

APPLICATIONS



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

ED1 Eligible AB 2097 Eligible

Case Number: _____

Env. Case Number: _____

Application Type: _____

Case Filed With (Print Name): _____ Date Filed: _____

Application includes letter requesting:

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

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

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 City Planning Application Filing Instructions ([CP13-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: 800 W Olympic Blvd., LA, CA 90015 * Unit/Space Number: #A250

Legal Description² (Lot, Block, Tract): Lot 2, Block: None, TR 53383-C-A

Assessor Parcel Number: 5138BRKDWN Total Lot Area: 408,200 sq ft

* other addresses as identified on ZIMAS: 777 W Chick Hearn Ct, 701 W Chick Hearn Ct, 1011 S Figueroa St, 888 W Olympic Blvd, and 900 W Olympic Blvd

2. PROJECT DESCRIPTION

Present Use: Bowling Alley

Proposed Use: Bowling Alley (no change in use)

Project Name (if applicable): Lucky Strike L.A. Live

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).

Describe in detail the characteristics, scope and/or operation of the proposed project:

A Conditional Use Permit Modification of Entitlement application for Case No. ZA-2007-5823(PAB) to modify Condition No. 8 to allow the business to open an hour earlier (i.e., at 9:00 am) and Condition No. 14 to allow for no more than twenty-five (25) coin-operated electronic arcade games. Please see the attached Project Description for full details.

Additional Information Attached: YES NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- 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)

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/in public right-of-way
- Grading
- Haul Route
- New construction: 0 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 0 - Demolish(ed)³ 0 + Adding 0 = Total 0

Number of Affordable Units⁴: Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units: Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0

Mixed Use Projects, Amount of Non-Residential Floor Area: 0 square feet

³ Number of units to be demolished and/or which have been demolished within the last five years.
⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097? YES NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: 756 Required # of Parking Spaces: 25

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- Contain fewer than 20 dwelling units
- Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

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

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

If so, what is/are the dedication requirement(s)? N/A feet

If dedications are required on multiple streets, identify as such: 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, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10. of Chapter 1A? YES NO

LAMC Section 13B.2.2.H

Authorizing Code Section: _____

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

Action Requested: A CUP Modification to request modification of Condition No. 8 and Condition No 14 of the current CUP Case No. ZA-2007-5823(PAB). Please see the attached Project Description.

Authorizing Code Section: _____

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

Action Requested: _____

Additional Requests Attached: YES NO

4. RELATED 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): Please see the attached list of cases related to this project site.

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-2007-5823(PAB) Ordinance No.: _____

- | | |
|--|---|
| <input type="checkbox"/> Condition Compliance Review | <input type="checkbox"/> Clarification of Q (Qualified) Condition |
| <input checked="" type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Clarification of D (Development) Limitation |
| <input type="checkbox"/> Revision of Approved Plans | <input type="checkbox"/> Amendment to T (Tentative) Classification |
| <input type="checkbox"/> Renewal of Entitlement | <input type="checkbox"/> Plan Approval subsequent to Main 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:

N/A

5. RELATED DOCUMENTS / REFERRALS

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

Are there any recorded Covenants, affidavits or easements on this property?

YES (provide copy) NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: AMF Bowling Centers, Inc. C/O Portia Bagby

Company/Firm: AMF Bowling Centers, Inc.

Address: 7313 Bell Creek Road Unit/Space Number: _____

City: Mechanicsville State: VA Zip Code: 23111

Telephone: 804-417-2088 E-mail: pbagby@bowlerocorp.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): L.A. Live Properties, LLC c/o Ted Tanner

Address: 1100 South Flower Street Unit/Space Number: Suite 3100

City: Los Angeles State: CA Zip Code: 90015

Telephone: _____ E-mail: _____

AGENT / REPRESENTATIVE NAME: Jennifer Oden

Company/Firm: Solomon, Saltsman & Jamieson

Address: 426 Culver Blvd. Unit/Space Number: _____

City: Playa del Rey State: CA Zip Code: 90293

Telephone: 310-822-9848 E-mail: joden@ssjlaw.com

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 agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): N/A

Name: _____

Company/Firm: _____

Address: _____ **Unit/Space Number:** _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

Primary Contact for Project Information⁶

(Select only one. Email address and phone number required.)

Owner Applicant 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.

⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

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).** An 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.

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 September 23, 2024 before me, L. Millis, Notary Public (Insert Name of Notary Public and Title)

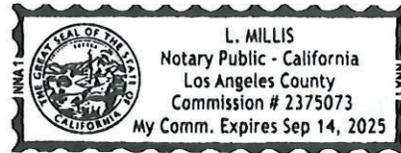
personally appeared Ted Tanner, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

L. Millis

Signature



CERTIFICATE OF INCUMBENCY
OF
LA LIVE PROPERTIES, LLC

I, John Keenan, am the Assistant Secretary of LA Live Properties, LLC, a limited liability company organized under the laws of the State of Delaware (the "Company"), with offices located at 800 West Olympic Blvd., Ste. 305, Los Angeles, CA 9015. I hereby certify on behalf of the Company as follows:

1. That I am the duly elected, qualified and acting Assistant Secretary of the Company.

2. That the person whose name appears below is a duly elected, qualified and acting officer of the Company and holds, on the date of this certificate, the office set forth opposite his name. Furthermore, in such capacity, the below named officer is duly authorized to execute any applications, affidavits, and/or other ancillary documents required by the City of Los Angeles, Department of City Planning in connection with the modification of the conditional use permit with regard to Lucky Strike L.A. Live, located at 800 West Olympic Blvd., Los Angeles, CA 90015:

<u>Name</u>	<u>Title</u>
Ted Tanner	Vice President

3. The undersigned has the power and authority to execute this certificate on behalf of the Company.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 23rd day of September, 2024.



