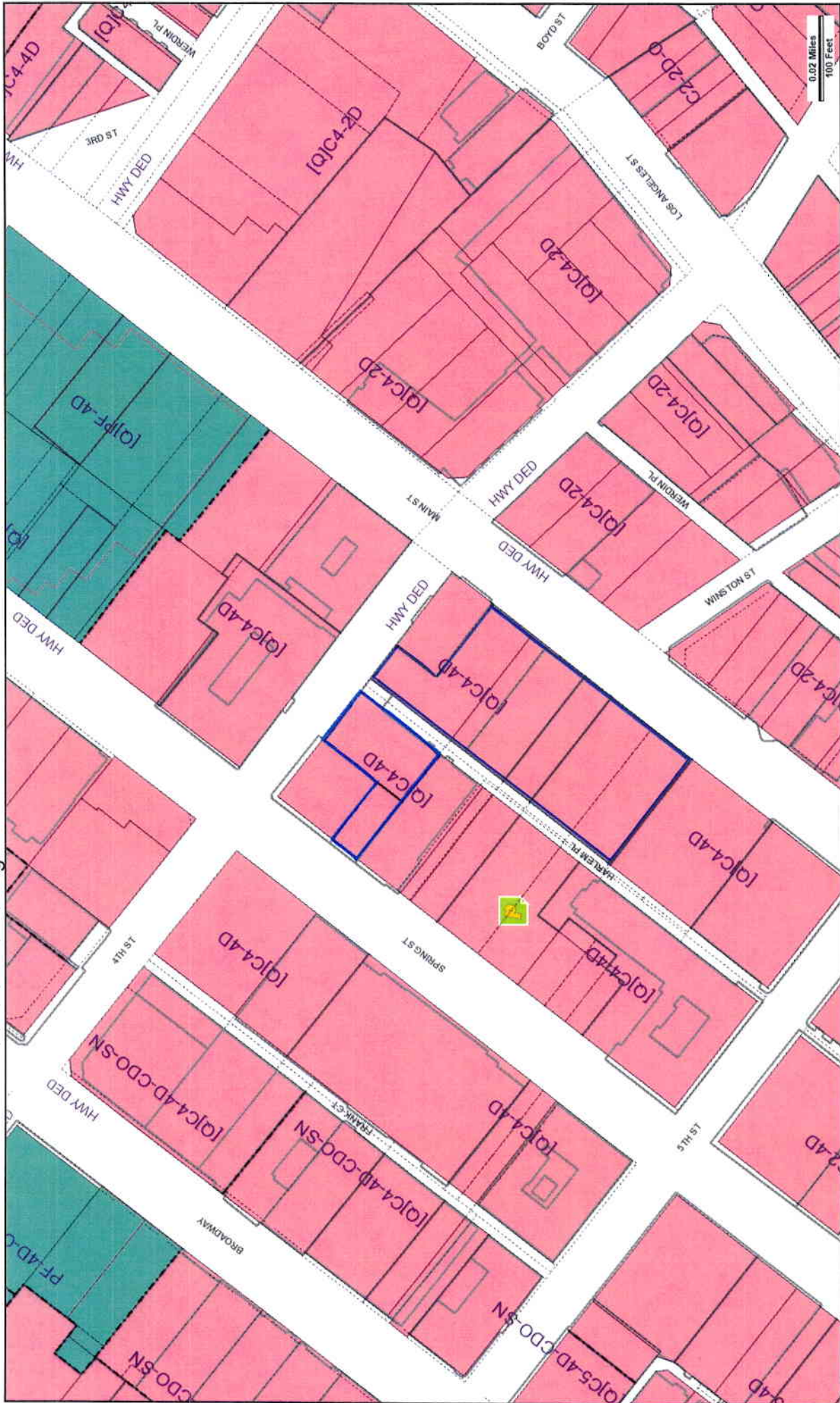
MAPPING AND GIS SERVICES SCALE 1" = 80'



