



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
 City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

- To Owners:**
- Within a 100-Foot Radius
 - Within a 500-Foot Radius
 - Abutting a Proposed Development Site

- And Occupants:**
- Within a 100-Foot Radius
 - Within a 500-Foot Radius
- And:**
- Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an appeal from a Department action was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, if applicable, will be among the matters considered at the hearing. The decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 1360-1370 St. Andrews Place, 5517-5537 Fernwood Ave. and 5522-5536 De Longpre Ave.

Case No.: ZA-2016-1530-CUB-CU-1A
CEQA No.: ENV-2016-1531-CE
Hearing Held By: Central Los Angeles Area Planning Commission
Date: **May 22, 2018**
Time: **after 4:30 p.m.**
Place: Los Angeles City Hall, 10th Floor
 200 N. Spring St. Los Angeles, CA 90012
 (Please use the 201 N. Main Street entrance)
Staff Contact: Oliver Netburn, City Planner
 200 North Spring Street, Room 763
 Los Angeles, CA. 90012
oliver.netburn@lacity.org
 (213) 978-1382
apccentral@lacity.org

Council No: 13 - O'Farrell
Related Cases: None
Plan Area: Hollywood
Zone: (Q)C2-1; P-1
Plan Overlay: None
Land Use: Highway Oriented Commercial
Applicant: Mike He, Second Home
Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.
Appellant: George Abrahams
Representative: Robert Silverstein, The Silverstein Law Firm

PROPOSED PROJECT:

The proposed project is the demolition of a two-story office building and adult daycare facility, the change of use of an existing two-story office building/events space to a restaurant/membership-office space use, and the construction of a 39,216 SF office addition over an existing, one-level subterranean parking garage. The project would include the sale and dispensing of a full-line of alcoholic beverages in conjunction with a 4,120 square foot ground floor restaurant with 232 interior seats, a 2,463 square foot conference/private dining room with 160 interior seats, a 2,770 square foot covered patio dining with 181 seats, a 815 square feet uncovered outdoor patio dining with 116 exterior seats, a 2,471 square foot oval flex room with a maximum of 353 seats, a 2,117 square foot outdoor roof patio with 127 seats, a 2,100 square foot greenhouse with 132 interior seats, a 662 square foot alcohol storage room, and service to all 43,132 square feet of membership-office space and 3,000 square feet of uncovered office bungalow patios with 200 exterior seats, all with operation of 24 hours daily with hours of alcohol service from 6 a.m. to 2 a.m., daily. The project would provide 114 automobile parking spaces with 9 tandem spaces. The project would include live entertainment and 60 special events per year to be permitted for a portion of the subject property.

APPEAL:

Appeal of the Zoning Administrator's determination to approve a Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a private creative office use/club (with interior and exterior areas) and a public on-site restaurant, and a Conditional Use to allow specified deviations from the Commercial Corner regulations to permit hours of operation 24-hours daily in lieu of the otherwise permitted 7 a.m. to 11 p.m.; to permit a zero-foot landscape setback in lieu of the otherwise required five-foot setback along St. Andrews Place; and to allow tandem parking on a Commercial Corner Development; and appeal of the Categorical Exemption pursuant to CEQA Guidelines, Article 19, Class 32.

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible online at planning.lacity.org. Appeal Recommendation Reports will be available online seven (7) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Appeal Recommendation Reports are hyperlinked to the case numbers on the agendas. If you are appealing a determination of an Associate Zoning Administrator (AZA), please note that the letter of determination is the report which is forwarded to the Commission. Appeal Recommendation Reports are not prepared for AZA appeals. The Commission may consider the entire action even if only a portion of the action has been appealed.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department or Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** - Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and Commission identified on the front of this page. In addition, an **original plus six (6) copies** must be submitted to the Commission Office directly at **200 North Spring Street, Room 532, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Rebuttal Submissions** - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **by 3:00 p.m., Thursday of the week prior to the Commission Meeting**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the public hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning.lacity.org by selecting "Commissions & Hearings" and selecting the specific Commission.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

MASTER APPEAL FORM

WITH ATTACHMENTS

ORIGINAL



APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

- Area Planning Commission City Planning Commission City Council Director of Planning

Regarding Case Number: ZA 2016-1530(CUB)(CU)

Project Address: 1360-1370 St. Andrews Pl.; 5517-5537 Fernwood Ave., 5522-5536 De Longpre Ave.

Final Date to Appeal: 03/23/2018

Type of Appeal:

- Appeal by Applicant/Owner
 Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
 Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): George Abrahams

Company: _____

Mailing Address: 3150 Durand Drive

City: Los Angeles

State: California

Zip: 90068

Telephone: (323) 336-2405

E-mail: _____

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

Self Other: Save Hollywood

- Is the appeal being filed to support the original applicant's position?

Yes

No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Robert Silverstein

Company: The Silverstein Law Firm

Mailing Address: 215 N. Marengo Ave., 3rd Floor

City: Pasadena

State: CA

Zip: 91101

Telephone: (626) 449-4200

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? Entire Part
 Are specific conditions of approval being appealed? Yes No

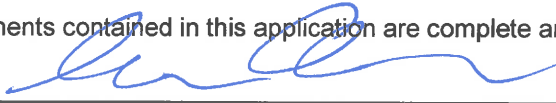
If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- Specifically the points at issue
- How you are aggrieved by the decision
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: 

Date: 3-23-18

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

| This Section for City Planning Staff Use Only | | |
|---|--|---|
| Base Fee: <u>\$ 89.00</u> | Reviewed & Accepted by (DSC Planner): <u>Yolana Perez</u> | Date: <u>3/23/18</u> |
| Receipt No: <u>0101867610</u> | Deemed Complete by (Project Planner): | Date: |
| <input type="checkbox"/> Determination authority notified | | <input type="checkbox"/> Original receipt and BTC receipt (if original applicant) |

March 21, 2018

George Abrahams
Save Hollywood
3150 Durand Drive
Los Angeles, CA 90068

Central Area Planning Commission
City of Los Angeles Planning Department
Los Angeles City Hall
200 N. Spring St., 5th Floor
Los Angeles, CA 90012

Re: Appeal of Case No.: ZA 2016-1530(CUB)(CU); CEQA Case No.: ENV-2016-4326-CE;
Project Addresses: 1360-1370 St. Andrews Place; 5517-5537 Fernwood Ave.; 5522-5536 De
Longpre Ave.

Honorable Commission members:

This appeal is about alcohol, parking, special events, and a lack of environmental review.

The Zoning Administrator has approved a request to serve alcohol 24-hours a day, 7 days a week at a proposed office complex located at the former site of the Assistance League of Southern California, which is one block south of the intersection of Sunset Blvd. and Western Ave. in Hollywood.

This new facility, proposed by the London firm "Second Home," would consist of two components: 1) the existing 1963, 2-story, 36,544 sq. ft. Colonial-style Assistance League building designed by famed architect Paul Williams would be retained and converted into office and restaurant space; and 2) an additional 39,216 sq. ft. of new office and restaurant uses, primarily consisting of "pods" within earthen mounds placed on a meandering pathway, would occupy the remainder of the 90,854 sq. ft. lot, laid out in a landscaped setting evocative of a forest. Near this podscape would be various dining areas, both interior and on exterior patios and roof decks, with a total of 1501 seats. Additionally, up to 60 special events per year would allow for 750 or more guests. All of this is will be served by just 112 parking spaces in a residential neighborhood with extremely limited street parking.

Since 1923, the Project site had been the location of the Assistance League of Southern California, the renowned charity benefiting children and seniors. Where previously genteel ladies of the Assistance League gathered for afternoon tea service, the Project would now operate and serve food and liquor 24-hours a day for "members," and from 6 AM to 2 AM for the general public. There are no conditioned hours for the special events.

There are several problems with this proposal that the zoning administrator failed to address. First is parking.

I. The proposed project is in violation of the LAMC parking requirements

The proposed Project would retain the 36,544 sq. ft. Paul Williams designed building, demolish the 30,400 sq. ft. Family Resources Center constructed in 1994, and add 39,216 sq. ft. of new office and restaurant space. The total size of the completed development would therefore be 75,760 sq. ft. The applicant is providing 112 parking spaces, including 9 tandem spaces.

The Project site is in an Enterprise Zone, which allows reduced parking for restaurant uses (even though the state eliminated enterprise zones in 2012). Per Los Angeles Municipal Code (LAMC) Section 12.21.A.4, office and commercial uses in an enterprise zone require a minimum of 2 parking stalls per 1,000 square feet of combined floor area. Per the LAMC, the parking required is therefore 152 stalls, not 112 stalls.

The LAMC allows bicycle parking to substitute for up to 20% of automobile parking. Under this formula, 30 parking stalls can be replaced with 120 bicycle parking spaces for the office and restaurant uses. This would result in 122 parking stalls required for the combined floor area of the Project. The applicant, however, is providing 17 bicycle parking spaces. These 17 bicycle parking spaces reduce the required number of auto parking to 148 stalls.

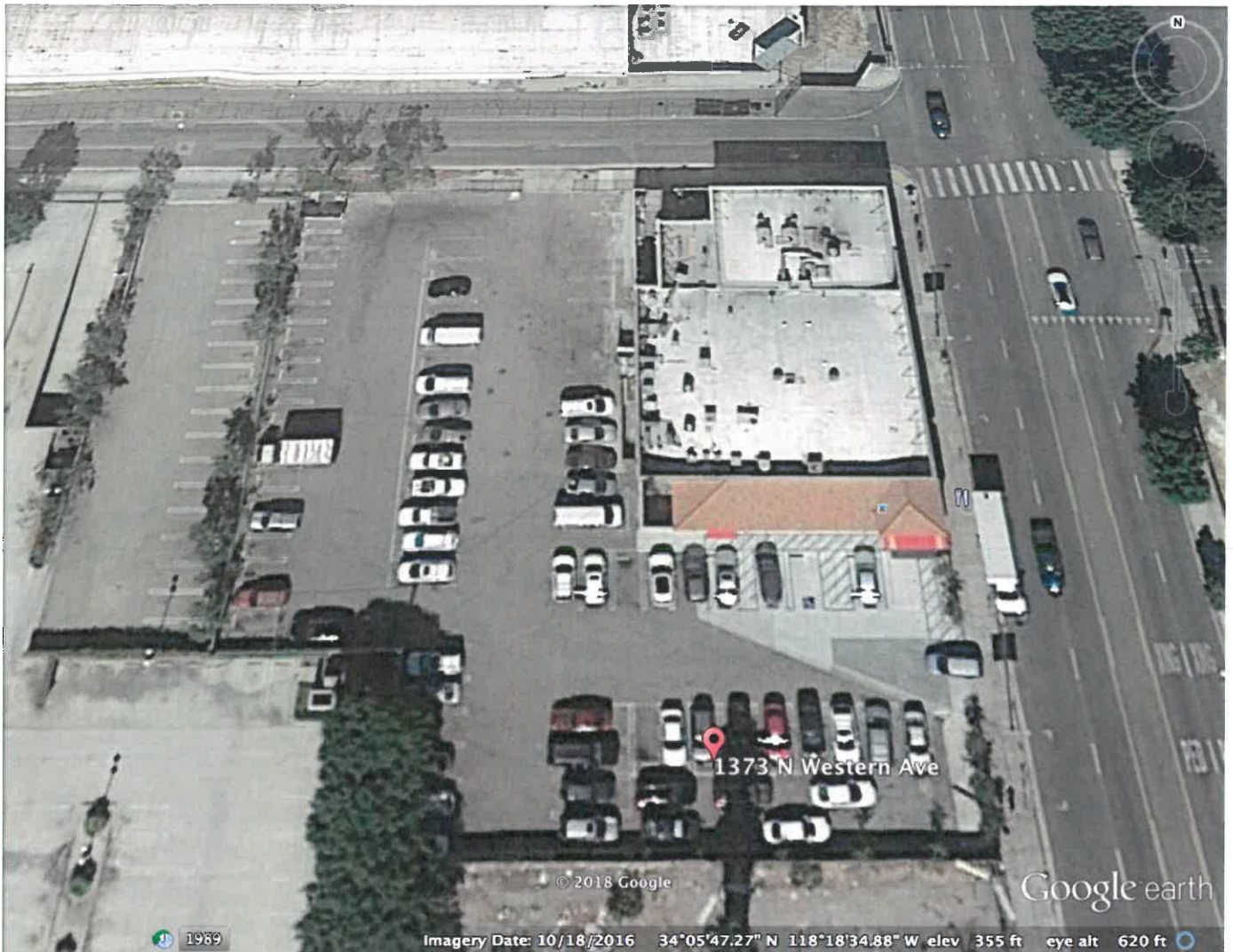
In 2016, the applicant proposed a slightly smaller project of 35,000 sq. ft. of new construction, or 4,216 sq. ft. less than the current Project, for a combined floor area of 71,544 sq. ft. Under this proposal, a minimum 143 parking stalls were required. Yet the applicant at that time proposed to provide 156 parking stalls (see **Exhibit 1**).

Condition number 10 of the zoning administrator's grant allows live entertainment on the site in conjunction with 60 special events per year. At the November 28, 2017 public hearing, the applicant's representative, Elizabeth Peterson, stated that she believed a maximum of 750 people would comprise any special event. Ms. Peterson provided no analysis for this figure, and the zoning administrator has not placed a cap on the number of permitted patrons for special events. Note that attendance at special events is in addition to daily occupancy of the site by tenants of the office complex and patrons of the 16,856 sq. ft. of restaurant dining area.

Based upon Ms. Peterson's statement at the 2017 public hearing, additional parking is required. The zoning administrator has confined the area allowed for special events to the P-zoned portion of Lot 8, Block 4 of the Lemona Tract. This area is located above the subterranean parking garage on the north end of the proposed campus, with the plans showing retention of the existing surface parking lot.

LAMC Section 12.21.A.4(e) states "*there shall be at least one automobile parking space for each five seats contained within any...place of assembly. Where there are no fixed seats, there shall be one parking space for each 35 square feet of floor area (exclusive of stage) contained therein.*" Under this formula, with no fixed seats and no floor area, the required parking could range from 150 additional stalls to 214 additional stalls. Instead, the zoning administrator avoids the issue entirely by stating in Condition of Approval number 11 "Parking shall be provided in accordance to the LAMC as determined by Building and Safety."

Adjacent to the Project site is the King Buffet Seafood Restaurant at 1375 N. Western Ave. The restaurant occupies a 9,160 sq. ft. building and has a surface parking lot of 80 stalls, or one stall per 114 sq. ft. of floor area. The restaurant's parking lot is often observed to be full. The restaurant does not serve alcohol. In contrast, the proposed Project would provide one parking stall per 676 sq. ft. of floor area (not including special events), with an abundance of alcohol, including a fixed bar.



Google Earth photo showing ample parking at King Buffet restaurant, adjacent to under-parked Project

In 1992, zoning administrator Albert Landini approved a request by the Assistance League for reduced parking of 166 stalls for the then new addition of the Family Resource Center, in lieu of the otherwise 217 stalls required. Mr. Landini justified his grant by finding that patrons of the Family Center would primarily be seniors who would not drive cars (see Exhibit 2). Mr. Landini predicated his approval of reduced parking with the caveat that a future change in use for the site would require additional parking.

The Project is illegally under parked.