John Keenan
Assistant Secretary

APPLICANT DECLARATION

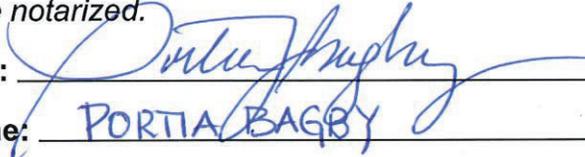
A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- 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.
- h. 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 is 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. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. 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:** 8/22/24

Print Name: PORTIA BAGBY

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES

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).

Plan Approval Project Description Attachment

This is a Plan Approval application of existing Case No. ZA-2007-5823(PAB) to modify Condition No. 8 (regarding hours of operation) and Condition No. 14 (regarding number of amusement game devices) of the Conditional Use Permit (“CUP”).

AMF Bowling Centers, Inc., the Applicant, operates hundreds of bowling alley locations throughout the United States, offering high-quality bowling lanes, food and beverage items, along with arcade game entertainment.

For this application, AMF Bowling Centers, Inc. is requesting a modification of its existing CUP for the bowling alley located at 800 West Olympic Blvd., #A250, which includes a 24,344 square foot bowling alley and restaurant in the Los Angeles Sports Entertainment District. Specifically, the Applicant is requesting to open one (1) hour earlier (at 9:00 am instead of 10:00 am) and the Applicant is requesting an increase in the number of games of amusement (from three (3) to no more than twenty-five (25)).

The Applicant requests the following condition modifications with this Plan Approval Application:

Current Language for Condition No. 8:

Alcohol sales and business hours shall be limited to the hours from 10 a.m. until 2 a.m. seven days a week in accordance with a valid State of California Department of Alcoholic Beverage Control (ABC) License.

Requested Modification for Condition 8:

Alcohol sales and business hours shall be limited to the hours from 9 a.m. until 2 a.m. seven days a week in accordance with a valid State of California Department of Alcoholic Beverage Control (ABC) License.

Current Language for Condition No. 14:

A maximum of two pool tables, three coin-operated electronic games, and a disc jockey or live entertainment in the evenings and during special occasions/events shall be permitted. There shall be no fixed dance floors, stages or performance areas.

Requested Modification for Condition No. 14:

A maximum of two pool tables, 25 coin-operated electronic games, and a disc jockey or live entertainment in the evenings and during special occasions/events shall be permitted. There shall be no fixed dance floors, stages or performance areas.

FINDINGS/SPECIAL REQUIREMENTS



ALCOHOL & ENTERTAINMENT ESTABLISHMENTS Plan Approval (Chapter 1 Zoning)

Related Code Sections

This form applies to properties subject to zoning established in Chapter 1 of the Los Angeles Municipal Code (LAMC). For properties subject to zoning established in Chapter 1A of the LAMC, please use form CP13-2035.A. For more information on a property's applied zoning, visit zimas.lacity.org.

Los Angeles Municipal Code (LAMC) Sections 13B.2.1.H. (Class 1 Conditional Use Permit) and 13B.2.2.H. (Class 2 Conditional Use Permit) of Chapter 1A authorize Plan Approval applications for alcohol establishments subject to LAMC Sections 12.24 W.1 (Class 2 Conditional Use Permit) or 12.24 X.2 (Class 1 Conditional Use Permit), or entertainment subject to 12.24 W.18 (Class 2 Conditional Use Permit) of Chapter 1.

Public Hearing and Notice

This entitlement requires notification of Abutting Property Owners from the boundaries of the subject site. Please note a greater noticing requirement may be required based on the most recent decision letter. This is for informational purposes only and not required at the time of filing, unless otherwise requested. Refer to the Mailing Procedures Instructions ([CP13-2074](#)) and Posting Instructions ([CP-7762](#)) for applicable requirements.

Specialized Requirements

When filing for the above application, the following items are required in addition to those specified in the City Planning Application Filing Instructions ([CP13-7810](#)).

Continuing Term-Limited Conditional Uses (ZA Memo 122)

This form is to be completed when utilizing the provisions established in ZA Memorandum No. 122. The Memorandum allows for applicants to continue any **still valid** approval that has been term-limited, through the Plan Approval procedure. Applicants are advised that the Plan Approval must take effect **before** the original approval expires for it to remain valid meaning there can be no lapse in time. For example, if the original approval dated 1/1/2010 was approved for a term-limit of five years (expiring on 1/1/2015), and if the average case processing time is one year, the applicant would be advised to file at latest on 1/1/2014. Filing well before the expiration date is strongly recommended.

Additional Information

For a Plan Approval request to be considered, the following information and findings must be provided:

Original Approval

- Provide a copy of the original entitlement, together with any appeals.

- 9. Is the site located within 1,000 feet of any schools (public, private, or nursery), churches or parks? YES NO
- 10. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B.17 of Chapter 1? YES NO

Parking

- 11. How many parking spaces are available on the site? 756
- 12. Are they shared or designated for the subject use? Shared
- 13. If adding floor area, what is the parking requirement as determined by the Department of Building and Safety (LADBS)? N/A
- 14. Have any arrangements been made to provide off-site parking? YES NO
If YES, is the parking secured via a private lease or a covenant/affidavit approved by LADBS?
N/A

Note: Required parking must be secured via a covenant pursuant to LAMC Section 12.26 E.5 of Chapter 1. A private lease is only permitted by a Zone Variance.