04/05/2022

Generalized Zoning

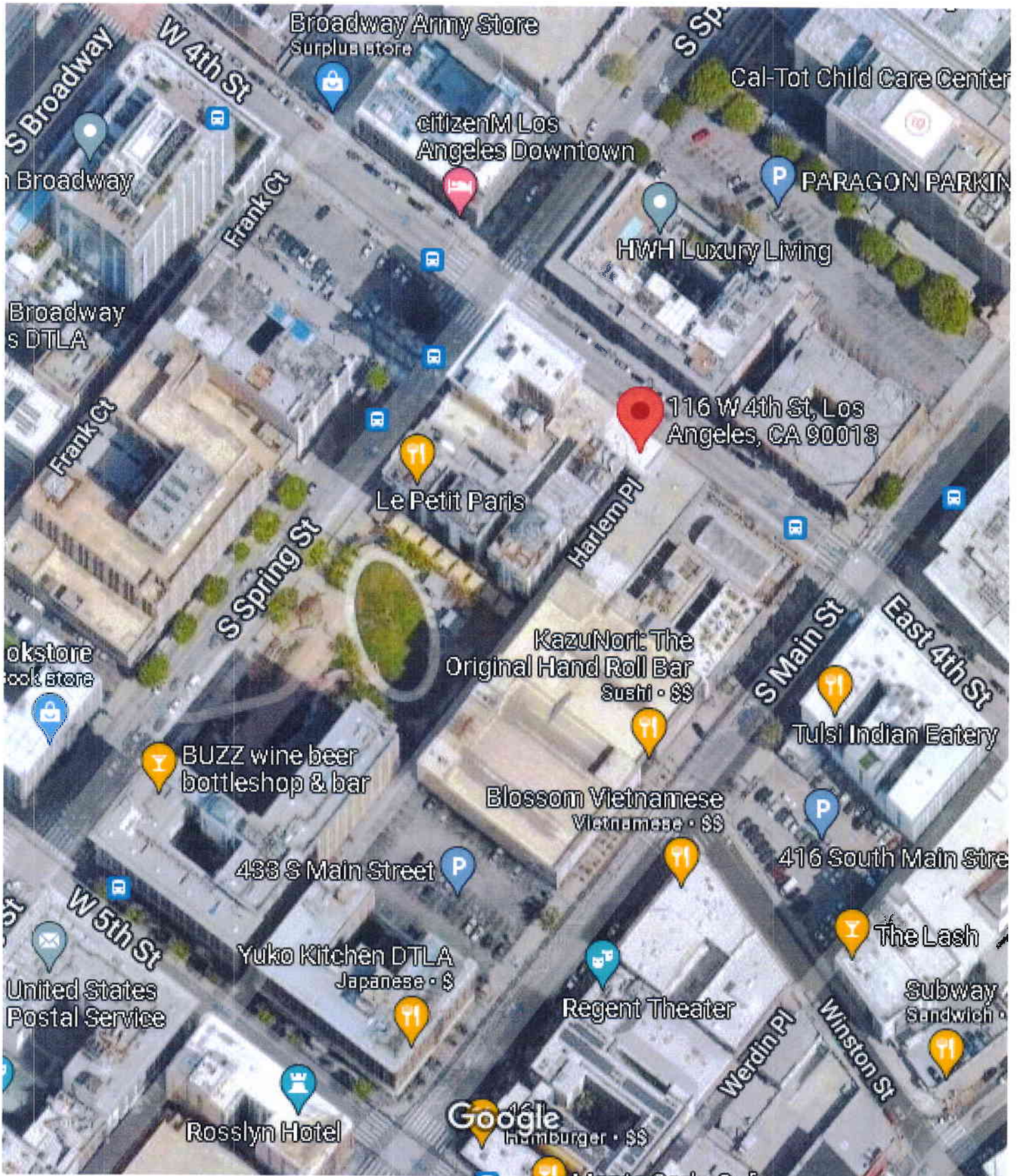
ZIMAS PUBLIC



Zoning: [Q]C4-4D
General Plan: Regional Center Commercial

Tract: ORD'S SURVEY
Block: 9
Lot: FR 10
Arb: 1

Address: 116 W 4TH ST
APN: 5149023013
PIN #: 129A211 63





ADJACENT OWNERSHIP MAP

C.D. 14
 C.T. 2073.06
 P.A. CENTRAL CITY
 N.C. DOWNTOWN L.A.