II. The applicant has offered no evidence for public convenience and necessity to justify his request for a full line of alcohol sales in a high crime Reporting District, and the zoning administrator has abused his discretion by making the grant of the Conditional Use Beverage permit permanent.

A) The subject Reporting District has an extremely high crime rate.

The Project site is located in LAPD Crime Reporting District 668. The Determination Letter acknowledges at Page 18 that RD 668 had a total of 459 Part I and Part II crimes and arrests in 2016, compared to the citywide average of 180 Part I and Part II crimes and arrests, and the high crime reporting district average of 215 Part I and Part II crimes and arrests for the same period. In other words, RD 668 had a 2016 crime rate 255% greater than the citywide average. As stated in the Determination Letter, many of the Part I and part II crimes and arrests were for alcohol and drug activity.

RD 668 is surrounded by Reporting Districts 648, 657, 659, 667, 669, and 677. In 2016, while RD 668 had 459 Part I and Part II crimes and arrests, the surrounding Reporting Districts had considerably less incidents. Note chart below showing significantly lower crime rates in the surrounding districts:

| Reporting District | Part I Crimes | Part II Crimes | Total crimes 2016 |
|--------------------|---------------|----------------|-------------------|
| 648 | 220 | 157 | 377 |
| 657 | 115 | 141 | 256 |
| 659 | 104 | 191 | 295 |
| 667 | 90 | 82 | 172 |
| 668 | 194 | 265 | 459 |
| 669 | 117 | 142 | 259 |
| 677 | 74 | 127 | 201 |

The Zoning Administrator states at Page 19 of his findings that the Project, *“as conditioned, will not negatively impact the area. The Zoning Administrator has incorporated numerous operational conditions to the grant that address noise, safety and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity.”*

Yet the zoning administrator has permitted the entire office complex and accessory uses to serve alcohol 24-hours daily for “members,” and 6 AM to 2 AM daily for the general public.

The ZA has also permitted 60 special events per year with no restriction on the number of attendees, with live entertainment and a full line of alcohol, and an allowance to operate any day of the week from 6 AM to 2 AM, including Sundays.

The ZA has not required any parking for the Project, except by merely stating that parking shall be in accordance with the Department of Building and Safety.

The ZA has not placed a term grant limitation on the Project’s sale of alcohol, in order to allow the general public a future opportunity to raise concerns at a noticed public hearing.

The ZA has not restricted special events to an interior, soundproof assembly hall, in order to mitigate any noise impacts. And the ZA has not required security personnel for the Project, beyond accepting the applicant's statement that someone will man the entryway and parking lot.

In simple terms, therefore, the zoning administrator has failed to apply any reasonable conditions upon the Project to ensure that the proposed use will not interfere with the peaceful enjoyment of residents of the adjoining and neighboring properties.

LAPD Hollywood division has 314 officers to cover an area of 17.2 square miles (see **Exhibit 3**). The National Association of City Managers and Police Department standard is 4 sworn officers per 1,000 residents. As noted in the Hollywood Community Plan Update, "898 officers should be deployed in the Hollywood CPA (community plan area)." This figure doesn't even factor in the ten million tourists who visit Hollywood every year.

B) The subject location is within immediate proximity of sensitive uses.

The Project site is immediately across from the Children's Learning Center, the Theatre for Children, and Covenant House, a facility for homeless youths. The Determination Letter at Pages 19 and 20 notes 18 sensitive uses within 1,000 feet of the Project, including the Holy Transfiguration Russian Orthodox Church, three other churches, two parks, two preschools, a high school, a middle school, and an elementary school. A transitional housing facility of 60 units is proposed by People Assisting the Homeless (PATH) one block west of the Project site at 5627 Fernwood Ave.

C) The subject location is within immediate proximity of residential uses.

The Project site is immediately across from multi-unit apartment buildings on Fernwood Avenue. The residents of these buildings will be impacted by the Project's lack of parking, alcohol use, and large number of special events.

D) State law requires denial of the alcohol license.

State law regulates the issuance of alcohol licenses. Under the California Business and Professions Code, the ABC shall deny an application for an alcohol license for the following reasons, unless a determination is made that the license is necessary for public convenience and necessity:

- The premises are located within 1,000 feet of schools and playgrounds, or located in the immediate vicinity of churches and hospitals;
- The premises are located in a crime-reporting district that has a 20 percent greater number of reported crimes than the citywide average;
- The granting of the license would exceed the number of permitted alcohol licenses for the area, resulting in an undue concentration of alcohol permits;
- The premises are located within 100 feet of a residence, as measured by airline at the parking lot.

The Project applicant has provided no justification for creating an undue concentration of alcohol licenses in the Census Tract, within an area with a crime rate significantly exceeding the citywide average, and located adjacent to numerous extremely sensitive uses.

II. A Categorical Exemption is not proper under CEQA, and the Zoning Administrator failed to take action on the environmental clearance.

The original CEQA clearance request for the Project was adoption of a Mitigated Negative Declaration (MND). Of note is that the original Project description did not include any request or reference to a proposal for 60 special events per year.

Yet the Planning Department inexplicitly eliminated the requirement for an MND for the larger, revised Project that includes weekly special events. In fact, the Determination Letter has no reference whatsoever regarding either the Categorical Exemption or the California Environmental Quality Act, and therefore no action has officially been taken by the Zoning Administrator to approve the environmental clearance.

For the foregoing reasons, we respectfully request that the Commission reverse the approvals of the Director of Planning.

Thank you,

A handwritten signature in blue ink, appearing to be 'L. C.', with a long horizontal flourish extending to the right.

EXHIBIT 1

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing By: Zoning Administrator
Date: Wednesday, August 17, 2016
Time: 3:00 p.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Oliver Netburn
Phone No.: (213) 978-1382
Oliver.Netburn@lacity.org

Case No.: ZA-2016-1530-CUB-CU
CEQA No.: ENV-2016-1531-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 13
Plan Area: Hollywood
Specific Plan: N/A
Certified NC: Hollywood Studio District
GPLU: Highway Oriented
Commercial
Zone: (Q)C2-1
Applicant: Mike He, Second Home
Representative: Elizabeth Peterson,
Elizabeth Peterson Group

PROJECT LOCATION: 1360-1370 St. Andrews Place, 5517-5537 Fernwood Avenue and 5522-5536 De Longpre Avenue

PROPOSED PROJECT: The proposed project is the demolition of a two-story office building and adult daycare facility and the construction of a 35,000 square-foot addition to, and the change of use of an existing two-story office building to a restaurant/membership-office space use over a new, one-level subterranean parking garage. The project would include a 3,464 square-foot ground floor restaurant having 189 interior seats with additional service to a 633 square-foot conference/private dining room with 30 interior seats, 1,367 square-foot of covered outdoor dining with 60 seats, 3,534 square-foot of uncovered outdoor dining with 210 seats, to a 2,470 square-foot oval flex room with a maximum of 328 seats, along with service to 4,619 square-foot of outdoor roof-deck seating having 299 seats and service to all 32,648 square-foot of membership-office space, all with operation 24 hours daily with hours of alcohol service from 6 a.m. to 2 a.m., daily. The project would provide 156 automobile parking spaces. The project would include live entertainment.

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use to allow the sales and service of a full-line of alcoholic beverages in conjunction with a 3,464 square-foot ground floor restaurant having 189 interior seats with additional service to a 633 SF conference/private dining room with 30 interior seats, 1,367 square-foot of covered outdoor dining with 60 seats, 3,534 square-foot of uncovered outdoor dining with 210 seats, to a 2,470 square-foot oval flex room with a maximum of 328 seats, along with service to 4,619 SF of outdoor roof-deck seating having 299 seats and service to all 32,648 square-foot of membership-office space, all with hours of alcohol service from 6 a.m. to 2 a.m. daily;
2. Pursuant to Section 12.24-W,27 of the Los Angeles Municipal Code, a Conditional Use to allow:
 - a. 24 hours operation, daily, in lieu of the allowable 7:00 a.m. to 11:00 p.m.;
 - b. a zero-foot (0') landscape setback, in lieu of the required five-foot (5') setback along the St. Andrew's Place frontage of the lot; and
 - c. to allow tandem parking on a Commercial Corner Development; and
3. Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines of the California Public Resources Code, adoption of a Mitigated Negative Declaration (ENV-2016-1531-MND) and Mitigation Monitoring Program for the subject use.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

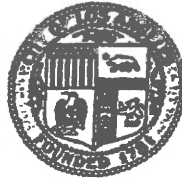
ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Expedited Processing Section, 200 North Spring Street, Room 763, Los Angeles, CA 90012 (attention: Oliver Netburn) or e-mailed to Oliver.Netburn@lacity.org.

REVIEW OF FILE: Case No. **ZA-2016-1530-CUB-CU**, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Oliver Netburn at (213) 978-1382 or e-mail to Oliver.Netburn@lacity.org several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su*

EXHIBIT 2

CITY OF LOS ANGELES
CALIFORNIA



TOM BRADLEY
MAYOR

ROBERT JANOVICI
CHIEF ZONING ADMINISTRATOR

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April 28, 1992

Assistance League of Southern
California (A)
1370 North St. Andrews Place
Los Angeles, CA 90028

Stephen Graham (R)
Paul, Hastings, Janofsky
and Walker
555 South Flower Street,
23rd Floor
Los Angeles, CA 90071-2371

Department of Building and Safety

Re: CASE NO. 92-0169(ZV)
ZONE VARIANCE
5527 Fernwood Avenue
Hollywood Planning Area
Zone : P-1
D. M.: 147-B-193
C. D.: 13
CEQA : CRA
Fish and Game: Not Exempt
Legal Description: Lot Nos. 1,
2, 3, 29, and 30, Block 3, and
Lot Nos. 9 through 18, Block 4,
Lemona Tract

Approved (as further conditioned herein) is the above-noted request seeking:

a Zoning Administrator's determination, pursuant to the provisions of Section 12.27-B of the Municipal Code, to permit the construction, use, and maintenance of a two-story Family Resource Center facility with 166 parking spaces in lieu of 217 parking spaces as required by Section 12.21-A, 4 of the Municipal Code,

upon the following additional terms and conditions:

1. That the use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A".
2. That all other use, height and area regulations of the Municipal Code be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
3. That the authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary



FOR BUILDING PERMIT APPLICATIONS, ETC., SHALL BE ACCOMPLISHED BY APPOINTMENT ONLY.

FINDINGS OF FACT

After thorough consideration of the statements and plans contained in the application, the report of the Zoning Analyst thereon and the statements made at the public hearing before the Zoning Administrator on April 6, 1992, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find that practical difficulties, unnecessary hardships or results inconsistent with the general purpose of the zoning regulations would result from a strict enforcement thereof and that the five requirements and prerequisites for granting a variance as enumerated in the City Charter and in Section 12.27-B,1 of the Municipal Code have been established by the following facts:

1. **Introduction.** The applicant, Assistance League of Southern California (ALSC) is a nonprofit organization which administers assistance to needy people through 10 community service agencies in Los Angeles. ALSC is the founding chapter of the National Assistance League. The executive headquarters are located at 1370 North St. Andrews Place and are proposed to be expanded southerly to Fernwood Avenue on the same site. The existing ALSC headquarters was originally designed by Los Angeles architect Paul Williams and is comprised of the executive offices, various meetings and dining rooms and a gift shop.

A detailed floor plan of these uses was not submitted as a part of the application. The Department of Building and Safety will evaluate the building plans prior to the issuance of a building permit. As part of that evaluation they will determine if the existing structures have nonconforming status as to parking, and then further determine the amount of actual parking required. The question of possible loss of nonconforming status was discussed at the public hearing. While the various structures on the site "stand alone" all of the underlying lots are "hooked" together by use and ownership. The subject request involves an expansion and intensification of the uses on the subject site.

A clear table of required parking was asked for by the Zoning Administrator. It was not forthcoming. It is possible that the applicant has calculated their required parking based on their understanding that many of the uses have nonconforming parking right. The expansion under consideration in this request may result in loss of certain nonconforming parking rights.

Project Description. At this time, ALSC proposes to expand their existing headquarters building to create a new Family Resource Center, add 1,000 square feet of office space to the headquarters building, and add a costumery under Case No. ZA 92-0170(ZV) to its existing theatre at the northwest corner of North St. Andrews Place and Fernwood Avenue.

The proposed area of expansion for the Family Resource Center is to the south of the headquarters building onto a surface parking lot and a lot

with a small building which houses a non-profit organization providing school clothing to underprivileged children (Operation School Bell). The expansion site is a level property which was previously used for residential use prior to the construction of the existing surface parking areas.

The new Family Resource Center is proposed as a two-story facility with subterranean parking and a surface parking area to the east of the new structure. Vehicular access would be gained from De Longpre Avenue and Fernwood Avenue. Pedestrian access would be gained from St. Andrews Place and pedestrian walkways from Fernwood Avenue and the surface parking area. Additional parking is located off-site on the south side of Fernwood Avenue. The expansion would provide the following:

- o Meeting rooms for senior citizen groups
- o Senior citizen day care facilities
- o Floor area to relocate counseling offices for family and substance abuse therapy
- o Floor area to relocate Operation School Bell
- o Floor area to provide a second site for the Wrap Agency.

In their application the applicants state that their request for a variance should be approved because the activities taking place in the Family Resource Center will substantially be directed towards senior citizens. Further, the applicant draws a parallel between the instant application for reduced parking and provisions found in the Los Angeles Municipal Code that allow for reduced parking for senior citizen residences. In the Code Section cited by the applicant senior citizens are operationally defined as being 62 years of age or older. In response to the applicant's statements, the grant has been conditioned to require a plan of operation for the Family Resource Center that will require that 50% of its patrons be aged 62 years or older.

The structure is anticipated to be used daily from 8:30 a.m. to 8 p.m. Longer hours may occur for special meeting groups or special events held on an irregular basis. Many of the patrons of the facilities will be children, senior or other persons unable to drive private automobiles and therefore are expected to arrive by shuttle service, walking or public transportation. Based upon the patronage to the existing service which are being relocated to this location, ALSC has estimated the number of patrons who travel to the site by public transportation or by carpooling at 75%. The number of patrons who would utilize the Family Resource Center at the mid day peak (11 a.m. to 1 p.m.) is estimated at 277 persons. The number of employees within the Family Resource Center will be 19 persons. The existing headquarters building is required to provide 60 spaces. The applicant translates these parking demand figures to be a requirement for 149 parking spaces.

The applicant states that the Code required number of parking spaces of the new structure plus the existing headquarters building is 217 spaces but there is some doubt regarding this as mentioned earlier due to a possible loss of nonconforming parking status for several of the existing structures. The subterranean garage and on- and off-site

surface parking will provide 166 spaces. ALSC claims to have not experienced any problem with insufficient parking due to the type of patrons which it serves and because of available street parking during the mid day peak parking demand period.

The headquarters building will be expanded with a 1,000 square-foot office addition at the second level. The office space will relieve an overcrowded condition within the headquarters building, it is claimed that it will not generate new demands for parking. Nonetheless, any nonconforming parking rights assigned to this structure may be lost by its expansion.

The expansion project will remove approximately 2,000 square feet of the headquarters structure which presently houses a costumery for the ALSC theater. The costumery use will be relocated into an addition on the west side of the theater and is proposed to be increased to 2,500 square feet. It is unclear if the applicant included that addition into its calculation of required parking. Also, the expansion of the theater by the construction of the costumery needs to be evaluated in terms of loss of nonconforming parking rights to the theater. The addition will require removal of an existing, separate structure which houses family counseling services. This use will be relocated to the new Family Resource Center.