- 15. Provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
- 16. Will valet service be available? YES NO
- 17. Will the service be for a charge? YES NO

Operation of the Establishment

- 18. Has the use been discontinued for more than a year? YES NO
*If YES, it is **not eligible** for the Plan Approval process.
 If NO, the applicant may be required to prove that the discontinuance of the use did not occur. See LAMC Section 12.23 B.9 or 12.24 Q of Chapter 1.*

- 19. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	9 am-2 am						

20. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc.? YES NO

If YES, describe: High quality bowling alley, arcade game entertainment, and restaurant.

Note: An establishment that allows for dancing needs a Class 2 Conditional Use Permit pursuant to 12.24 W.18 of Chapter 1.

21. Will there be minimum age requirements for entry? YES NO

If YES, what is the minimum age requirement and how will it be enforced? _____

22. Will there be any accessory retail uses onsite? YES NO

If YES, what will be sold? Arcade game prize items.

Security

23. How many employees will be on the site at any given time? ~ 6-7 employees per shift

24. Will security guards be provided onsite? YES NO

If YES, how many and when? At least one from 5 p.m. to 2:30 a.m., daily.

25. Has LAPD issued any citations or violations? YES NO

If YES, provide copies.

Alcohol

26. Will there be beer & wine only, or a full line of alcoholic beverages available? Full line

27. Will "fortified" wine (greater than 16% alcohol) be sold? YES NO

28. Will alcohol be consumed on any adjacent property under the control of the applicant? YES NO

29. Will there be signs visible from the exterior that advertise the availability of alcohol? YES NO

Food

30. Will there be a kitchen on the site? YES NO

31. Will alcohol be sold without a food order? YES NO

32. Will the sale of alcohol exceed the sale of food items on a quarterly basis? YES NO

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

On-Site

34. Will a bar or cocktail lounge be maintained incidental to a restaurant? YES NO
If YES, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

35. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? YES NO
If YES, a request for off-site sales of alcohol is also required.

36. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? YES NO

Off-Site

37. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? YES NO

38. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 750 ml? YES NO

Note: Contact the California Department of Alcoholic Beverage Control (ABC) regarding its requirements at <http://www.abc.ca.gov/>.

Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)

39. Is this application a request for on-site or off-site sales of alcoholic beverages? YES NO
N/A; existing alcohol approvals in place

If YES, is the establishment a bona-fide eating place (restaurant) or hotel/motel?

N/A; Existing alcohol approvals in place

If NO, contact ABC to determine whether the proposed site is located in an area where issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or if issuance would result in, or add to an undue concentration of licenses.

Notes: If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience** or **necessity**. This is in addition to obtaining the Conditional Use Permit or Plan Approval. Contact the ABC regarding its requirements at <http://www.abc.ca.gov/>.

Findings

The decision maker must decide if the facts presented in the record support the findings (i.e., criteria for approval) established in the LAMC. On a separate sheet, provide a detailed justification/explanation of how the proposed project conforms with the following:

1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
2. The project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

Supplemental Findings

In addition to the above findings for approval, the decision maker must also consider the following matters. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials.

1. The proposed use will not adversely affect the welfare of the pertinent community.
2. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.
3. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

Modification of Entitlement Project Description Attachment

This is a Modification of Entitlement application of existing Case No. ZA-2007-5823(PAB) to modify Condition No. 8 (regarding hours of operation) and Condition No. 14 (regarding number of amusement game devices) of the Conditional Use Permit (“CUP”).

AMF Bowling Centers, Inc., the Applicant, operates hundreds of bowling alley locations throughout the United States, offering high-quality bowling lanes, food and beverage items, along with arcade game entertainment.

For this application, AMF Bowling Centers, Inc. is requesting a modification of its existing CUP for the bowling alley located at 800 West Olympic Blvd., #A250, which includes a 24,344 square foot bowling alley and restaurant in the Los Angeles Sports Entertainment District. Specifically, the Applicant is requesting to open one (1) hour earlier (at 9:00 am instead of 10:00 am) and the Applicant is requesting an increase in the number of games of amusement (from three (3) to no more than twenty-five (25)).

The Applicant requests the following condition modifications with this Plan Approval Application:

Current Language for Condition No. 8:

Alcohol sales and business hours shall be limited to the hours from 10 a.m. until 2 a.m. seven days a week in accordance with a valid State of California Department of Alcoholic Beverage Control (ABC) License.

Requested Modification for Condition 8:

Alcohol sales and business hours shall be limited to the hours from 9 a.m. until 2 a.m. seven days a week in accordance with a valid State of California Department of Alcoholic Beverage Control (ABC) License.

Current Language for Condition No. 14:

A maximum of two pool tables, three coin-operated electronic games, and a disc jockey or live entertainment in the evenings and during special occasions/events shall be permitted. There shall be no fixed dance floors, stages or performance areas.

Requested Modification for Condition No. 14:

A maximum of two pool tables, 25 coin-operated electronic games, and a disc jockey or live entertainment in the evenings and during special occasions/events shall be permitted. There shall be no fixed dance floors, stages or performance areas.

Plan Approval Findings

Supplemental Findings

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

The approval of this Plan Approval application to modify Condition No. 8 and Condition No. 14 from its existing CUP under Case No. ZA-2007-5823(PAB) will not adversely affect the welfare of the pertinent community, as this is an existing use that has been operating successfully at this location for approximately 16 years. The continuation of Lucky Strike Lanes is located in an established shopping center within an intensive commercial district.