NET AC. 1.437

RADIUS MAPS ETC
 3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 OFF/FAX:(323) 221-4555
 radiusmapsetc@yahoo.com

SITE LOCATION:
 116 W. 4TH STREET
 LOS ANGELES, CA 90013

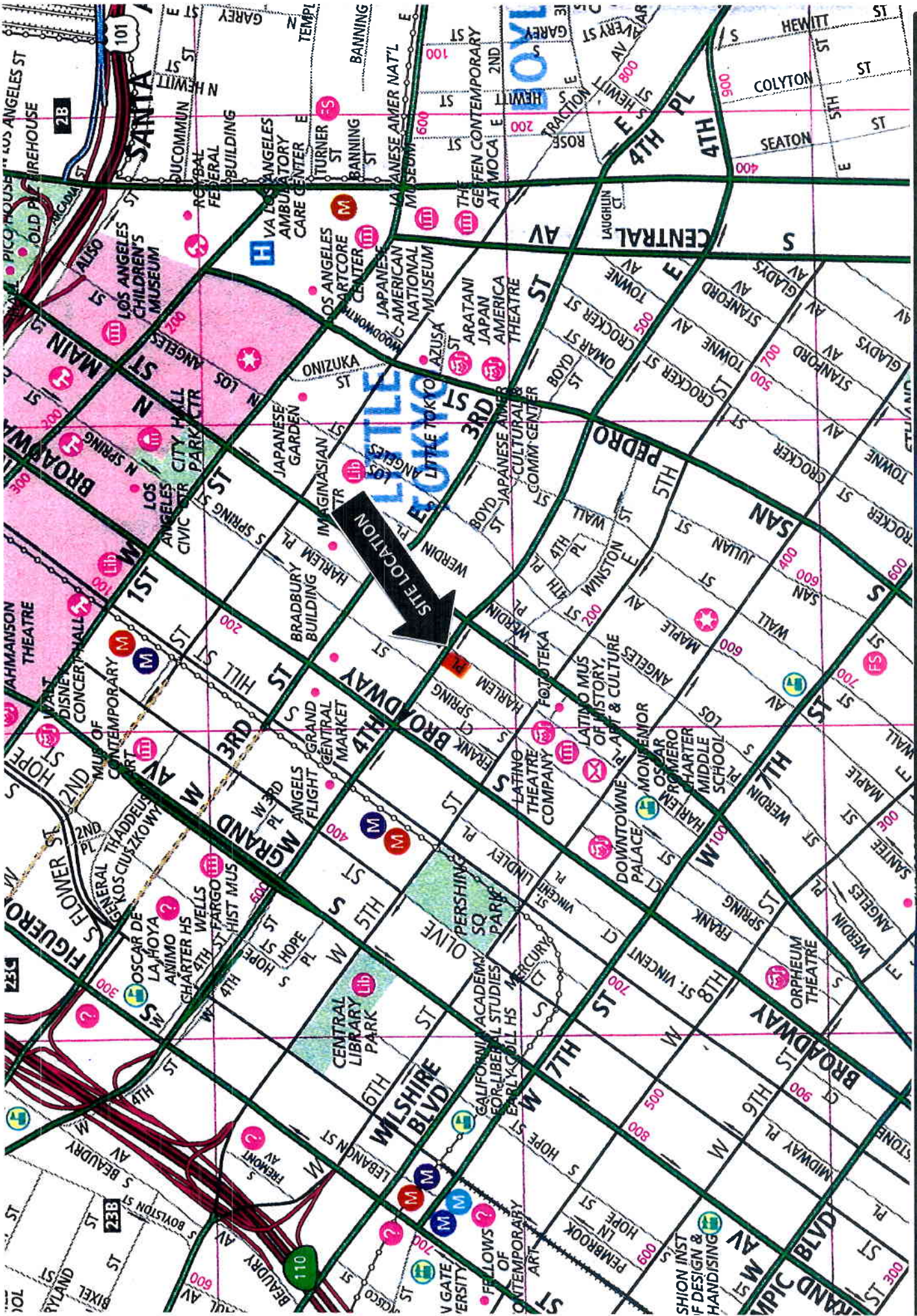
LEGAL DESCRIPTION:
 LOTS 3, 4 (ARB 1,2), POR. LOT 5 (ARB 2),
 POR. LOT 10 (ARB 1), BLOCK 9, ORD'S
 SURVEY, M.R. 53-66/73. (SEE APPLICATION)

LEGEND

5. OWNERSHIP NO.
 ↳ OWNERSHIP HOOK

CASE NO.:

DATE: 04 - 05 - 2022
 SCALE: 1" = 100'
 D.M.: 129 A 211, 129 A 213
 T.B PAGE: 634 GRID: F-4
 APN: 5149-022-013
 APN: 5149-023-008,010,012,013