Project Setting. The ALSC property is located easterly of Western Avenue and southerly of Sunset Boulevard. Properties to the north are comprised of commercial retail operations fronting on Sunset Boulevard and St. Andrews Place. Properties to the east include a Pentecostal church located on De Longpre Avenue, a U.S. Post Office facility at the southeast corner of De Longpre and Western, and a vacated service station at the northwest corner of Fernwood and Western. Properties to the south include multi-family residential uses and surface parking areas. Properties to the west include multi-family residential uses and additional ALSC social service uses including a children's club, boys and girls club and preschool child care facilities.

At the public hearing it was not made clear by what entitlement the children's club, boys and girls club, and preschool child care facilities were established and whether they were an approved land use at this location. All of the lots on the west side of St. Andrew Place are "tied" together by use and ownership, and are shown to be "hooked" together on the radius map, the lots on the east side of St. Andrews Place are also tied in a similar fashion. The applicant argued that all of the lots on each side of St. Andrews Place constituted separate but single sites. None of the uses on the properties on the west side of St. Andrews Place had any parking indicated on the radius map, or on the exhibits supplied by the applicant. Testimony at the public hearing indicated that employees and patrons of the uses located west of St. Andrews Place parked on the properties located on the east side of St. Andrews Place.

Thus, the properties located on the east and west side of St. Andrews Place are for practical purposes "tied" together by use and ownership. It could not be determined if the applicant's request for reduced

parking included properties located on both sides of St. Andrews Place. The properties located on each side of St. Andrews Place were considered by the applicant to be a separate site, nonetheless both sites appear to be tied by use and ownership and function as a single site. Both sites on either side of St. Andrews Place are being expanded, and if nonconformance parking status is an issue here, the Department of Building and Safety must determine the actual number of required parking spaces. The analogy in this instance is that both sides of St. Andrews Place function as a single campus-like operation that is bisected by a public street.

All of the surrounding properties are developed with a mix of architectural styles having been developed over several decades. The highest structure located proximate to the site is a four story mutli-family residence located at the southwest corner of Fernwood and St. Andrews Place. Major access routes to the site include Sunset Boulevard, Western Avenue, Fountain Avenue and the Hollywood Freeway located two blocks to the south.

Site Characteristics. The Los Angeles Hollywood Community Plan designates the properties for Highway Oriented Commercial use. The existing headquarters facilities are zoned C2-1. The proposed expansion is on property zoned P1-1 and C2-1. A zone change application has been made to the City Planning Commission under Case No. CPC 92-0127 ZC to change the zoning designation on the P1-1 portion of the site to C2-1.

The subject property is a level irregular-shaped, parcel of land having a frontage of 300 feet on the north side of Fernwood Avenue and a uniform depth of 330 feet.

The major portion of the subject site is developed with the headquarters for the Assistance League of Southern California and surface parking lots.

Adjoining properties to the north across De Longpre Avenue are zoned C2-1 and are developed with commercial buildings occupied by Wherehouse Records, Alpha Beta Supermarket, Sav-On Drugs and Carl's Junior Restaurant. These uses front on Sunset Boulevard.

Adjoining properties to the south across Fernwood Avenue are zoned R4, P1 and are developed with two-story apartments and a closed parking lot to be redeveloped as Covenant House.

Adjoining properties to the east of the subject property are zoned C2-1 and are developed with an abandoned gas-station and mini-mart selling garage sale items.

Adjoining properties to the west across St. Andrews Place are zoned R4-2 and are developed with a Playhouse operated by the Assistance League of Southern California.

Fernwood Avenue, adjoining the subject property to the south, is a local street dedicated 60 feet and improved with curb, gutter, and sidewalk.

St. Andrews Place, adjoining the subject property to the west, is a local street dedicated a 60 feet and improved with curb, gutter and sidewalk.

De Longpre Avenue, adjoining the subject property to the north, is a local street dedicated 80 feet and improved with curb, gutter and sidewalk.

Previous cases, affidavits, permits, etc.:

Subject Property

City Plan Case No. 12707 (1962) - Change of zone from R4-2 to C2-2 and P-2 - two adjoining rectangular-shaped parcels. C2-2 Zone requested on six record lots south side De Longpre Avenue (165 feet depth) between St. Andrews Place and line 150 feet west of Western Avenue. P2-2 Zone requested on two record lots northeast corner Fernwood Avenue (100 feet) and St. Andrews P1 (165 feet). Disapproved as filed. (No change on three lots on south side De Longpre Avenue 150 feet west of Western Avenue. Approved change to C2-2 on 3 lots at southeast corner of De Longpre Avenue and St. Andrews Place and to P-2 on two lots at northeast corner Fernwood Avenue and St. Andrews Place.

Case No. ZA 91-0170(ZV), 5607 Fernwood Avenue - to be considered simultaneously with subject case. The construction, use, and maintenance of a 2,249-square-foot costumery addition to the existing playhouse building, as not permitted under Section 12.11-A of the Municipal Code.

CPC 92-0127(ZC), a Commission Hearing Examiner will consider a zone change from P1 to C2-1 at 5527 Fernwood Avenue - simultaneously with subject case.

Surrounding Properties:

Case No. ZA 86-0665(CUZ) - On 1370 North St. Andrews Place a request for adding parking for 24 cars. Granted.

Case No. ZA 91-0944, 1325 Western Avenue, the Zoning Administrator approved a 70-bed transitional living center serving young adults aged 18-21. Granted.

City Plan Case No. 89-0088, 5522 De Longpre Avenue. Zone change from C2-2 (Commercial) and P-2 (Automobile Parking) to (T)(Q)C2-2 (Commercial, Tentative and Qualified Classifications). The property is located at 5522 De Longpre Avenue, the proposed project is to construct a new church, the Central Pentecostal Church.

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

The Assistance League of Southern California (ALSC), whose headquarter building is at 1370 North Street Andrews Place, are proposing to expand their facilities south toward Fernwood Avenue.

A new family resources center will be constructed at the northeast corner of St. Andrews Place and Fernwood Avenue. This area is presently a surface parking lot. The proposed new building will be approximately 30,200 square feet. A building to the east of the surface parking lot called Operation School Bell will be demolished.

The ALSC provides services to children, youths, families and seniors. It has operated in this area for a considerable number of years providing assistance to a growing client population. For some time the ALSC has been acquiring property with a view to constructing the much needed new family center.

The new family center will be in use from 8:30 a.m. to 8 p.m. Many of the client population are children, youths and seniors who are expected to arrive by shuttle bus or public transportation. The ALSC has estimated that 75 percent of the clients will be carpooling or using public transportation. However, staff has seen no documentation to verify this.

The applicant states that Municipal Code requires 217 parking spaces for the new Family Resource Center and the existing headquarter building. The one level subterranean garage to be constructed under the new building contains 88 parking spaces, of which 45 spaces are located on the adjacent surface lot immediately to the east and 27 spaces are located as the surface parking lot to the south across Fernwood Avenue. Further six parking spaces are stated to be located east of the courtyard of the Anne Banning Community House. This gives a total of 166 spaces, or as the applicant states 51 parking spaces short of the required number.

The applicant states that to construct a second level of subterranean parking would be extremely costly. Each space, in their estimate, costs approximately \$20,000. The ALSC has raised \$4 million towards the projected cost of \$6 million for the construction they propose at this site and the costumery on the adjacent site to the west of St. Andrews Place (a separate case, ZA 92-0170(ZV)). The requirement to provide 51 additional parking spaces would be a heavy burden. This is a self imposed hardship and was not considered as a basis for granting the variance.

It is likely that a large number of the clientele do arrive by public transport or shuttle service. This area has a considerable number of high density apartment buildings. Street parking spaces are at a premium. Therefore it is essential that all clientele and employees using the ALSC facilities and not using public transportation should

park on site. If the use changes in the future, the parking should be reevaluated. A new use might be required to provide additional parking.

The proposed facility is within the boundaries of the Hollywood Redevelopment Plan. The proposed project meets one of the Redevelopment Plan goals "to promote and encourage the development of health, education, child and youth care, senior citizen facilities and programs to enable the development of a community with a variety of life styles."

Also the proposed Project is consistent with a Social Needs Plan developed by the Housing and Social Needs Committee, a citizen oversight group, to promote an integration of services in the Hollywood area. The Social Needs Plan, adopted by the Community Redevelopment Board on October 25, 1991 and the Los Angeles City Council on January 15, 1991, seeks to promote a coordinated systematic approach to address social needs in Hollywood. Among the Plan goals there is an emphasis on prevention and responding to unmet social needs.

The Community Redevelopment Agency (CRA) plan designates the community site for High Density Residential Uses. However, Section 508.3 of the Hollywood Redevelopment Plan allows Institutional Uses to be located throughout the Project Area in order to meet the social needs of Hollywood. Thus, the CRA may properly permit the ALSC expansion to occur at this site to provide these services to the Hollywood Community. The CRA reviewed the project for compliance with the Hollywood Redevelopment Plan on March 19, 1992 and approved the proposed project.

Staff spoke to Ms. Jan Perry of the Office of Councilman Woo. Ms. Perry told staff that the ALSC provides the community with much needed social services. The proposed project has the support of the Council Office.

The Assistance League of Southern California has submitted a request to construct a new costumery to be attached to their Playhouse Theater at 5607 Fernwood Avenue. This request is being considered under Case No. ZA 91-0170(ZV). Presently, the costumery is located on the subject site and will be demolished to facilitate the construction of the new Family Resource Center.

The applicant has argued that the zoning ordinance requirements, as applied to the proposed use of the property, would create an excessive number of parking spaces for this particular use. The zoning code does not address this particular use which is predominantly utilized by senior citizens, disabled individuals and non-driving youth. They contend that the provisions of the required parking creates an unnecessary hardship and practical difficulty upon the proposed use by increasing the construction costs to provide parking which will be underutilized.

The applicant states that the population to be serviced by the Family Resource Center will travel by public transportation which is readily accessible to the site along Sunset Boulevard and Western Avenue, by

shuttle services and carpools or be dropped off in individual automobiles by caretakers or family members. By this the applicant gives the impression that their population to be served is predominantly senior citizens. In response to this they have been required to prepare a covenant and agreement limiting the operation of the Family Resource Center in such a way that 50% of its client group must be senior citizens age 62 or older and the remaining 50% be citizens of all ages.

In their application the applicant expressed a belief that the zoning code recognizes seniors are less likely to own and utilize private automobiles in that it allows for a reduction in required parking for senior citizen housing under Section 12.21-A,4(u). The applicant contends that they should be granted a similar reduction in parking requirements because of their senior citizen service programs.

However, the applicants have overlooked that to be granted the reduced parking under Section 12.21-A,4(u), the applicant must provide sufficient open space to accommodate the additional parking spaces otherwise required for the development. In this instance the applicant has not offered perpetual open space to be held as a parking reserve as a part of their variance request. Thus, their argument is one-sided and weak. But it is quite possible as has been discussed by the applicant with their advisors that they may request a street vacation for that portion of St. Andrews Place between De Longpre Avenue and Fernwood Avenue. As a condition of this grant the applicant has been required to record a covenant and agreement to limit use of said street right-of-way to parking to the degree necessary to provide the additional code required parking they have been relieved of by this grant.

Further, the applicants state that the peak demand period for parking for the Family Resource Center will be during mid-day to accommodate the seniors lunch program. Due to the location of the facility away from the commercial facilities of Sunset Boulevard and Western Avenue and its proximity to residential housing, on-street parking is also available. This parking is too remote to be used by shoppers to the retail areas and is not utilized during the day by nearby residents who are working. Thus, the applicant appears to be making the argument that they should be relieved of providing required parking in that they can rely on street parking, and invade nearby residential areas.

It is argued that the floor area within the structure dedicated to particular social programs will not generate any parking demand except for employee parking. Again, they state that the seniors enrolled in the senior day care program are unable to drive and arrive at the center by shuttle service or by family members who leave these patrons in the morning and return in the afternoon to pick them up. Operation School Bell, which provides school clothing to disadvantaged youth, schedules children to arrive in groups which generally do not exceed 10. It is stated that these children arrive by van pool, creating a demand for only one parking space (per group). A substantial portion of the Operation School Bell floor area is dedicated to storage of clothing which would not generate any demand for parking.

It is unclear whether this activity constitutes storage or warehousing of used clothing, and whether such use is allowed in the C2-1 Zone. As a condition of this grant the Department of Building and Safety is required to review the underlying zoning of the subject site and any applicable and use cases to determine if the Operation School Bell activities as proposed are allowed.

The applicant states that the neighborhood is not experiencing a demand for parking. Thus, if additional parking beyond the need of the Resource enter was constructed, the Assistance League would be unable to recapture its resources diverted to the additional parking through commercial rental of the excess parking spaces. This would create an unnecessary financial hardship upon the social programs supported by ALSC and ultimately the clientele of those programs.

The hardship as advanced by the applicant is entirely self-imposed. Their major argument is that it will cost them too much to build the required parking, and therefore they should be absolved from the requirement. The Zoning Administrator at the public hearing, and later attempted to assist the applicant's representative to understand that the hardship must be other than self-imposed.

The saving aspect of this application is the nature of the clientele to be served. By and large they are either disadvantaged youth who will rely on van pools, or debilitated senior citizens who will be driven to and from the site by others. In response to the applicant's request the Zoning Administrator has made the grant in the belief that the land use and client groups will not generate sufficient traffic to warrant all of the required parking, and that the parking provided will be sufficient to prevent overflow parking from negatively impacting the surrounding neighborhood.

However, the Zoning Administrator was never able to gather a complete picture of all aspects of the subject site. During the public hearing the impacts of the new construction on existing nonconformance status of the various structures was discussed and the Zoning Administrator opined that such nonconforming status was lost as a result of the expanded activities. Further, detailed floor plans and a detailed parking requirement analysis were never presented. For instance, it was found out at the public hearing that one of the structures contained a restaurant, for which currently required parking may or may not be available.

Thus, as a condition of this grant the Department of Building and Safety is being required to conduct a detailed analysis of parking requirements over the entire site prior to the issuance of any building permits. To facilitate this analysis the applicant shall provide sufficiently detailed drawings of existing and proposed uses within all structures and on all open areas as to allow the Department of Building and Safety to determine, their specific use, floor or land area, nonconforming status, and required parking.

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

The applicant describes the use as being located in a transitional area between the commercial uses of Western Avenue and Sunset Boulevard to the north and east and high density residential to the west and south. ALSC has considered this unique location for the Family Resource Center as to provide a transitional use and appearance from the commercial to residential area. The structure is designed with a low, pitched roof line, window features which are similar to residential types and by locating the building and landscaping adjoining the street eliminates any sense of commercial use adjoining the residential area.

It is believed by the applicant that the requirement to provide parking at the required Code level would require a redesign of the project. The project has been designed at the cost of providing the zone code required parking. To keep the project as currently designed would likely require the construction of street level garages and/or surface parking areas which will not be compatible with the existing residential structure to the south and west.

The Assistance League property is the only "through lot" property within the area. This applicant describes this as a "special circumstance" and states that this allows the project to be designed to effectively allow on-site circulation to include a drop-off area for those persons utilizing the site. Therefore, no off-site circulation or parking impacts will be generated to the residential areas of De Longpre or Fernwood Avenues. The applicant proposes that vehicles dropping off visitors to the Resource Center would enter on De Longpre and stop at the Family Resource Center east entrance to drop off visitors. They state that this east entrance at the southerly portion of the site allows substantial queuing space for vehicles within the parking area. Vehicles would then exit to Fernwood.