AMF Bowling Centers, Inc., the Applicant, operates hundreds of bowling alley locations throughout the United States, offering high-quality bowling lanes, food and beverage items, along with arcade game entertainment, and has operated successfully at this location since its approval in 2008 and will continue to provide the bowling alley entertainment and restaurant service that it has offered to this community. Lucky Strike Lanes is and will remain proper in relation to the community and remains ideally suited to the LA Live entertainment complex, located on the second floor of Building A. The existing bowling alley creates a type of activity which is necessary for a successful entertainment complex. It is located on the southern side and overlooks the Central Plaza. It operates to further the goals of the Specific Plan in creating a major entertainment/mixed use development. Parking for the site is provided in the below grade 756-space Olympic East Parking structure and 406 additional parking spaces are provided on- and off-site in close proximity. The location is part of a commercial shopping center surrounded by commercial uses that serves as a local and regional destination.

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

Lucky Strike Lanes is an existing use with an active Alcoholic Beverage Control ("ABC") License (License No. 47-650813). The approval of this Plan Approval application will not introduce a new ABC License into the census tract and therefore will not result in, or contribute to, an undue concentration of such establishments. In fact, the continuation of the Lucky Strike Lanes bowling alley and restaurant use at this location will continue to be a unique addition to the community. There are no other entertainment facilities that offer a unique dining and entertainment venue such as Lucky Strike does in a single business.

Notably, as previously determined by the Zoning Administrator,
[t]he sale of alcoholic beverages will take place on property that is zoned LASED. The goal of the Specific Plan regulations is to provide a mix of entertainment and nighttime uses that will

attract people to utilize the various venues provided in the area. An approval of this case will not contribute to undue concentration since such establishments were foreseen by the Specific Plan and mitigation measures were adopted by the Environment Impact Report.

As a major entertainment center and tourist attraction, business development similar to Lucky Strike is a critical component of the economic fabric for a 24-hour city envisioned by the Specific Plan. With the opportunity to sell alcoholic beverages, the applicant will create a use that is consistent with the pattern of development that has been created in cities such as Long Beach (the Pike), Florida's (South Beach) and in Santa Monica (3rd Street Promenade).

The economic success of the proposed project in relationship to the surrounding uses will generate needed tax dollars for the City. Since the number of alcohol sales establishments is detailed in the plan, and steps are specifically taken in this approval to safeguard the safety of the area, the approval of this case is reasonable and will not contribute to undue concentration of such establishments in the area.

(Case No. ZA-2007-5823(PAB), page 16). These findings remain true today.

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

The approval of this Plan Approval application to modify Condition No. 8 and Condition No. 14 from its existing CUP under Case No. ZA-2007-5823(PAB) will not detrimentally affect the nearby residential zones as this is an existing use that has been operating successfully at this location for approximately 16 years.

The continuation of Lucky Strike Lanes does not and will not adversely affect the surrounding neighborhood and residential uses because it is located in an established shopping center within an intensive commercial district.

As the findings noted in recent Case No. ZA-2007-5823(PAB) stated,

[a]pproval of this permit would not detrimentally affect nearby residentially zoned properties. The District is a mixed-use area which includes a wide variety of hotel, retail, theater, restaurant, office, and Convention Center uses. Residential uses, where they exist, are in walking distance and an integral part of the district. This population will provide the necessary element to make the area a successful 24-hour entertainment complex.

...

Therefore, the inclusion of alcoholic beverages as an incidental use with the bowling alley and restaurant will not result in detrimental impacts to nearby residentially zoned properties.” (Page 16-17)

And, these findings remain true today.

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
ZA-2007-5823(PAB)

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-
--	---------------------

PROJECT TITLE Lucky Strike Lanes	COUNCIL DISTRICT
--	------------------

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
800 West Olympic Blvd., #A250, Los Angeles, CA 90015

PROJECT DESCRIPTION: Additional page(s) attached.
A CUB Modification application to modify Condition No. 8 and N0. 21.

NAME OF APPLICANT / OWNER:
AMF Bowling Centers, Inc. c/o Solomon, Saltsman and Jamieson

CONTACT PERSON (If different from Applicant/Owner above) Jennifer Oden	(AREA CODE) TELEPHONE NUMBER EXT. 310-822-9848
--	--

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) **Section 15301, Class 1**

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached

Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
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ENTITLEMENTS APPROVED

FEE:	RECEIPT NO.	REC'D. BY (DCP DSC STAFF NAME)
------	-------------	--------------------------------

AMF Lucky Strike LA Live
Photographs of Project Site



1. 800 W. Olympic Blvd: View looking west at the east corner of the subject property.



2. 800 W. Olympic Blvd: View looking west at the east side of the subject property.