CASE NO.:

SITE LOCATION:
 116 W. 4TH STREET
 LOS ANGELES, CA 90013

T.B. PAGE: 634 GRID: F-4

VICINITY MAP

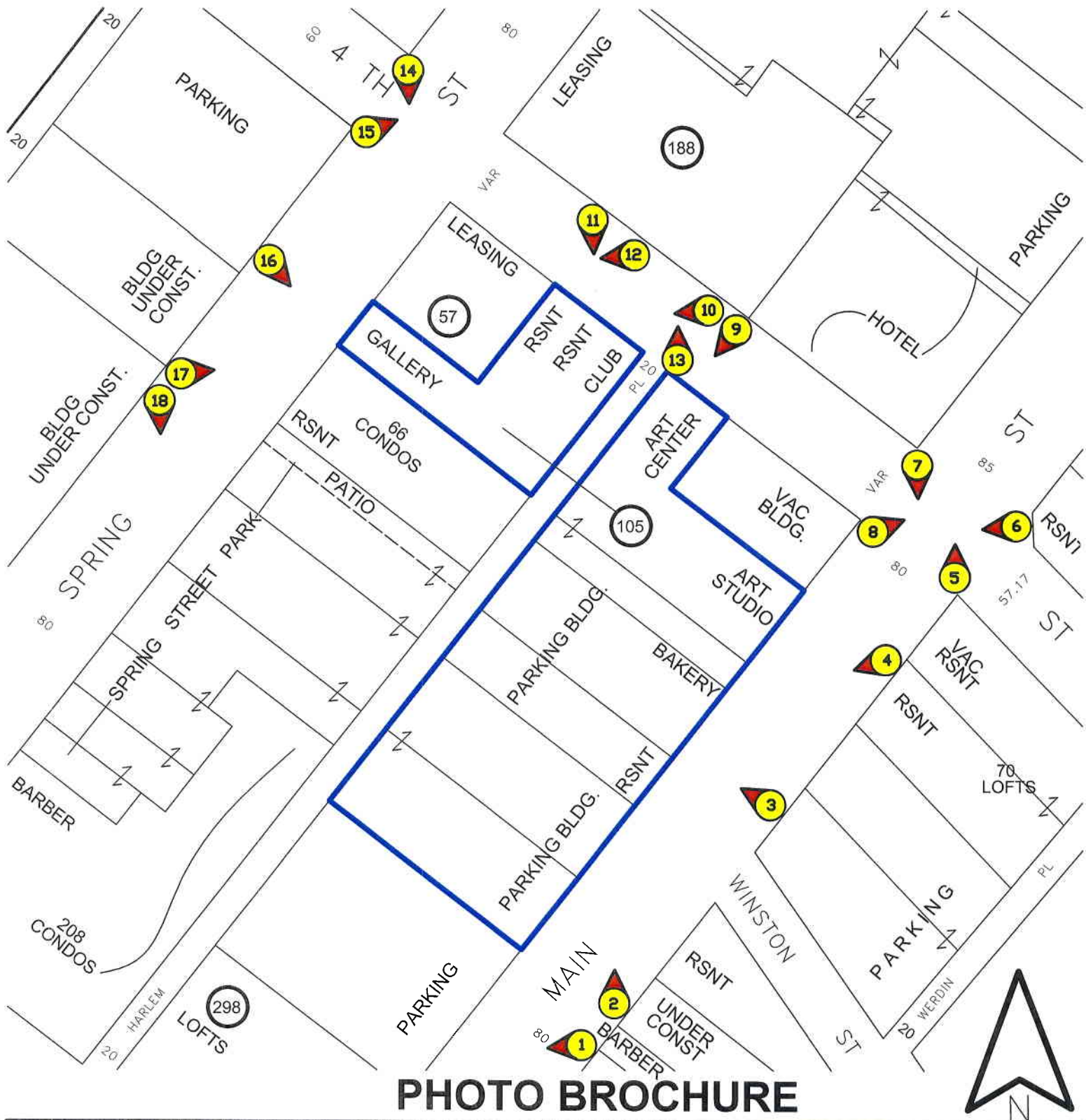


PHOTO BROCHURE

RADIUS MAPS ETC

3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 OFF/FAX (323) 221-4555
 RADIUSMAPSETC@YAHOO.COM

SITE LOCATION:
 116 W. 4TH STREET
 LOS ANGELES CA 90013

CASE NO.