Finally, the applicant opines, the Zoning Code establishes parking based upon new uses or incremental increases in floor area. They state that the (zone) code does not recognize efficiencies created by special circumstances. The expansion of the ALSC facilities will substantially increase the floor area to be used for social service functions but will only incrementally increase the floor area (1,000 square feet) utilized for administrative use. Therefore, the demand for all day employee parking will not increase with this expansion, and all new required parking will be available to the patrons of the Resource Center many of whom do not drive themselves to the site.

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

The ALSC states they are operating as a non-profit organization, and that it is vital to their operation to be able to contain the costs of

the construction of the Family Resource Center in order to meet the social needs of the elderly, disabled and disadvantaged youth of Los Angeles which depend upon it. The construction of additional parking will increase land and construction costs which may not be recaptured through profitable activities conducted on-site in the way that commercial activities are capable.

The applicant argues that the provision of all required parking could result in the creation of additional surface parking areas. Remote surface parking locations for commercial uses will be utilized by the general public during peak demand periods. However, the clientele of the Family Resource Center are unlike the general public. The Resource Center provides service to many individuals who are not ambulatory and therefore do not drive their own vehicles. Those individuals who may be capable of driving their own vehicles, may still be unable to walk long distances to remote parking locations due to health reasons and would forego utilizing the facility.

Similar to the senior patrons of the facility, the children utilizing Operation School Bell will not drive to the facility, but will travel by multi-occupant vehicles.

Remote parking locations for this use are also inappropriate because of the potential for risk of bodily harm to patrons of the facility. Many of the patrons of the Resource Center are concerned with crime in this neighborhood. Although the Assistance League does have on-site security, some patrons may forego utilizing the facility due to the risk for harm in walking from the remote parking areas to the Resource Center.

Finally, the applicant contends, unlike commercial facilities, the ALSC has utilized its ability to control the number of patrons who will utilize the facility at a particular time. This is unlike commercial uses which cannot regulate the time during which the public will use their facilities which actually promote attraction to their locations. In its existing operation at St. Andrews Place, the ALSC has demonstrated its ability to control the number of patrons to its facility and will continue to exercise good judgement regarding occupancy in the operation of the Family Resource Center.

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

Los Angeles Police Department Captain John L. Higgins wrote that, "After thoughtful consideration of the impact on the neighborhood, the Assistance League's proposed building project may have I lend my support and approval to the plan.

The Family Resource Center is located a substantial distance from the commercial uses along Sunset Boulevard and Western Avenue. The school age and senior patrons who will utilize the Resource Center are not likely to walk substantial distances to utilize off-site commercial parking locations due to infirmities or concern with personal safety. A

majority of the patrons of the facility arrive at the site by means of public transportation, carpooling, shuttle service, or are dropped off by private automobiles which will not remain on-site. The site is also served by on-street parking which is unlikely to be utilized by the commercial uses which are sufficiently served by their own on-site parking areas.

The Family Resource Center is operated during the day when the residential neighbors are not likely to be home. Therefore, any demand for parking which is not met on-site could be met by the available on-street parking at De Longpre Avenue, Fernwood Avenue and St. Andrews Place without a negative impact to the neighborhood residents. Residential uses in the area generally have secured parking. Therefore, patrons to the Resource Center are unable to utilize parking constructed exclusively for residential properties.

Kurt R. and Marion V. Anker wrote a letter to the file stating: "The undersigned is one of the owners of real property immediately westerly and southerly of applicant's properties. I believe the map enclosed with the hearing notice addresses the impacted traffic and congestion in applicant's surrounding streets. There is little or no parking available on Fernwood Avenue, De Longpre Avenue or St. Andrews Place. Additional construction, generating demand for more parking and increased traffic, cannot be accommodated in this area, which also suffers from demand for parking by shoppers along Sunset Boulevard for parking spots.

The request adds 3,249 square feet of additional construction with reduced parking as required by the Los Angeles Codes (217 spaces required but only 166 spaces provided). These few spaces do not ameliorate the present parking inadequacies and only further impact on the parking and traffic problems currently existing in the area. Fernwood Avenue, paralleling the Hollywood Freeway is a substandard street in width and traffic circulating around the block is not helpful to the residents through increased noise and pollution."

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

The proposed use promotes the intent of the General Plan by providing social service/institutional uses in accordance with the goals of the Hollywood Community Redevelopment Plan.

A reduction in parking will not adversely affect the Hollywood Community Plan. The Plan is silent regarding the parking for institutional uses.

The Plan does state under the Commerce Land Use Standards and Criteria, that "Parking areas should be located between commercial and residential uses on the commercially zoned properties where appropriate to provide a buffer, and shall be separated from residential uses by means of at least a solid masonry wall and landscaped setback". The Family Resource Center is not a commercial use, however, it is located within a commercial zone near residential development. The design of

the Center has respected this standard of the Plan and located the surface parking area furthest away from the residential area to minimize its impact and therefore promotes the intent of the Plan.

The Hollywood District Plan designates the subject property for Highway Oriented Commercial uses with corresponding zones of C2, C1 and P and Height District 1.

Congestion Management Program (CMP) Notice: The CMP is a new program enacted by the State Legislature with the passage of Assembly Bill 471 (July 10, 1989), as amended by Assembly Bill 1791 (February 11, 1990). The CMP's intent is to coordinate land use, transportation and air quality decisions on the regional highway and roadway system as defined by the Congestion Management Agency (CMA). The owner of any project or structure which contributes to the degradation of this system, based on standards adopted by the CMA, due to unmitigated trips, may be subject to additional trip mitigation measures to be imposed by the CMA (LACTC).

The National Flood Insurance Program flood insurance rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 154,405, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding. (No shading)

Fish and Game: The subject project, which is located in Los Angeles County, will have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.

On February 2, 1992, the subject project was issued a Notice of Exemption (Article III, Section 3, City CEQA Guidelines), log reference CRA. I hereby certify that action.



ALBERT LANDINI
Associate Zoning Administrator

AL:lmc

cc: Councilman Michael Woo
Thirteenth District
Adjoining Property Owners
County Assessor
Margaret Richardson

EXHIBIT 3

1. Identify areas of the Hollywood CPA with deficient fire protection facilities and/or services and prioritize the order in which the areas should be upgraded to established fire protection standards to ensure acceptable fire protection at all times.
2. Continue to require, in coordination with the Fire Department, adequate fire service capacity prior to the approval of proposed developments in areas currently located outside of the service areas or capability of existing city fire stations.
3. Promote continued mutual assistance agreements with neighboring cities, the County of Los Angeles, and other applicable agencies for the provision of fire protection services to the residents of the Hollywood CPA.
4. Implement the Hollywood Transportation Improvement and Mitigation Program (TIMP) contained in Section 4.5 of the DEIR (Transportation) to improve traffic conditions thereby improving fire and life safety in the community.

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

With implementation of the recommended mitigation measures listed above, impacts would be less than significant.

POLICE PROTECTION SERVICES

EXISTING CONDITIONS

The Los Angeles Police Department (LAPD) has the responsibility for providing police protection services to the residents of the City including the Hollywood CPA. There were a total of 9,830 sworn officers in the LAPD, as of December 31, 2008.² The LAPD is divided into four Police Station Bureaus: Central Bureau, South Bureau, Valley Bureau, and West Bureau. Each of the bureaus encompasses several communities. The Hollywood CPA is within the jurisdiction of LAPD's West Bureau.

The West Bureau is comprised of a 124 square mile territory with a population of approximately 840,400 residents. The border of West Bureau to the North is Forest Lawn Drive, to the East is Normandie Boulevard, to the South is El Segundo Boulevard, and to the West is the Pacific Ocean. The Bureau oversees operations in the following communities: Hollywood, Wilshire, Pacific and West Los Angeles, as well as the West Traffic Division, which includes the neighborhoods of Pacific Palisades, Westwood, Century City, Venice, Hancock Park, and the Miracle Mile.

The Hollywood Community Police Station is located at 1358 N. Wilcox Avenue, Los Angeles, CA 90028 and has a service area of approximately 17.2 square miles. The approximate borders of its service area are Normandie Avenue on the east, West Hollywood on the west, Mulholland Drive on the north and Beverly Boulevard on the south. Neighborhoods served by the

² Los Angeles Police Department, www.lapdonline.org/year_in_review/content_basic_view/32918

Hollywood Community Police Station include: Hollywood, Mount Olympus, Fairfax District (North of Beverly Boulevard), Melrose District, Argyle Avenue and Los Feliz Estates. There are approximately 314 sworn police officers and 42 civilian support staff deployed over three watches at the Hollywood Area.

The Average response time to emergency calls for service in the Hollywood Area during 2001 was 7.6 minutes. The Citywide average during 2001 was 8.9 minutes.

Table 4.3-4 provides the crime statistics for the Hollywood Area and Citywide, for the years 2007 and 2008 (as of November 29, 2008).

In 2007, in the Hollywood Area, there were a total of 6,846 Part I (Violent, Property) crimes, of which, 1,573 were Violent Crimes (homicide, rape, robbery, aggravated assaults) and 5,273 were Property Crimes (burglary, grand theft auto, burglary theft from vehicle, personal/other theft). There were also a total of 469 Child/Spousal Abuse (Part I and Part II) with 214 shots fired and 67 shooting victims in 2007. Citywide, in 2007, there were a total of 117,569 Part I (Violent, Property) crimes, of which 25,463 were Violent Crimes (homicide, rape, robbery, aggravated assaults) and 92,106 Property Crimes (burglary, grand theft auto, burglary theft from vehicle, personal/other theft). The total for Child/Spousal Abuse (Part I and Part II) Citywide, in 2007, was 11,646 with 5,172 shots fired and 1,761 shooting victims.

In comparison, as of November 29, 2008, in the Hollywood Area, there were a total of 6,215 Part I (Violent, Property) crimes, of which, 1,333 were Violent Crimes (homicide, rape, robbery, aggravated assaults) and 4,882 Property Crimes (burglary, grand theft auto, burglary theft from vehicle, personal/other theft). There were also a total of 435 Child/Spousal Abuse (Part I and Part II), with 95 shots fired and 40 shooting victims for the same period of time. Citywide statistics as of November 29, 2008 indicate that there were a total of 113,856 Part I crimes, of which 24,219 were violent crimes and 89,637 were property crimes. In addition, there were 11,675 Child/Spousal abuse (Part I and Part II) crimes with 3,197 shots fired and 1,485 shooting victims.

There were 277.9 Part I (Violent and Property) crimes per 1,000 persons in the Hollywood Area in 2008 as compared to 269.8 Citywide. The predominant crimes in the Hollywood Area were burglary theft from vehicle, personal/other types of thefts, vehicle theft, robbery, burglary, and aggravated assault.

Table 4.3-5: Arrests in the Hollywood Area and Citywide, 2007 and 2008

| Arrests by Type | Hollywood Area | | | Citywide | | |
|--------------------|----------------|--------|----------|----------|---------|----------|
| | 2007 | 2008 | % Change | 2007 | 2008 | % Change |
| Homicide | 11 | 19 | 73% | 403 | 329 | -18% |
| Rape | 8 | 12 | 50% | 239 | 263 | 10% |
| Robbery | 235 | 250 | 6% | 3,724 | 3,830 | 3% |
| Aggravated Assault | 475 | 399 | -16% | 9,186 | 9,124 | -1% |
| Burglary | 125 | 130 | 4% | 3,088 | 3,062 | -1% |
| Larceny | 383 | 405 | 6% | 7,439 | 8,179 | 10% |
| Auto Theft | 88 | 95 | 8% | 3,063 | 2,397 | -22% |
| Total Violent | 729 | 680 | -7% | 13,552 | 13,546 | 0% |
| Total Part I | 1,325 | 1,310 | -1% | 27,142 | 27,184 | 0% |
| Total All Arrests | 12,659 | 12,824 | 1% | 162,870 | 160,676 | -1% |

Source: Los Angeles Police Department, www.lapdonline.org, COMPSTAT Citywide and Hollywood Area Profiles, 11/02/08 - 11/29/08

The Hollywood CPA had an Existing (2005) population of approximately 224,426 persons. As a general guideline, the Citywide General Plan Framework Element, using a National Association of City Managers and Police Department standard, considers as adequate a deployment ratio of four police officers per 1,000 residents. Based on this guideline, to have an adequate deployment to provide for the police services needs of the Hollywood CPA residents, approximately 898 police officers should be deployed in the Hollywood CPA.

This calculation does not take into consideration the fact that Hollywood is a major tourist destination, which attracts visitors from all over the world. These visitors tend to swell the population of the area at any given time and should be taken into consideration when the adequacy of police services is evaluated. In addition, entertainment-industry related special events, which take place in the area, create special needs for police protection services and should be taken into consideration, as well.

Deployment of police officers to existing area stations in the City, however, is based on a number of factors and cannot be precisely calculated based on police-need-per-population standards alone. The Los Angeles Police Department presently uses a quantitative workload model, known as Patrol Plan, to determine the deployment level in each of the area stations. Patrol Plan, which was developed by a private consultant, is a computer program which mathematically formulates 25 data variables (factors) to provide patrol officer deployment recommendations for the 18 geographic areas in the City to meet predetermined constraints (response time and available time). These factors include patrol speed, number of units fielded, forecast call rate, percent of calls with 1-6+ units dispatched, average service time, dispatching

ASSOCIATE ZONING ADMINISTRATORS

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HENRY CHU
LOURDES GREEN
THEODORE L. IRVING
ALETA D. JAMES
FRANKLIN N. QUON
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<http://planning.lacity.org>

March 8, 2018

Second Home (A)
Mike He
68-80 Hanbury Street
London E1 5JL, United Kingdom

St. Andrew's Second Home, LLC (O)
c/o Bond Companies
11611 San Vicente Boulevard, Suite 800
Los Angeles, CA 90049

Elizabeth Peterson Group (R)
Elizabeth Peterson
400 South Main Street
Los Angeles, CA 90013

CASE NO. ZA 2016-1530(CUB)(CU)
CONDITIONAL USE BEVERAGE,
CONDITIONAL USE
1360-1370 St. Andrews Place,
5517-5537 Fernwood Avenue and
5522-5536 De Longpre Avenue
Hollywood Planning Area
Zone : (Q)C2-1 & P-1
D. M. : 147A193
C. D. : 13
CEQA : ENV-2016-1531-CE
Legal Description: Lot 8-18, Block 4,
Lemona Tract

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,1, I hereby APPROVE:

a Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a private creative office use/club (with interior and exterior areas) and a public on-site restaurant, and

Pursuant to Los Angeles Municipal Code Section 12.24-W,27, I hereby APPROVE:

a Conditional Use to allow specified deviations from the Commercial Corner regulations to permit hours of operation 24-hours daily in lieu of the otherwise permitted 7 a.m. to 11 p.m.; to permit a zero-foot landscape setback in lieu of the otherwise required five-foot setback along St. Andrews Place; and to allow tandem parking on a Commercial Corner Development,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning ("DEPARTMENT OF CITY PLANNING") and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
5. MViP – Monitoring Verification and Inspection Program. Prior to the effectuation of this grant, fees required per LAMC section 19.01-E,3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City. Within 12 to 18 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file. The owner/operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
6. **Prior to the effectuation of this grant**, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file. Fees required per L.A.M.C section 19.01 E (3) for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City prior to the final clearance of this condition.
7. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise

modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

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

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

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

For purposes of this condition, the following definitions apply:

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

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

8. Authorized herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a private membership creative office club/campus consisting of a main office building, detached office pods, interior conference/event space and private dining area, outdoor event space and covered and un-covered outdoor patios and a roof-top deck, and an on-site restaurant with a bar, subject to the following limitations:
 - a. The on-site restaurant shall be limited to 4,120 square feet with 232 interior seats.
 - b. The conference room/private dining area shall be limited to 2,463 square feet with 160 interior seats.
 - c. A 2,770 square-foot covered patio dining with 181 seats.
 - d. A 815 square-foot uncovered outdoor patio dining with 116 exterior seats.
 - e. A 2,471 square-foot oval flex room with a maximum of 353 seats.
 - f. A 2,117 square-foot outdoor roof patio with 127 seats.
 - g. A 2,100 square foot greenhouse with 132 interior seats.
 - h. A 662 square-foot alcohol storage room.
 - i. Alcohol service is permitted within membership-office spaces containing approximately 43,132 square (including approximately 3,000 square feet of uncovered office bungalow patios with 200 exterior seats).
9. Hours of operation for the on-site restaurant and the entire office complex and accessory uses are permitted 24-hours daily. The restaurant may be open to the general public from 6 a.m. to 12 midnight daily and shall be limited to members only between 12 midnight and 6 a.m.
10. Live entertainment shall be permitted in conjunction with a maximum of 60 special events per year and shall only occur on the P zoned portion of Lot 8, Block 4 of the Lemona Tract. Live entertainment shall be limited from 9 a.m. to 2 a.m.