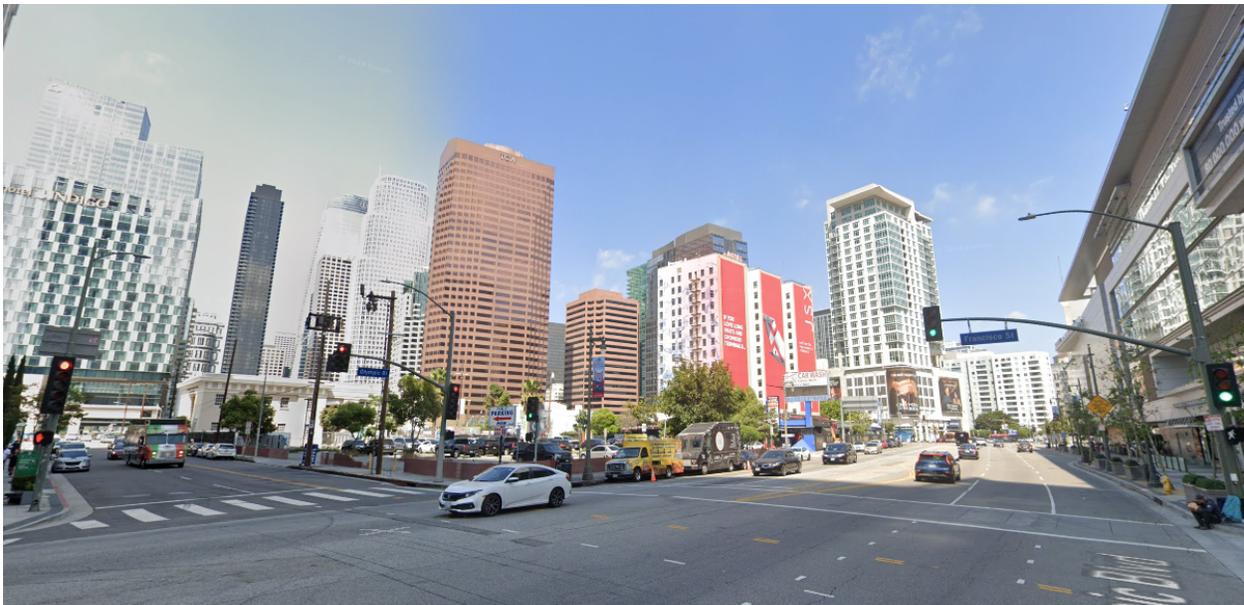
3. 800 W. Olympic Blvd: View looking south at the north side of the subject property.



4. 800 W. Olympic Blvd: view looking northeast at the properties to the north east of the subject property.



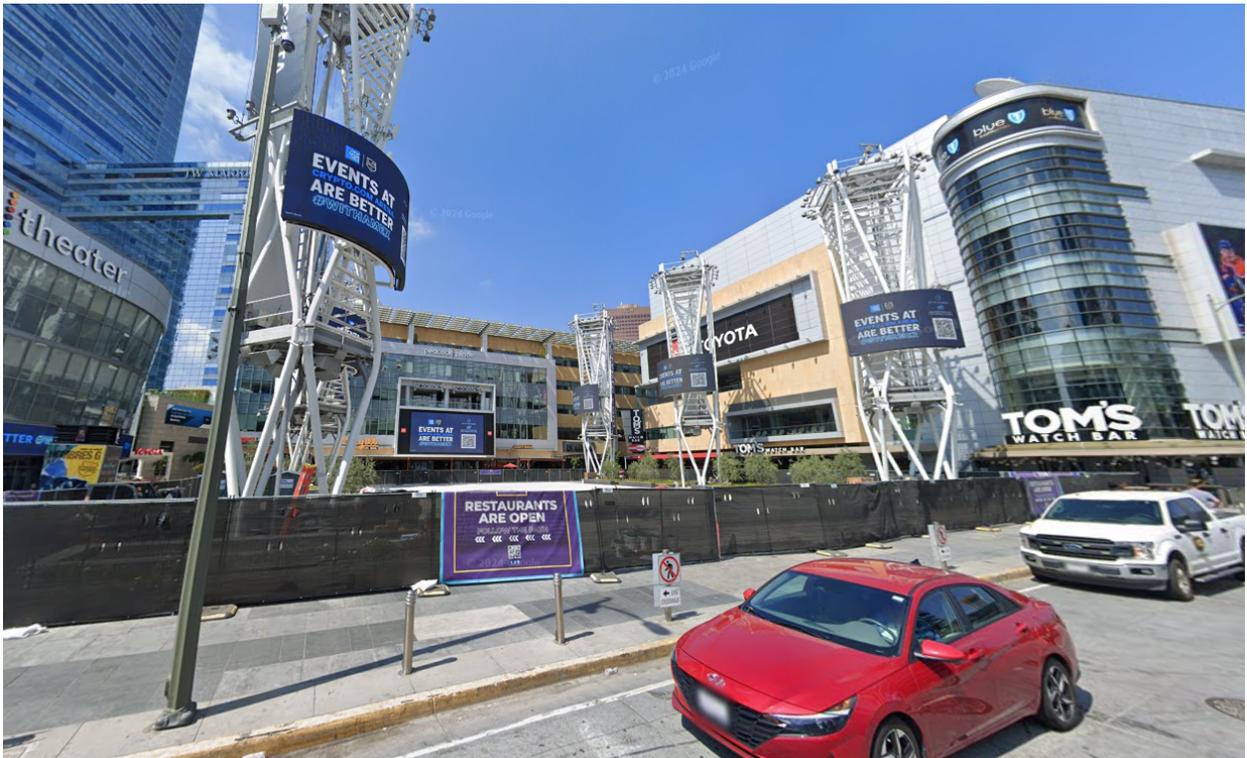
5. 800 W. Olympic Blvd.: view looking southeast at the properties to the east of the subject property.