DATE: 04 - 05 - 2022
 D.M.: 129 A 211, 129 A 213
 T.B. PAGE: 634 GRID: F-4
 APN: 5149-022-013, 5149-023-013
 APN: 5149-023-008,010,012

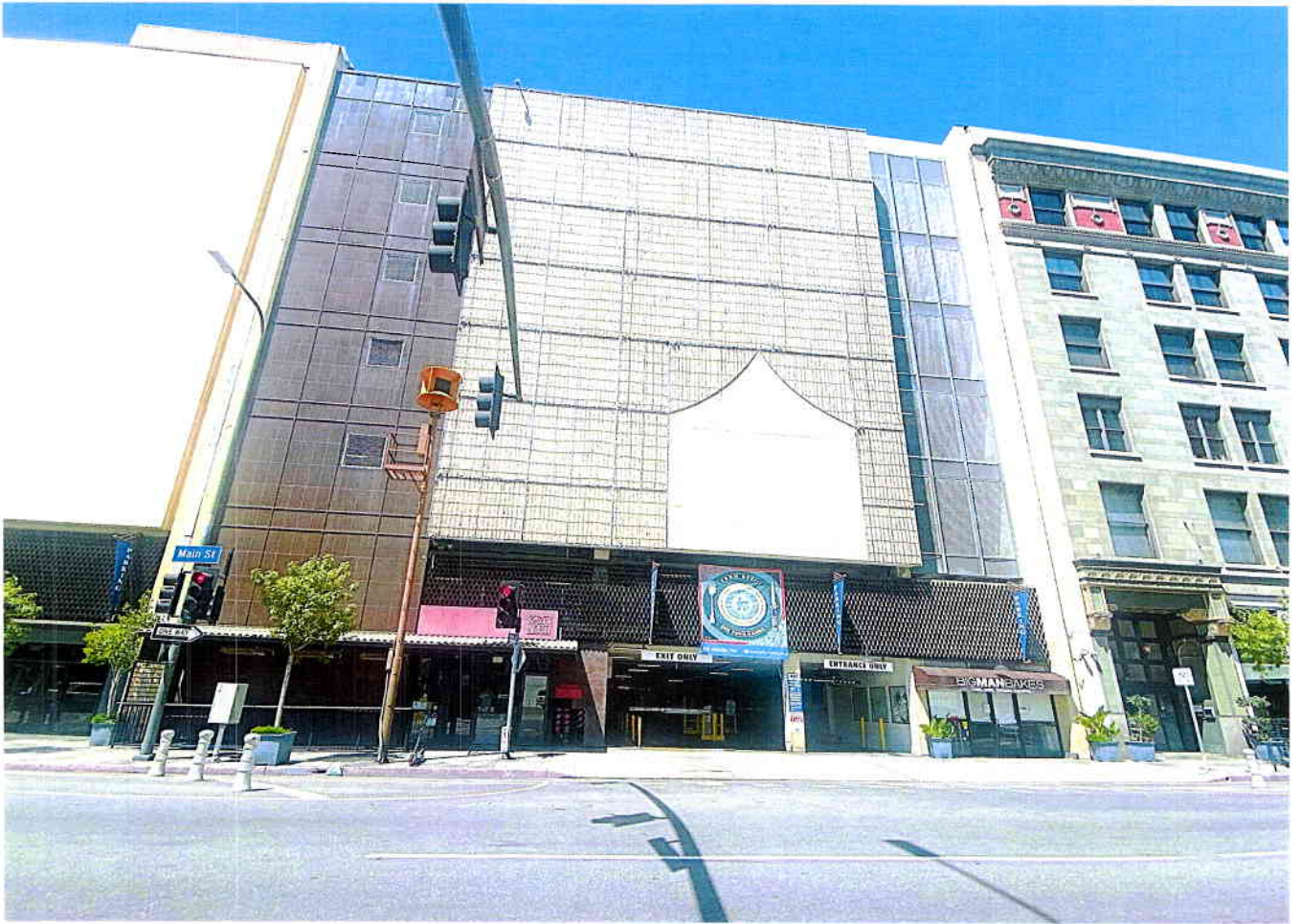
1.



2.



3.



4.



5.



6.



7.



8.



9.



10.



11.



12.



13.



14.



15.



16.



17.



18.