11. Parking shall be provided in accordance to the L.A.M.C. as determined by Building and Safety. A maximum of nine tandem parking spaces shall be permitted on-site.
12. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require the petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review the petitioner's compliance with and the effectiveness of the conditions of the grant. The petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained. Upon this review the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct the public hearing for nuisance abatement/revocation purposes.
13. No employee or agent shall be permitted accept money or anything of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premises, nor shall the licensee provide, permit or make available, either gratuitous or for compensation, male or female patrons who act as escorts, companions or guests of and for the customers.
14. There shall be no use of the subject premises which involve Section 12.70 of the Los Angeles Municipal Code uses (Adult Entertainment).
15. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while in the premises.
16. There shall be no admission or cover charge required to enter the premises.
17. No obstructions shall be attached, fastened or connected to the partitions or ceiling to separate booths/dining areas within the interior space of the licensed premises.
18. No music, sound or noise shall be emitted from the subject businesses at a level prohibited by the noise regulations of the Los Angeles Municipal Code. Any background music shall not be audible beyond the area under control of the applicant, and any sound or noise emitted that is under the control of the petitioner shall constitute a violation of Section 116.01 of the LAMC, including any loud, unnecessary or unusual noise that disturbs the peace or quiet of any neighborhood or that causes discomfort. The establishment shall make an effort to control any unnecessary noise made by restaurant staff or any employees contracted by the restaurant, or any noise associated with the operation of the establishment, or equipment of the restaurant.
19. These conditions of approval as well as a copy of any Business permit, insurance information, security, any valet parking documentation and any emergency contact phone numbers shall be retained on the property at all times and shall be produced immediately upon the request of the Zoning Administrator, the Police Department, the Department of Building and Safety or other enforcement agency. The manager and all employees shall be knowledgeable of these conditions.

20. Within six months of the effective date of this action, all employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Zoning Administrator who acted on this case as evidence of compliance. In the event there is a change in the licensee, within one year of such change, this training program shall be required for all new staff. All employees who serve alcoholic beverages shall attend follow-up STAR classes every 24 months. The STAR training shall be conducted for all new hires within 2 months of their employment.
21. The applicant shall not permit any loitering on the premises or on property adjacent to the premises.
22. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, including the sidewalk in front of the restaurant.
23. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
24. The applicant/restaurant operator shall identify a contact person and provide a 24-hour "hot line" telephone number for any inquiries or complaints from the community regarding the subject facility. Prior to the utilization of this grant, the phone number shall be posted on the site so that is readily visible to any interested party. The hot line shall be:
 - posted at the entry, and the cashier or customer service desk,
 - provided to the immediate neighbors, schools and the Neighborhood Council, and
 - responded to within 24-hours of any complaints/inquiries received on this hot line.
25. The applicant shall document and maintain a log of complaints received, the date and time received and the disposition of the response. The log shall be made available for review by the Los Angeles Police Department and the Zoning Administrator upon request.
26. Trash/recycling pick-up and emptying or disposing of trash/recycling into outside containers is permitted to occur only between the hours of 7:00 a.m. and 8:00 p.m., Monday through Friday, and 10 a.m. to 4 p.m., Saturdays and Sundays.
 - a. Trash/recycling containers shall be locked when not in use.
 - b. Trash/recycling containers shall not be placed in or block access to required parking.

27. Petitioner(s) shall install and maintain security cameras and a two-week DVR that covers all common areas of the business, high-risk areas, entrances and exits.
28. No pay phone may be maintained on the exterior of the premises.
29. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement or number of seats of the new operation.
30. Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
31. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure

to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement (b).

- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

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

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

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **MARCH 23, 2018**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.** Public offices are located at:

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

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

West Los Angeles
 West Los Angeles Development
 Services Center
 1828 Sawtelle Boulevard, 2nd Floor
 Los Angeles, CA 90025
 (310) 231-2598

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on November 28, 2017, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The subject property is a flat, irregular-shaped, 90,854 square-foot double corner lot with a 250-foot long frontage along De Longpre Avenue, a 330-foot long frontage along St. Andrews Place and 300-foot long frontage along Fernwood Avenue. The property is developed with a 2-story, 36,544 square-foot, commercial building, built in 1963 and a 2-story, 30,400 square-foot, commercial building, built in 1994. The 1963 building will be retained and the 1994 building will be removed as part of implementation of the proposed project.

The applicant has requested a Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages in conjunction with a 4,120 square foot ground floor restaurant with 232 interior seats, a 2,463 square foot conference/private dining room with 160 interior seats, a 2,770 square foot covered patio dining with 181 seats, a 815 square foot uncovered outdoor patio dining with 116 exterior seats, a 2,471 square foot oval flex room with a maximum of 353 seats, a 2,117 square foot outdoor roof patio with 127 seats, a 2,100 square foot greenhouse with 132 interior seats, a 662 square foot alcohol storage room, and service to all 43,132 square feet of membership-office space and 3,000 square feet of uncovered office bungalow patios with 200 exterior seats; and to allow 24 hours operation, daily, in lieu of the otherwise permitted 7 a.m. to 11 p.m., a zero-foot landscape setback, in lieu of the otherwise required five-foot setback along St. Andrews Place; and tandem parking on a Commercial Corner Development.

The property is located within the Hollywood Community Plan which designates the property for Highway Oriented Commercial land uses, corresponding to the C1, C2, P, RAS3 and RAS4 Zones. The property is zoned (Q)C2-1 & P-1. The property is not located within any Specific Plan. The property is not located within 500 feet of a School or Park Zone.

The surrounding land uses consist of High Density Residential, Highway Oriented Commercial, Commercial Manufacturing and Public Facilities and [Q]R4, R4, R4P, (Q)C2,

C2, P, CM and PF Zones. Surrounding properties are primarily developed with two-story, multi-family dwellings and one-story commercial buildings.

De Longpre Avenue is a local Street, dedicated to 60 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk.

St. Andrews Place is a local Street, dedicated to 60 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk.

Fernwood Avenue is a local Street, dedicated to 60 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk.

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

Case No. ZA 94-0886(ZV)(YV) - On February 17, 1995, the Zoning Administrator approved a Variance from Sections 12.21-A,4 and 12.21-C,1(g) of the Municipal Code, to permit in an R4 Zone the construction, use and maintenance of a proposed 39,800 square-foot replacement Assistance League Children's Club/Day Care Center that 1) will provide 19 off-street parking spaces off-site at 5522 De Longpre Avenue in lieu of the required 86 off-street parking spaces and 2) an 8-foot in height concrete block fence located on the north, south and west property lines within the required front yard setback.

Case No. ZA 92-0169(ZV) - On April 28, 1992, the Zoning Administrator approved a Zoning Administrator's determination, pursuant to the provisions of Section 12.27-B of the Municipal Code, to permit the construction, use, and maintenance of a two-story Family Resource Center facility with 166 parking spaces in lieu of 217 parking spaces as required by Section 12.21-A,4 of the Municipal Code.

Previous Cases on Surrounding Properties:

Case No. CPC-2015-74(GPA)(SP)(CUB)(SPP)(SPR)A1 & A2 - On June 24, 2016, the City Council denied and thereby approved a Conditional Use to allow for the sale of a full line of alcoholic beverages for off-site consumption in the C2 zone, located at 5500-5544 West Sunset Boulevard, 1417-1441 North Western Avenue, 1414 North St. Andrews Place and 5505-5525 West De Longpre Avenue.

Case No. ZA 2001-3650(CU)(ZV) - On February 11, 2002, the Zoning Administrator approved a Conditional Use to allow the expansion of an existing motion picture processing and post production laboratory on a corner commercial site with specified deviations from the requirements of Section 12.22-A,23 of the Municipal Code relating to hours of operation, landscaping and tandem parking, located at 1377 North Serrano Avenue.

Case No. ZA 2015-1734(CU) - On November 2, 2015, the Zoning Administrator approved a Conditional Use to permit a drive-through coffee shop, and to permit hours of operation 24 hours, daily, in lieu of the otherwise required 7:00 a.m. to 11:00 p.m., on a Commercial Corner Development, and to allow exterior walls fronting adjacent streets to contain less than 50 percent window transparency, located at 1277 North Western Avenue.

Public Hearing

A public hearing was held by the Associate Zoning Administrator on November 28, 2017 at downtown Los Angeles City Hall. The hearing was attended by the applicant's representative, Ms. Elizabeth Peterson, by a representative of Council District 13, Mr. Craig Bullock, by Officers Thompson and White of the Hollywood Vice Unit and by a representative of the Hollywood Studio District Neighborhood Council, Mr. Doug Haines and by a property owner across from the subject site, Mr. Fred Shaffer.

Ms. Peterson described the proposed project and the requested entitlements. She stated that the project proponent is known as Second Home which originated in London and the project is a shared workspace that brings together creative professionals of different backgrounds to foster collaboration and innovation. Access to the shared workspace is by private membership only.

Ms. Peterson stated that site contains approximately 2 acres and is occupied by the Anne Banning Community House, a colonial revival structure, and by a two office buildings. She stated that project entails the demolition of the two office buildings and a change of use and adaptive re-use of the historic Anne Banning House. The proposed workspace will consist of an open layout with sound-proofed enclosures. She noted that the scope of the work was reviewed and approved by the Hollywood Heritage Trust.

Ms. Peterson indicated that there will be an on-site restaurant plus numerous accessory uses. She walked through floor plans outlining the various areas of the project. She stated that alcoholic beverages would be consumed throughout the premises but would only be dispensed from the on-site restaurant. Ms. Peterson clarified minor changes to the total seat count based on updated plans. She stated that the project will include covered and uncovered exterior patio areas and roof-top deck and event space. She stated that a pod of glass office bungalows would be located above grade.

Ms. Peterson noted that there are currently improvements constructed along the site's west property line along St. Andrews Street including an existing retaining that make it impractical to construct a five-foot landscape buffer and the project seeks a waiver from this requirement. However, she noted that there is intermittent landscaping along portions of the site's St. Andrews frontage. She also noted that the site would have substantial landscaping around the above-grade office pods in a park-like environment.

Ms. Peterson indicated that Second Home hosts special events throughout the year and she indicated that live entertainment would be provided in conjunction with special events. She stated that special events would be limited to approximately 60 events per year.

Ms. Peterson indicated that project will be parked to code and that 112 parking spaces will be provided in an underground parking level with some tandem parking.

Officers Thompson and White stated that they are familiar with the request and the site's location. They indicated that they were generally supportive of the request. They stated that the introduction of the this use would stimulate improvements in the area which has been tumultuous with crime. The area is secluded and tucked away from any commercial street between Western Avenue and the 101 Freeway. The isolated area is known for disorderly conduct and public drinking. There is a Home Depot nearby, the 3rd busiest in

the nation, and the street adjacent to Home Depot is occupied by many day laborers which attract opportunistic crime. There is also a homeless service center nearby as well as a half-way house for youth and mentally ill persons. The area is troublesome and in need of police attention. They have met with the applicant and the applicant is willing to limit alcohol until 12 midnight only instead of 2 a.m. They appreciate the applicant's willingness to limit alcohol sales but recognize it's difficult to enforce this restriction. They anticipate that the project will bring about a positive change to the neighborhood.

Mr. Bullock testified in support of the request and of the proposed creative office use subject to recommendations by the Hollywood Heritage Trust and subject to LAPD recommended conditions.

Mr. Haines indicated that he had not heard from the applicant in the last year (the hearing was postponed one year ago) and he would like to have an opportunity to review conditions recommended by LAPD and the feasibility of implementing such conditions. He expressed concerns regarding the sale and consumption of alcoholic beverages in close proximity to sensitive uses and due to the crime in the area. He noted that the gang MS 13 is known to extort day laborers in the area. Mr. Haines acknowledged that the project is an innovative project but also expressed concerns regarding parking, noting that street parking is at a premium and street parking often gets displaced due to filming. He expressed concern about special events and the adequacy of on-site parking to support such events.

Mr. Shaffer stated that he owns the property across St. Andrews from the subject site improved with a 185 unit development and stated that he supports the applicant's request and the jobs that will be generated.

Public Correspondence

A letter dated August 9, 2016 was submitted by the Hollywood Studio Neighborhood Council indicating that the project and requested entitlements were reviewed and indicated that due to the multiple approvals under consideration, the PLUM Committee decided to table any action on the project. The letter notes that while no action was taken on the requested actions, the committee unanimously found the project to be very worthwhile and merits further consideration at a future date.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and

enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

They may include those identified during hearing testimony, received as part of correspondence via stakeholder groups, city agency, other responsible agency, Council District, Mayor's office, etc.)

- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- The sale of alcoholic beverages for consumption off the premises is prohibited.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- The off-site sale of alcoholic beverages as a secondary use (i.e., "take out") is not permitted.
- All service of alcoholic beverages shall be conducted by a waitress or waiter or bartender.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/check-out clerk specifically assigned solely to that station.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for a Conditional Use to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

FINDINGS

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

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

The subject site is an irregular shaped parcel containing approximately two acres and is designated for Highway Oriented Commercial land uses by the Hollywood Community Plan and is zoned (Q)C2-1 and P-1. The site is "tucked" between Western Avenue to the east and the 101 Freeway to the west and is bound by St. Andrews Place on the west, De Longpre Avenue on the north and Fernwood Avenue on the south. The site is improved with the Anne Banning Community House, the former headquarters for the Assistance League of Southern California which was designed by architect Paul R. Williams and was constructed in 1963. The site is also improved with two additional buildings constructed in 1996.