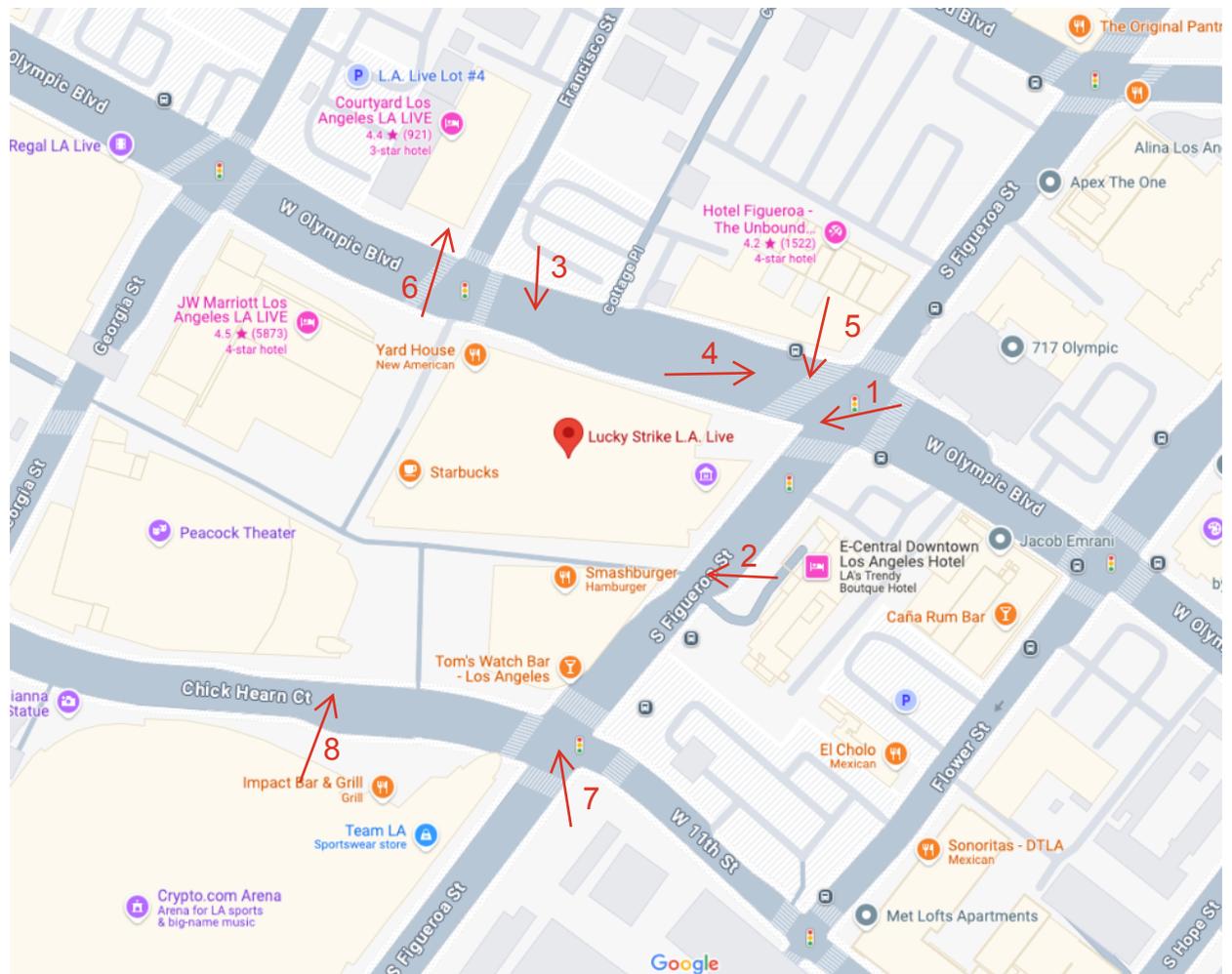
6. 800 W. Olympic Blvd: view looking north at the properties to the north of the subject property.



7. 800 W. Olympic Blvd: view looking north at the south corner of the subject property.



8. 800 W. Olympic Blvd: view looking north along the south side of the subject property.



REFERRAL FORM



GEOGRAPHIC PROJECT PLANNING REFERRAL

Any case filing application submitted to Los Angeles City Planning for a project which is subject to one or more of the following Overlays shall include a completed and signed Geographic Project Planning Referral Form (Referral Form). An [Assignment List](#) can be found on the City Planning website at <http://planning.lacity.org> under the "About" tab.

APPLICABLE OVERLAYS

- **Specific Plan**
- **Community Design Overlay (CDO)**
- **Neighborhood Oriented District (NOD)**
- **Community Plan Implementation Overlay (CPIO)**
- **Design Review Board (DRB)**
- **Pedestrian Oriented District (POD)**
- **Sign District (SN)**

Review of the application by Project Planning Staff is intended to identify the level of review required for the project and to provide the Applicant with early notification of any issues with regards to requested actions or the adequacy of application exhibits/materials pursuant to the applicable Geographic Overlay, which could subsequently delay processing.

City Planning reserves the right to require an updated Referral Form for the project if more than **180 days** has lapsed from the date of the signature provided by the Project Planner, or as necessary to reflect project modifications, policy changes and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

THIS SECTION TO BE COMPLETED BY APPLICANT

Project Site Address: _____

Community Plan Area: _____

Specific Plan, DRB, CDO, POD, NOD, CPIO, or SN, including Subarea, if applicable: _____

PROJECT TYPE (check all that apply)

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> ED 1 Eligible¹ | <input type="checkbox"/> New Construction | <input type="checkbox"/> Addition | <input type="checkbox"/> Renovation |
| <input type="checkbox"/> Grading | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Signage | <input type="checkbox"/> Other _____ |

Description of Proposed Project: _____

¹ Refer to [Executive Directive 1 Implementation Guidelines](#) for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

AUTHORIZATION TO FILE (check all that apply)

Specific Plan/SN

Project Compliance

Minor (3 signs or less or change of use)

Standard (More than 3 signs, wireless equipment, or additions of less than 200 sq. ft.)

Single-Family

Major (All other projects)

Single-Family

Modification

Interpretation

Project Adjustment

Administrative Review

Project Exception

Amendment

Sign-Off Only

Not a Project

SB 9 - ADM Case Required

ADU - ADM Case Required

Design Review Board (DRB)

Preliminary Review

Final Review

CDO/POD/NOD

Director Determination

Minor (3 signs or less or change of use)

Standard (More than 3 signs, wireless equipment, or additions of less than 200 sq. ft.)