The project is the construction of a Second Home cultural venue and membership based workspace for creative companies and entrepreneurs. Different levels of membership are available to suit a variety of needs. The workspace is intended to be flexible and to foster networking between companies. The scope of the work entails preservation and adaptive reuse of the Anne Banning Building in accordance to the Secretary of the Interior's Standards. The two 1996 structures will be demolished and will be replaced with the construction of a grouping of individual office pods in a garden setting. The project will include an on-site restaurant with a bar and numerous interior and exterior accessory uses and on-site amenities including interior and exterior patios, conference rooms, event space, private dining and a roof top deck.

The applicant is requesting a Conditional Use to permit the sales and service of a full-line of alcoholic beverages in conjunction with the operations of the membership-based office building having a ground floor public restaurant and café. Although utilization of office space requires a membership, the restaurant will remain open to the general public. The applicant also seeks a waiver from certain Commercial Corner regulations to allow the creative office complex and on-site restaurant to operate 24-hours daily as the creative community has non-traditional working hours and the complex will be utilized 24-hours daily. In addition, the applicant requests to be permitted to maintain a maximum of 9 tandem spaces out of the 112 parking spaces required and to allow a 0-foot landscaped setback along the site's Saint Andrews frontage. Parking will be provided in conformance to the code and no reduction in the required parking is requested. The site's St. Andrews frontage has a retaining wall and other improvements along the property line that make it impractical to provide a 0-foot landscaped setback. However, intermittent landscaping will be maintained and as stated, the project's design entails bungalow office pods in a garden setting that will incorporate substantial landscaping. The office bungalows contain roof overhangs with raised planters adjacent to the bungalows. Due to the raised planters, the vertical clearance between the top of the planters and the overhangs may be less than 7'6" and is unoccupied space that may be excluded from floor area calculations (the code defines occupiable space as 7'-6" minimum clearance).

According to the applicant, the operations of an open co-working space is in high demand not only in Los Angeles but Hollywood specifically. In both 2014 and 2015, Los Angeles was ranked the No. 3 startup city in the world having between 5,500 and 8,300 tech startups, coming in just behind Silicon Valley and New York City.³ Further, "Hollywood's interest in experimenting has led Northern California companies such as Netflix, YouTube, Facebook Inc. and Twitter Inc. to build larger

presences in Los Angeles County. According to the applicant, a high number of app makers are following suit, finding it essential to be close to the content makers who could be crucial in making their products popular. To that end, the applicant is proposing a member-based creative office that will serve a vital function to both the city and region.

The project will retain the existing shell and many of existing historic elements of the Anne Banning Community House. The project will further bring a facelift to the current surface parking and old 1990s addition through creating a green oasis in the midst of a plethora of pavement and manmade building. The added greenery will thereby benefit the streetscape while the proposed adaptation will be mindful of the historic elements of the colonial-revival Paul Williams building.

The restaurant will not only serve members but will also be open to the general public. As such, the project will benefit the community, adding a new dining option to the area. The area is heavily developed with fast-food venues being surrounded by a King Buffet, McDonald's, Panda Express and Burger King. The addition of this restaurant will serve a need for a healthier, sustainable full-service option for the immediate community. The restaurant at Second Home's London location is headed by Chef Louis Solley, previously working at Ottolenghi. The restaurant is highly-acclaimed and known for its unique offerings. The restaurant at the Los Angeles location will be held to a similar caliber and the sales of alcohol will be well managed. As such, approval of the request will provide a beneficial service to the community and will enhance the built environment.

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

The proposed project is retaining the existing Anne Banning Community House designed by Paul Williams. The building will be remodeled but the height, bulk and size will remain similar to what existed when the Assistance League occupied the building and therefore will continue to be compatible with adjacent properties. The demolition of the newer building will be replaced with an office pod park with pods being 1 story tall and therefore compliant with height, and size restrictions. The proposed operations of the site include a public restaurant on the ground floor and co-working office space throughout the building.

The site is located in an isolated area between Western Avenue to the east and the 101 Freeway to the west and is located south of Sunset Boulevard – a major commercial corridor and surrounding uses include Target and Home Depot. Testimony at the public hearing indicated that the area has a high crime rate and problems with transients and homelessness as well as gang activity. Testimony at the hearing also noted that the site is in close proximity to sensitive uses including a half-way house for youth and mentally ill person and a homeless service center.

The introduction of a 24-hour creative office use with an on-site restaurant will activate the area and will improve public safety. The use will attract creative professionals around the clock and stimulate activity in the area. Given the nature

of the use, the on-site sale of a full line of alcoholic beverages in conjunction with a member-based creative office complex is not anticipated to result in nuisance activity or contribute to the area's crime rate. The project will have 24 hour reception and/or security with CCTV at all access points ensuring that public safety and welfare are maintained at a high standard. The project also incorporates ample parking for both uses. The proposed project will meet a need for more creative office space as start-up and tech companies continue to flock to the region and the provision of a full-service public restaurant will be beneficial to the community. The applicant will host professional and corporate events on the premise during which a full-line of alcohol may be sold during the events. In conjunction with the events, there may be live entertainment. Special events are limited to a maximum of 60 per year, an average of just over one event per week. The applicant has hosted talks, discussions and events with musician Annie Lennox, designer Stella McCartney, architect Richard Rogers, and writer Dave Eggers at their London location. The operations of similar events at their Hollywood location is in line with the intent to facilitate cultural education on the arts, entertainment and theater industries in the area. The applicant will obtain all necessary approvals from LAPD and ABC for such events.

The request was reviewed by the L.A.P.D. and L.A.P.D. had no objections to the request. The conditions of the grant address noise, safety, loitering and security to ensure the use remains compatible with surrounding uses. As conditioned, the project's location, size and operations 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 specific plan.

The purpose, intent, and provisions of the General Plan and Community Plan all seek to ensure compatibility with surrounding uses, both in development and use, and to encourage economic development through the establishment of new businesses, and the expansion of successful businesses.

The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The subject property is located within the Hollywood Community Plan which designates the property for Highway Oriented Commercial land uses. The property is not located within any Specific Plan.

The Palms - Mar Vista - Del Rey Community Plan text is silent with regards to alcoholic sales. The Los Angeles Municipal Code authorizes the Zoning Administrator to grant the requested conditional use in the zones corresponding to the Plan land use designation. The proposed project is a permitted use by the Plan land use category in the Hollywood Community Plan. The conditional authorization for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the proposed restaurant/membership-office space is allowed through the approval of the Zoning Administrator subject to findings made and conditions of approval that relate to the operation of the business. The required findings in support of the Hollywood Community Plan have been made herein.

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

The approval of the conditional use request will not adversely affect the welfare of the community. The restaurant/membership-office space is permitted by-right in the (Q)C2 Zone and sale and dispensing of a full line of alcoholic beverages is a secondary amenity. The use will serve the local community, local employees and patrons of nearby retail uses.

The surrounding land uses consist of High Density Residential, Highway Oriented Commercial, Commercial Manufacturing and Public Facilities and [Q]R4, R4, R4P, (Q)C2, C2, P, CM and PF Zones. Surrounding properties are primarily developed with two-story, multi-family dwellings and one-story commercial buildings.

The grant authorized herein incorporates a number of conditions which have been imposed upon the restaurant to maintain its compatibility with the character of the immediate neighborhood. Such conditions include the requirement of security measures such as a surveillance system and deterrence of graffiti and loitering. In addition, the grant requires the installation of age verification device at the point of sale to deter underage purchases and drinking. Employees will undergo training provided by the Los Angeles Police Department STAR (Standardized Training for Alcohol Retailers) Program.

Both the Conditions of Approval and the requirements of the State Alcoholic Beverage Control agency are intended to protect the public health, welfare and safety of the community. Therefore, it is expected that the restaurant/membership-office space will not adversely affect the welfare of the pertinent community.

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

According to the State of California Department of Alcoholic Beverage Control (ABC) licensing criteria, four (4) on-sale and two (2) off-sale licenses are allocated to subject Census Tract No. 1909.01. There is currently one (1) on-sale and three (3) off-site licenses in this Census Tract.

As reported by the Los Angeles Police Department's Hollywood Division Vice Unit, within Crime Reporting District No. 668, which has jurisdiction over the subject property, a total of 459 crimes and arrests were reported in 2016, compared to the citywide reporting district average of 180 crimes and arrests and the high crime reporting district average of 215 crimes for 2016. In 2016, there were 44 Narcotics,

10 Liquor Law, four (4) Public Drunkenness, one (1) Disturbing the Peace, 13 Disorderly Conduct, and 32 DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. The project will not adversely affect community welfare because the restaurant/membership-office space is a desirable use in an area designated for commercial uses. In this case, the proposed project will provide a convenience to workers and visitors in the immediate neighborhood and as conditioned, will not negatively impact the area. The Zoning Administrator has incorporated numerous operational conditions to the grant that address noise, safety and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity.

Moreover, while the crime rate within the reporting district where the site is located is higher than the citywide average, no evidence was submitted for the record establishing any link between the subject site and the crime rate in the community. The site has no history of criminal or nuisance activity and no calls for service were reported by LAPD. Furthermore, LAPD has stated no opposition to the request. The Zoning Administrator has incorporated numerous operational conditions to the grant that address noise, safety and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity.

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

The following sensitive uses are within 1,000 feet of the subject property:

- Assistance League Theatre for Children 1367 North St. Andrews Place
- Citizen of the World Charter School 5620 DeLongpre Avenue
- Covenant House 1325 North Western Avenue
- Holy Transfiguration Russian Orthodox Church 5432 Fernwood Avenue
- Estrada’s Family Daycare Center 5627 West Fountain Avenue
- Fountain Avenue Head Start Daycare & Preschool Center 5636 West Fountain Avenue
- Assistance League Theatre 1367 North St. Andrews Place

| | |
|---|------------------------------|
| ● Grant Elementary School | 1530 North Wilton Place |
| ● Assistance League Theatre | 1367 North St. Andrews Place |
| ● Grant Children's Center | 1559 North St. Andrews Place |
| ● Bernstein High School & Academic Performance Excellence Academy | 1309 North Wilton Place |
| ● First Southern Baptist Church & Sunday School | 1528 North Wilton Place |
| ● Iglesia Bautista Hispana De Hollywood & Sunday School | 1528 North Wilton Place |
| ● Armenian Brotherhood Bible Church | 5656 Harold Way |
| ● Serrano Convalescent Hospital | 5401 West Fountain Avenue |
| ● Lexington Pocket Park | 5523 Lexington Avenue |
| ● La Mirada Park | 5401 La Mirada Avenue |
| ● Foundation for Early Childhood Head Start State Preschool | 5637 La Mirada Avenue |

Although the subject site is in close proximity to sensitive uses, the site's operations, these sensitive uses are located a reasonable distance from the subject site and will not be adversely affected by the sale of alcoholic beverages on the site. The area has problems with crime and safety and the introduction of a 24-hour member based creative office use with an on-site restaurant will activate the street and improve public safety. As conditioned, the operation of the restaurant/membership-office space at this location will not detrimentally affect nearby sensitive uses.

7. **Based on data provided by the City Department of Transportation or by a licensed traffic engineer, that ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

The existing below grade parking garage will be maintained and the entrance will remain located along De Longpre. There will be a parking attendant staffed on-site. There will also be a small supply of at-grade parking along the De Longpre frontage as well. The project proposes to close one driveway on North St. Andrew's Place that was the entrance to a past surface parking lot. DOT was consulted with this application and it was deemed that no substantial increase in net vehicular trips would be generated by the change of use.

8. **The project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.**

The project is an existing commercial corner development being a commercially used corner lot across the street from residential uses. The proposed project will not add a new commercial corner development to the area.

ADDITIONAL MANDATORY FINDINGS

9. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, Areas determined to be outside the 0.2% annual chance floodplain.
10. Based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Inquiries regarding this matter should be directed to Oliver Netburn at (213) 978-1382, Planning Staff for the Office of Zoning Administration.



Fernando Tovar
Associate Zoning Administrator

FT:ON:bk

cc: Councilmember Paul Koretz
Fifth District
Adjoining Property Owners

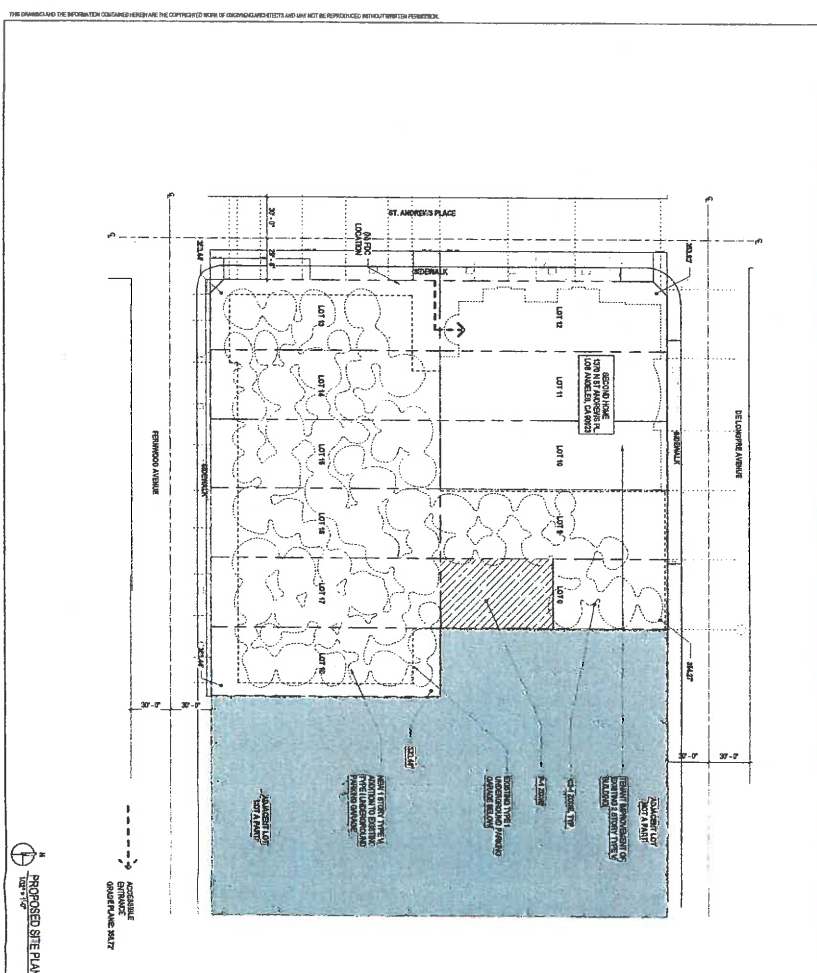


EXHIBIT "A"
 Page No. 1 of 6
 Case No. ZH 2016-1530-CUB-CU

| Item | NO. | AMOUNT | SCALE |
|------------|--------|--------|-------|
| CONCRETE | 427 SF | 0 | 0 |
| STEEL | 0 | 0 | 0 |
| WOOD | 0 | 0 | 0 |
| GLASS | 0 | 0 | 0 |
| MECHANICAL | 0 | 0 | 0 |
| ELECTRICAL | 0 | 0 | 0 |
| PLUMBING | 0 | 0 | 0 |
| PAINT | 0 | 0 | 0 |
| LANDSCAPE | 0 | 0 | 0 |
| TOTAL | 427 SF | 0 | 0 |

| Category | Area |
|-----------------|---------------|
| GROUND FLOOR | 427 SF |
| MEZZANINE FLOOR | 0 SF |
| ROOF | 0 SF |
| UNDERGROUND | 0 SF |
| TOTAL | 427 SF |

| Category | Area |
|--------------|---------------|
| CONCRETE | 427 SF |
| STEEL | 0 SF |
| WOOD | 0 SF |
| GLASS | 0 SF |
| MECHANICAL | 0 SF |
| ELECTRICAL | 0 SF |
| PLUMBING | 0 SF |
| PAINT | 0 SF |
| LANDSCAPE | 0 SF |
| TOTAL | 427 SF |



PROPOSED SITE PLAN

| Category | Area |
|-----------------|---------------|
| GROUND FLOOR | 427 SF |
| MEZZANINE FLOOR | 0 SF |
| ROOF | 0 SF |
| UNDERGROUND | 0 SF |
| TOTAL | 427 SF |

| Category | Area |
|--------------|---------------|
| CONCRETE | 427 SF |
| STEEL | 0 SF |
| WOOD | 0 SF |
| GLASS | 0 SF |
| MECHANICAL | 0 SF |
| ELECTRICAL | 0 SF |
| PLUMBING | 0 SF |
| PAINT | 0 SF |
| LANDSCAPE | 0 SF |
| TOTAL | 427 SF |

| Category | Area |
|--------------|---------------|
| CONCRETE | 427 SF |
| STEEL | 0 SF |
| WOOD | 0 SF |
| GLASS | 0 SF |
| MECHANICAL | 0 SF |
| ELECTRICAL | 0 SF |
| PLUMBING | 0 SF |
| PAINT | 0 SF |
| LANDSCAPE | 0 SF |
| TOTAL | 427 SF |

11. SECOND HOME HOLLYWOOD, LLC
 1370 NORTH ST. ANDREWS PLACE
 LOS ANGELES, CA 90028

THE DRAWING AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF CHAMBERLAIN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

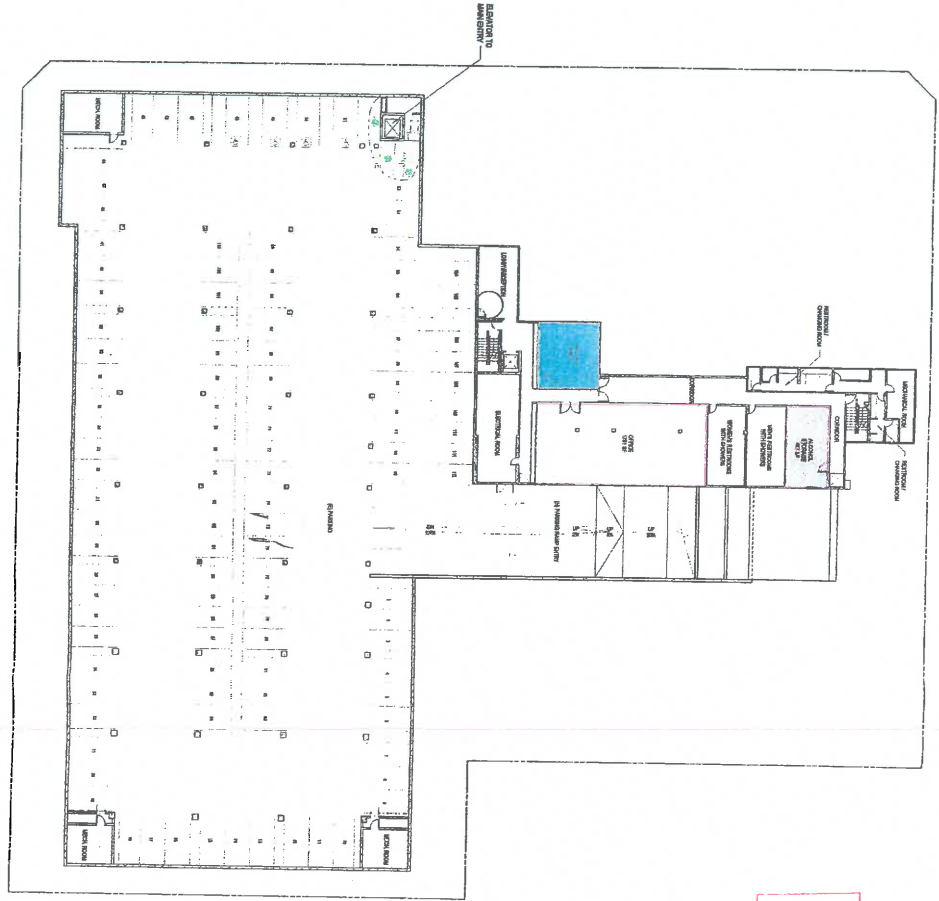


EXHIBIT "A"
 Page No. 2 of 6
 Case No. Z4-2416-1530-CUB-cy

CUP/CUB-BASMENT



| Area | Count | Notes |
|-----------------|-------|-------|
| MECHANICAL ROOM | 1 | |
| ELECTRICAL ROOM | 1 | |
| RESTROOM | 1 | |
| STAIRS | 1 | |
| POOL | 1 | |
| TOTAL | 5 | |

LEGEND

- WALL
- CONCRETE
- CONCRETE/STAINLESS STEEL
- CIVIL ROOM
- OUTDOOR SEATING
- BAR/RESTAURANT
- OFFICE
- OFFICE
- OFFICE
- ALCOHOL STORAGE
- CONCRETE STAIRS

SECOND HOME HOLLYWOOD
 1370 NORTH ST ANDREWS PLACE
 LOS ANGELES, CA 90026

EXHIBIT A

CHAMBERLAIN ARCHITECTURE
 18111 SANDWICH BLVD. #200
 LOS ANGELES, CA 90044

DATE: 10/22
 TIME: 11:23
 DRAWN: Alankar
 CHECKED: Alankar
 PROJECT: CUP/CUB-BASMENT
 PLAN: PLAN

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

DATE: 10/22

TIME: 11:23

DRAWN: Alankar

CHECKED: Alankar

PROJECT: CUP/CUB-BASMENT

PLAN: PLAN

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

DATE: 10/22

TIME: 11:23

DRAWN: Alankar

CHECKED: Alankar

PROJECT: CUP/CUB-BASMENT

PLAN: PLAN

CUP-01

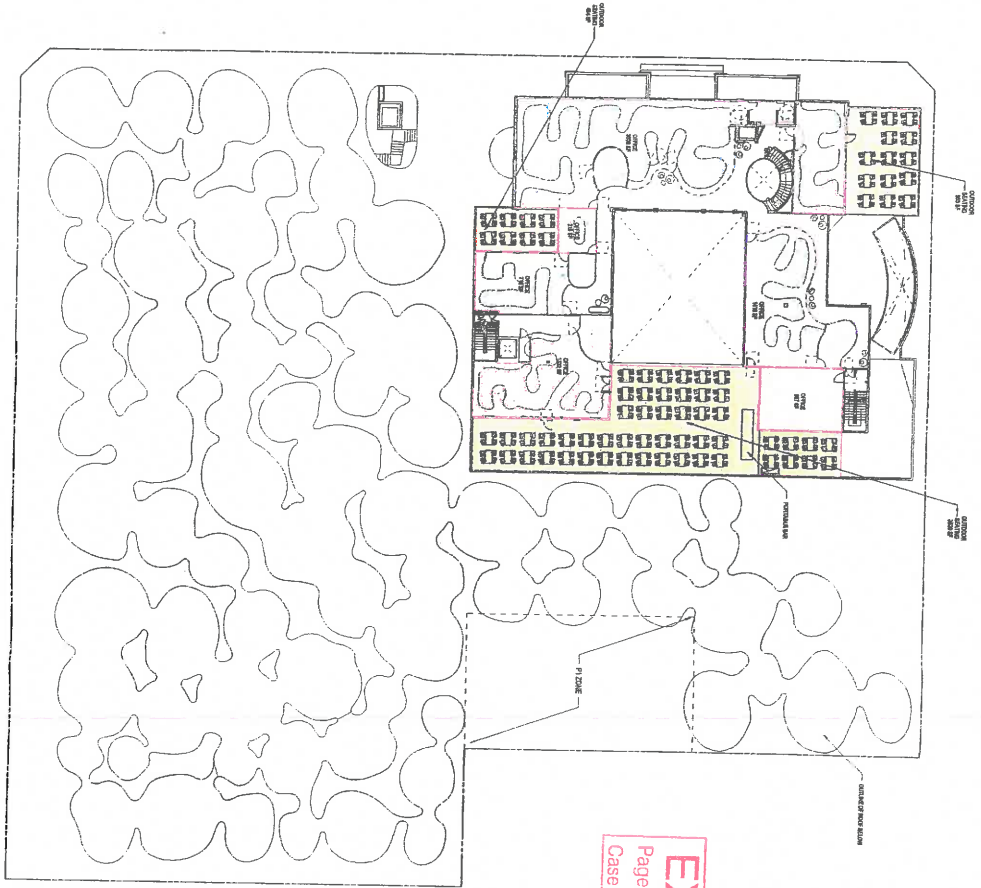


EXHIBIT "A"
 Page No. 4 of 6
 Case No. Z4-2016-1530-CUB-CL1

CUP / CLUB - 2ND FLOOR



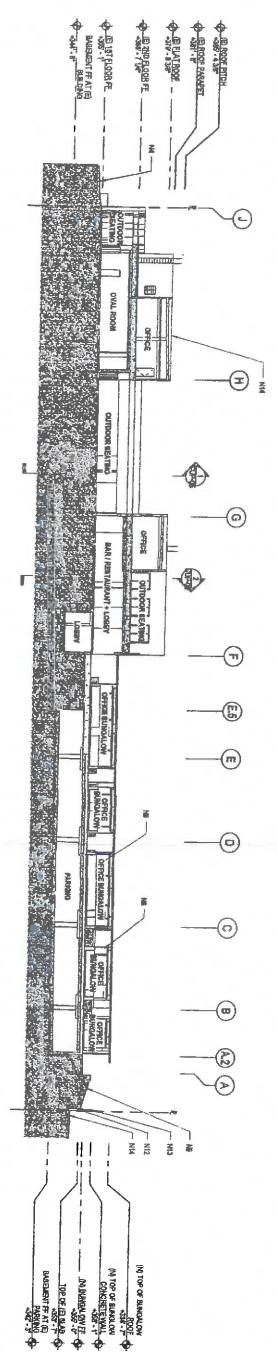
| LEGEND | |
|--------|-------------------------|
| | WALL |
| | CONCEALED WALL |
| | CONFERENCE/DINING |
| | OFFICE |
| | OUTDOOR SEATING |
| | BAR/RESTAURANT |
| | OFFICE FLOORS |
| | ALCOHOL SERVING |
| | COVERED WINDOOR SEATING |

CUP-03

SECOND HOME HOLLYWOOD
 1370 NORTH ST ANDREWS PLACE
 LOS ANGELES, CA 90028

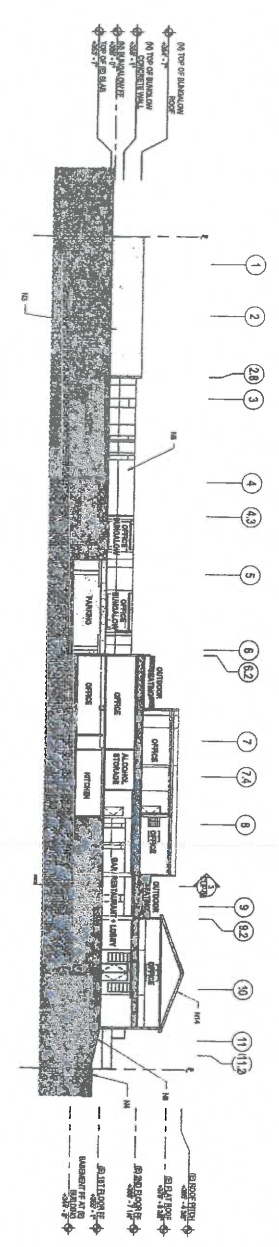
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|----------|----------------------|----|
| DATE | DESCRIPTION | BY |
| 11/23/17 | REVISED PER COMMENTS | CH |
| 11/23/17 | ISSUED FOR PERMIT | CH |
| 11/23/17 | ISSUED FOR PERMIT | CH |

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

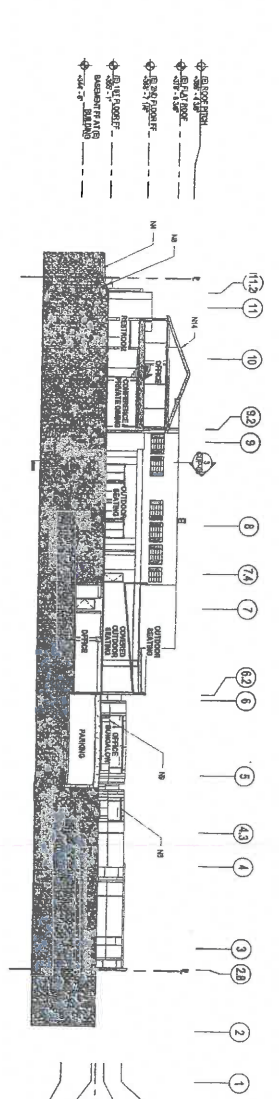


NORTH-SOUTH SECTION - LOOKING EAST
TYPE 1
TYPE 2

- NOTES**
- N1. AS SHOWN THROUGH ELECTRICAL PLAN
 - N2. AS SHOWN THROUGH ELECTRICAL PLAN
 - N3. AS SHOWN THROUGH ELECTRICAL PLAN
 - N4. AS SHOWN THROUGH ELECTRICAL PLAN
 - N5. AS SHOWN THROUGH ELECTRICAL PLAN
 - N6. AS SHOWN THROUGH ELECTRICAL PLAN
 - N7. AS SHOWN THROUGH ELECTRICAL PLAN
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 - N9. AS SHOWN THROUGH ELECTRICAL PLAN
 - N10. AS SHOWN THROUGH ELECTRICAL PLAN
 - N11. AS SHOWN THROUGH ELECTRICAL PLAN
 - N12. AS SHOWN THROUGH ELECTRICAL PLAN



EAST-WEST SECTION - LOOKING SOUTH
TYPE 1
TYPE 2



EAST-WEST SECTION - LOOKING NORTH
TYPE 1
TYPE 2

EXHIBIT "A"
 Page No. 6 of 6
 Case No. 2A-2016-1530-048-K-1

SECOND HOME HOLLYWOOD

1370 NORTH ST ANDREWS PLACE
LOS ANGELES, CA 90028

| NO. | DESCRIPTION | DATE |
|-----|--------------------|----------|
| 1 | ISSUED FOR PERMITS | 11/23/17 |
| 2 | ISSUED FOR PERMITS | 11/23/17 |
| 3 | ISSUED FOR PERMITS | 11/23/17 |
| 4 | ISSUED FOR PERMITS | 11/23/17 |
| 5 | ISSUED FOR PERMITS | 11/23/17 |
| 6 | ISSUED FOR PERMITS | 11/23/17 |
| 7 | ISSUED FOR PERMITS | 11/23/17 |
| 8 | ISSUED FOR PERMITS | 11/23/17 |
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| 49 | ISSUED FOR PERMITS | 11/23/17 |
| 50 | ISSUED FOR PERMITS | 11/23/17 |