Major (All other projects)

Sign-Off Only

Not a Project

SB 9 - ADM Case Required

Community Plan Implementation Overlay (CPIO)

Administrative Review (Multiple Approvals)

Project Adjustment

Project Exception

Potentially Historic Resource

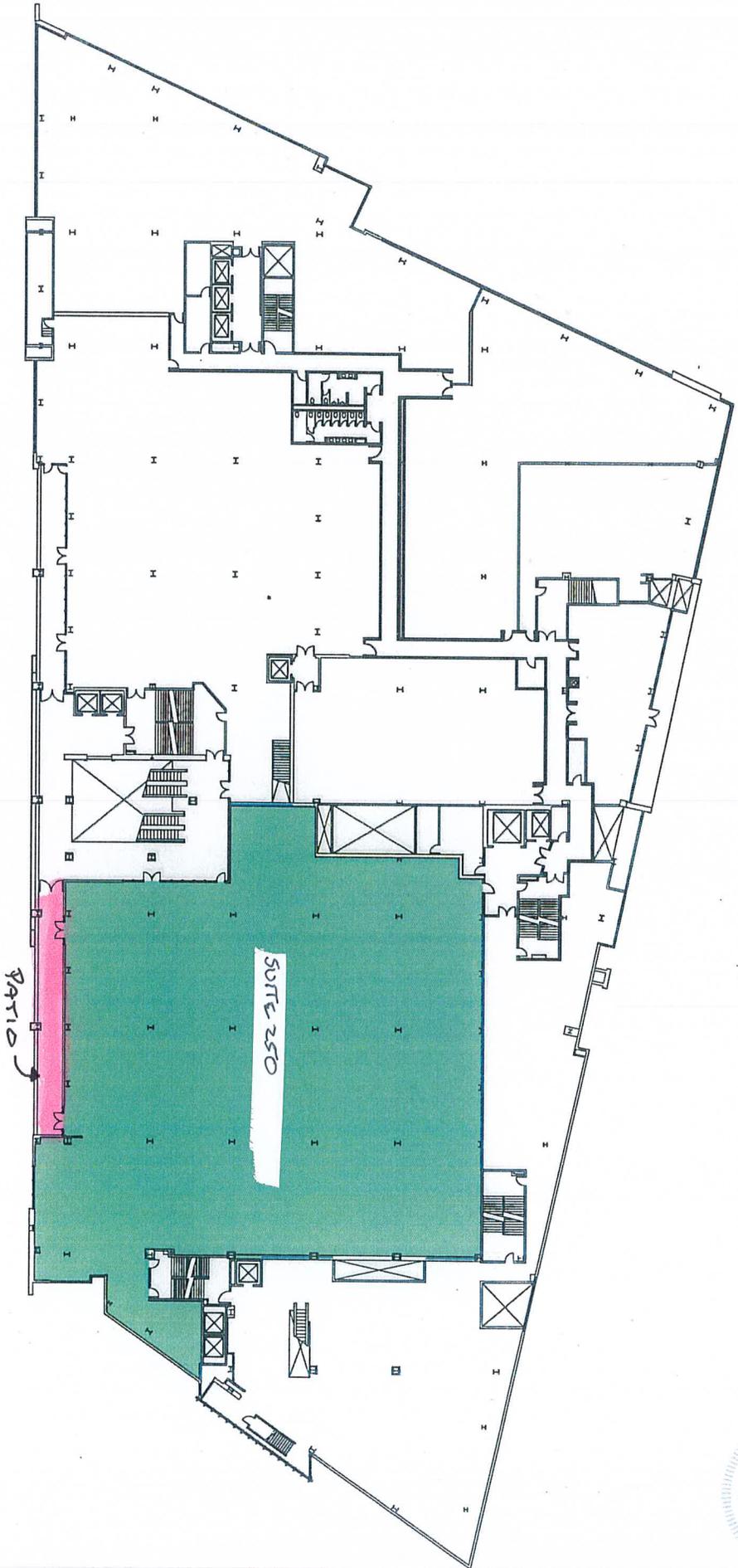
SB 9 - ADM Case Required

INSTRUCTIONS

1. **APPOINTMENTS.** A pre-filing appointment with the planner assigned to the applicable Overlay is required to complete this Referral Form. Please be advised that to file the application, a case filing appointment must be made separately with the Development Services Centers via the City Planning website. Please check the [Planning Services](#) page for current protocols.
2. **REVIEW MATERIALS.** Please provide the following materials:
 - a. Project Planning Referral Form with items in the Project Summary Section completed.
 - b. A complete copy of all application materials, as specified in the City Planning Filing Instructions ([CP13-7810](#)) (e.g., City Planning Application Form, Project Plans, Site Photographs).
 - c. Specialized Requirements/Findings pertinent to your project.
3. **OTHER APPLICABLE APPROVALS.** This Referral Form is not intended to provide an exhaustive list of required entitlements. The City of Los Angeles offers several services to assist in identifying required entitlements and if there are any other issues or necessary approvals associated with the project/site which should be resolved prior to filing, including [DSC Case Management](#) and/or [Preliminary Plan Check](#) with the Los Angeles Department of Building and Safety (LADBS).

CITY PLANNING OFFICE LOCATIONS

DOWNTOWN OFFICES	VALLEY OFFICES	WEST LA OFFICES
DSC Metro Counter Figueroa Plaza 201 N Figueroa Street, 4th Floor Los Angeles, CA 90012	DSC Valley Counter Marvin Braude Building 6262 Van Nuys Blvd, Suite 251 Van Nuys, CA 91401	DSC West Los Angeles Counter 1828 Sawtelle Blvd, 2nd Floor Los Angeles, CA 90025
Major Projects Figueroa Plaza 221 N Figueroa St, Rm 1350 Los Angeles, CA 90012	Valley Project Planning Offices Marvin Braude Building 6262 Van Nuys Blvd, Suite 430 Van Nuys, CA 91401	
Central Project Planning Offices Los Angeles City Hall 200 N Spring Street, Room 621 Los Angeles, CA 90012		
West/South/Harbor Project Planning Offices Los Angeles City Hall 200 N Spring Street, Room 720 Los Angeles, CA 90012		



10.24.17

800 West Olympic

Floor
2
800 West Olympic Boulevard
Los Angeles, CA 90015

Lucky Lanes Bowling

Suite 250 - Final Tenant

ID
Suite USF

2-08
23,828

PATIO SF

818



Stevenson
Systems

CA



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Report Date: Wednesday, July 03, 2024

LICENSE INFORMATION

License Number: 650813 **Primary Owner:** AMF BOWLING CENTERS INC **Office of Application:** 04 - LA/METRO

BUSINESS NAME

LUCKY STRIKE LOS ANGELES

BUSINESS ADDRESS

800 W OLYMPIC BLVD # A250, LOS ANGELES, CA, 90015

County: LOS ANGELES **Census Tract:** 2077.11

LICENSEE INFORMATION

Licensee: AMF BOWLING CENTERS INC

Company Information

OFFICER: SHANNON, THOMAS (DIRECTOR)

OFFICER: SHANNON, THOMAS (PRESIDENT)

OFFICER: SHANNON, THOMAS (CHIEF EXECUTIVE OFFICER)

OFFICER: PARKER, BRETT I (CHIEF FINANCIAL OFFICER)

STOCKHOLDER: AMF BOWLING CENTERS HOLDINGS INC

LICENSE TYPES

*Allow up to six weeks for expiration date updates after renewal fee submittal.

47 - ON-SALE GENERAL EATING PLACE

License Type Status: ACTIVE **Status Date:** 14-DEC-2023 **Term:** 12 Month(s) **Original Issue Date:** 13-DEC-2023

From License Number: [47-462250](#)

Expiration Date*: 30-NOV-2024 **Master:** Y **Duplicate:** 0 **Fee Code:** P40 **Transfers:** Transferred On: 13-DEC-2023

47 - ON-SALE GENERAL EATING PLACE

License Type Status: ACTIVE **Status Date:** 13-DEC-2023 **Term:** 12 Month(s) **Original Issue Date:** 13-DEC-2023

From License Number: [47-462250](#)

Expiration Date*: 30-NOV-2024 **Master:** N **Duplicate:** 1 **Fee Code:** P40 **Transfers:** Transferred On: 13-DEC-2023

68 - PORTABLE BAR

License Type Status: ACTIVE **Status Date:** 13-DEC-2023 **Term:** 12 Month(s) **Original Issue Date:** 13-DEC-2023

From License Number: [47-462250](#)

Expiration Date*: 30-NOV-2024 **Master:** N **Duplicate:** 1 **Fee Code:** P40 **Transfers:** Transferred On: 13-DEC-2023

OPERATING RESTRICTIONS:

Sales, service and consumption of alcoholic beverages shall be permitted only between the hours of 10:00 a.m. and 2:00 a.m. each day of the week.

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

No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the most recently certified ABC-257 dated 2/11/20.

There shall be no minimum drink requirement for patrons.

Entertainment provided shall not be audible beyond the area under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.

"Happy Hour" type of reduced price alcoholic beverage promotion will not be permitted after 8:00 p.m. each day of the week.

Premises shall be maintained as a bona-fide eating place. Food service from the regular menu, to consist of full and complete meals, shall be offered and available until 1/2-hour prior to closing at all times the premises is exercising the privileges of their license.

The licensee(s) shall comply with the provisions of Section 23038 of the Business and Professions Code and acknowledge(s) that incidental, sporadic or infrequent sales of meals or a mere offering of meals without actual sales shall not be deemed sufficient to consider the premises in compliance with the aforementioned code section.

The sale of distilled spirits by the bottle is permitted. (a) Only servers employed by the establishment may serve distilled spirits from the bottle. Patrons are prohibited from serving themselves. (b) The sale of distilled spirits by the bottle shall not be permitted when persons under 21 years of age are on the premises. (c) Distilled spirits shall not be sold in bottles exceeding 750 ml. (d) Patrons shall be prohibited from removing bottles of distilled spirits from the establishment. (e) The sale of distilled spirits by the bottle shall not be permitted before 8:00 p.m. Patrons may not commence purchase of bottles of distilled spirits after midnight. (f) At minimum, food service shall be available from 8:00 p.m. to midnight. (g) Each table where sale of distilled spirits by the bottle is permitted shall be tendered to by at least one server to ensure that the requirements of these conditions are being monitored. (h) The sale of distilled spirits by the bottle shall be made only to parties of two or more patrons. No more than three 750 ml bottles of spirits shall be at a table at any given time. (i) For parties of two patrons, only one bottle of distilled spirits may be served at a time.

The boundaries of this patio will be clearly defined and designated by physical barriers to separate it from the public sidewalk and adjacent private property which is not under the exclusive control of the licensee(s). These barriers and boundaries as approved and designated on the most recently certified ABC-257 and shall not be changed without prior approval of the Department of Alcoholic Beverage Control.

DISCIPLINARY ACTION:

No Active Disciplinary Action found

DISCIPLINARY HISTORY:

No Disciplinary History found.

HOLDS:

No Active Holds found

ESCROWS:

No Escrow found