CUP-05

**DETERMINATION
LETTER**

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
LOURDES GREEN
THEODORE L. IRVING
ALETA D. JAMES
FRANKLIN N. QUON
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY



ERIC GARCETTI
MAYOR

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271
KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272
LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

March 8, 2018

Second Home (A)
Mike He
68-80 Hanbury Street
London E1 5JL, United Kingdom

St. Andrew's Second Home, LLC (O)
c/o Bond Companies
11611 San Vicente Boulevard, Suite 800
Los Angeles, CA 90049

Elizabeth Peterson Group (R)
Elizabeth Peterson
400 South Main Street
Los Angeles, CA 90013

CASE NO. ZA 2016-1530(CUB)(CU)
CONDITIONAL USE BEVERAGE,
CONDITIONAL USE
1360-1370 St. Andrews Place,
5517-5537 Fernwood Avenue and
5522-5536 De Longpre Avenue
Hollywood Planning Area
Zone : (Q)C2-1 & P-1
D. M. : 147A193
C. D. : 13
CEQA : ENV-2016-1531-CE
Legal Description: Lot 8-18, Block 4,
Lemona Tract

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,1, I hereby APPROVE:

a Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a private creative office use/club (with interior and exterior areas) and a public on-site restaurant, and

Pursuant to Los Angeles Municipal Code Section 12.24-W,27, I hereby APPROVE:

a Conditional Use to allow specified deviations from the Commercial Corner regulations to permit hours of operation 24-hours daily in lieu of the otherwise permitted 7 a.m. to 11 p.m.; to permit a zero-foot landscape setback in lieu of the otherwise required five-foot setback along St. Andrews Place; and to allow tandem parking on a Commercial Corner Development,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning ("DEPARTMENT OF CITY PLANNING") and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
5. MViP – Monitoring Verification and Inspection Program. Prior to the effectuation of this grant, fees required per LAMC section 19.01-E,3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City. Within 12 to 18 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file. The owner/operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
6. **Prior to the effectuation of this grant**, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file. Fees required per L.A.M.C section 19.01 E (3) for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City prior to the final clearance of this condition.
7. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise

modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

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

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

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

For purposes of this condition, the following definitions apply:

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

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

8. Authorized herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a private membership creative office club/campus consisting of a main office building, detached office pods, interior conference/event space and private dining area, outdoor event space and covered and un-covered outdoor patios and a roof-top deck, and an on-site restaurant with a bar, subject to the following limitations:
 - a. The on-site restaurant shall be limited to 4,120 square feet with 232 interior seats.
 - b. The conference room/private dining area shall be limited to 2,463 square feet with 160 interior seats.
 - c. A 2,770 square-foot covered patio dining with 181 seats.
 - d. A 2,815 square-foot uncovered outdoor patio dining with 116 exterior seats.
 - e. A 2,471 square-foot oval flex room with a maximum of 353 seats.
 - f. A 2,117 square-foot outdoor roof patio with 127 seats.
 - g. A 2,100 square foot greenhouse with 132 interior seats.
 - h. A 662 square-foot alcohol storage room.
 - i. Alcohol service is permitted within membership-office spaces containing approximately 43,132 square (including approximately 3,000 square feet of uncovered office bungalow patios with 200 exterior seats).
9. Hours of operation for the on-site restaurant and the entire office complex and accessory uses are permitted 24-hours daily. The restaurant may be open to the general public from 6 a.m. to 12 midnight daily and shall be limited to members only between 12 midnight and 6 a.m.
10. Live entertainment shall be permitted in conjunction with a maximum of 60 special events per year and shall only occur on the P zoned portion of Lot 8, Block 4 of the Lemona Tract. Live entertainment shall be limited from 9 a.m. to 2 a.m.

11. Parking shall be provided in accordance to the L.A.M.C. as determined by Building and Safety. A maximum of nine tandem parking spaces shall be permitted on-site.
12. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require the petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review the petitioner's compliance with and the effectiveness of the conditions of the grant. The petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained. Upon this review the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct the public hearing for nuisance abatement/revocation purposes.
13. No employee or agent shall be permitted accept money or anything of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premises, nor shall the licensee provide, permit or make available, either gratuitous or for compensation, male or female patrons who act as escorts, companions or guests of and for the customers.
14. There shall be no use of the subject premises which involve Section 12.70 of the Los Angeles Municipal Code uses (Adult Entertainment).
15. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while in the premises.
16. There shall be no admission or cover charge required to enter the premises.
17. No obstructions shall be attached, fastened or connected to the partitions or ceiling to separate booths/dining areas within the interior space of the licensed premises.
18. No music, sound or noise shall be emitted from the subject businesses at a level prohibited by the noise regulations of the Los Angeles Municipal Code. Any background music shall not be audible beyond the area under control of the applicant, and any sound or noise emitted that is under the control of the petitioner shall constitute a violation of Section 116.01 of the LAMC, including any loud, unnecessary or unusual noise that disturbs the peace or quiet of any neighborhood or that causes discomfort. The establishment shall make an effort to control any unnecessary noise made by restaurant staff or any employees contracted by the restaurant, or any noise associated with the operation of the establishment, or equipment of the restaurant.
19. These conditions of approval as well as a copy of any Business permit, insurance information, security, any valet parking documentation and any emergency contact phone numbers shall be retained on the property at all times and shall be produced immediately upon the request of the Zoning Administrator, the Police Department, the Department of Building and Safety or other enforcement agency. The manager and all employees shall be knowledgeable of these conditions.

20. Within six months of the effective date of this action, all employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Zoning Administrator who acted on this case as evidence of compliance. In the event there is a change in the licensee, within one year of such change, this training program shall be required for all new staff. All employees who serve alcoholic beverages shall attend follow-up STAR classes every 24 months. The STAR training shall be conducted for all new hires within 2 months of their employment.
21. The applicant shall not permit any loitering on the premises or on property adjacent to the premises.
22. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, including the sidewalk in front of the restaurant.
23. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
24. The applicant/restaurant operator shall identify a contact person and provide a 24-hour "hot line" telephone number for any inquiries or complaints from the community regarding the subject facility. Prior to the utilization of this grant, the phone number shall be posted on the site so that is readily visible to any interested party. The hot line shall be:
 - posted at the entry, and the cashier or customer service desk,
 - provided to the immediate neighbors, schools and the Neighborhood Council, and
 - responded to within 24-hours of any complaints/inquiries received on this hot line.
25. The applicant shall document and maintain a log of complaints received, the date and time received and the disposition of the response. The log shall be made available for review by the Los Angeles Police Department and the Zoning Administrator upon request.
26. Trash/recycling pick-up and emptying or disposing of trash/recycling into outside containers is permitted to occur only between the hours of 7:00 a.m. and 8:00 p.m., Monday through Friday, and 10 a.m. to 4 p.m., Saturdays and Sundays.
 - a. Trash/recycling containers shall be locked when not in use.
 - b. Trash/recycling containers shall not be placed in or block access to required parking.

27. Petitioner(s) shall install and maintain security cameras and a two-week DVR that covers all common areas of the business, high-risk areas, entrances and exits.
28. No pay phone may be maintained on the exterior of the premises.
29. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement or number of seats of the new operation.
30. Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

31. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure

to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement (b).

- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

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

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

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **MARCH 23, 2018**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.** Public offices are located at:

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

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

West Los Angeles
 West Los Angeles Development
 Services Center
 1828 Sawtelle Boulevard, 2nd Floor
 Los Angeles, CA 90025
 (310) 231-2598

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on November 28, 2017, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The subject property is a flat, irregular-shaped, 90,854 square-foot double corner lot with a 250-foot long frontage along De Longpre Avenue, a 330-foot long frontage along St. Andrews Place and 300-foot long frontage along Fernwood Avenue. The property is developed with a 2-story, 36,544 square-foot, commercial building, built in 1963 and a 2-story, 30,400 square-foot, commercial building, built in 1994. The 1963 building will be retained and the 1994 building will be removed as part of implementation of the proposed project.

The applicant has requested a Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages in conjunction with a 4,120 square foot ground floor restaurant with 232 interior seats, a 2,463 square foot conference/private dining room with 160 interior seats, a 2,770 square foot covered patio dining with 181 seats, a 815 square foot uncovered outdoor patio dining with 116 exterior seats, a 2,471 square foot oval flex room with a maximum of 353 seats, a 2,117 square foot outdoor roof patio with 127 seats, a 2,100 square foot greenhouse with 132 interior seats, a 662 square foot alcohol storage room, and service to all 43,132 square feet of membership-office space and 3,000 square feet of uncovered office bungalow patios with 200 exterior seats; and to allow 24 hours operation, daily, in lieu of the otherwise permitted 7 a.m. to 11 p.m., a zero-foot landscape setback, in lieu of the otherwise required five-foot setback along St. Andrews Place; and tandem parking on a Commercial Corner Development.

The property is located within the Hollywood Community Plan which designates the property for Highway Oriented Commercial land uses, corresponding to the C1, C2, P, RAS3 and RAS4 Zones. The property is zoned (Q)C2-1 & P-1. The property is not located within any Specific Plan. The property is not located within 500 feet of a School or Park Zone.

The surrounding land uses consist of High Density Residential, Highway Oriented Commercial, Commercial Manufacturing and Public Facilities and [Q]R4, R4, R4P, (Q)C2,

C2, P, CM and PF Zones. Surrounding properties are primarily developed with two-story, multi-family dwellings and one-story commercial buildings.

De Longpre Avenue is a local Street, dedicated to 60 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk.

St. Andrews Place is a local Street, dedicated to 60 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk.

Fernwood Avenue is a local Street, dedicated to 60 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk.

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

Case No. ZA 94-0886(ZV)(YV) - On February 17, 1995, the Zoning Administrator approved a Variance from Sections 12.21-A,4 and 12.21-C,1(g) of the Municipal Code, to permit in an R4 Zone the construction, use and maintenance of a proposed 39,800 square-foot replacement Assistance League Children's Club/Day Care Center that 1) will provide 19 off-street parking spaces off-site at 5522 De Longpre Avenue in lieu of the required 86 off-street parking spaces and 2) an 8-foot in height concrete block fence located on the north, south and west property lines within the required front yard setback.

Case No. ZA 92-0169(ZV) - On April 28, 1992, the Zoning Administrator approved a Zoning Administrator's determination, pursuant to the provisions of Section 12.27-B of the Municipal Code, to permit the construction, use, and maintenance of a two-story Family Resource Center facility with 166 parking spaces in lieu of 217 parking spaces as required by Section 12.21-A,4 of the Municipal Code.

Previous Cases on Surrounding Properties:

Case No. CPC-2015-74(GPA)(SP)(CUB)(SPP)(SPR)A1 & A2 - On June 24, 2016, the City Council denied and thereby approved a Conditional Use to allow for the sale of a full line of alcoholic beverages for off-site consumption in the C2 zone, located at 5500-5544 West Sunset Boulevard, 1417-1441 North Western Avenue, 1414 North St. Andrews Place and 5505-5525 West De Longpre Avenue.

Case No. ZA 2001-3650(CU)(ZV) - On February 11, 2002, the Zoning Administrator approved a Conditional Use to allow the expansion of an existing motion picture processing and post production laboratory on a corner commercial site with specified deviations from the requirements of Section 12.22-A,23 of the Municipal Code relating to hours of operation, landscaping and tandem parking, located at 1377 North Serrano Avenue.

Case No. ZA 2015-1734(CU) - On November 2, 2015, the Zoning Administrator approved a Conditional Use to permit a drive-through coffee shop, and to permit hours of operation 24 hours, daily, in lieu of the otherwise required 7:00 a.m. to 11:00 p.m., on a Commercial Corner Development, and to allow exterior walls fronting adjacent streets to contain less than 50 percent window transparency, located at 1277 North Western Avenue.

Public Hearing

A public hearing was held by the Associate Zoning Administrator on November 28, 2017 at downtown Los Angeles City Hall. The hearing was attended by the applicant's representative, Ms. Elizabeth Peterson, by a representative of Council District 13, Mr. Craig Bullock, by Officers Thompson and White of the Hollywood Vice Unit and by a representative of the Hollywood Studio District Neighborhood Council, Mr. Doug Haines and by a property owner across from the subject site, Mr. Fred Shaffer.

Ms. Peterson described the proposed project and the requested entitlements. She stated that the project proponent is known as Second Home which originated in London and the project is a shared workspace that brings together creative professionals of different backgrounds to foster collaboration and innovation. Access to the shared workspace is by private membership only.

Ms. Peterson stated that site contains approximately 2 acres and is occupied by the Anne Banning Community House, a colonial revival structure, and by two office buildings. She stated that project entails the demolition of the two office buildings and a change of use and adaptive re-use of the historic Anne Banning House. The proposed workspace will consist of an open layout with sound-proofed enclosures. She noted that the scope of the work was reviewed and approved by the Hollywood Heritage Trust.

Ms. Peterson indicated that there will be an on-site restaurant plus numerous accessory uses. She walked through floor plans outlining the various areas of the project. She stated that alcoholic beverages would be consumed throughout the premises but would only be dispensed from the on-site restaurant. Ms. Peterson clarified minor changes to the total seat count based on updated plans. She stated that the project will include covered and uncovered exterior patio areas and roof-top deck and event space. She stated that a pod of glass office bungalows would be located above grade.

Ms. Peterson noted that there are currently improvements constructed along the site's west property line along St. Andrews Street including an existing retaining wall that make it impractical to construct a five-foot landscape buffer and the project seeks a waiver from this requirement. However, she noted that there is intermittent landscaping along portions of the site's St. Andrews frontage. She also noted that the site would have substantial landscaping around the above-grade office pods in a park-like environment.

Ms. Peterson indicated that Second Home hosts special events throughout the year and she indicated that live entertainment would be provided in conjunction with special events. She stated that special events would be limited to approximately 60 events per year.

Ms. Peterson indicated that project will be parked to code and that 112 parking spaces will be provided in an underground parking level with some tandem parking.

Officers Thompson and White stated that they are familiar with the request and the site's location. They indicated that they were generally supportive of the request. They stated that the introduction of this use would stimulate improvements in the area which has been tumultuous with crime. The area is secluded and tucked away from any commercial street between Western Avenue and the 101 Freeway. The isolated area is known for disorderly conduct and public drinking. There is a Home Depot nearby, the 3rd busiest in

the nation, and the street adjacent to Home Depot is occupied by many day laborers which attract opportunistic crime. There is also a homeless service center nearby as well as a half-way house for youth and mentally ill persons. The area is troublesome and in need of police attention. They have met with the applicant and the applicant is willing to limit alcohol until 12 midnight only instead of 2 a.m. They appreciate the applicant's willingness to limit alcohol sales but recognize it's difficult to enforce this restriction. They anticipate that the project will bring about a positive change to the neighborhood.

Mr. Bullock testified in support of the request and of the proposed creative office use subject to recommendations by the Hollywood Heritage Trust and subject to LAPD recommended conditions.

Mr. Haines indicated that he had not heard from the applicant in the last year (the hearing was postponed one year ago) and he would like to have an opportunity to review conditions recommended by LAPD and the feasibility of implementing such conditions. He expressed concerns regarding the sale and consumption of alcoholic beverages in close proximity to sensitive uses and due to the crime in the area. He noted that the gang MS 13 is known to extort day laborers in the area. Mr. Haines acknowledged that the project is an innovative project but also expressed concerns regarding parking, noting that street parking is at a premium and street parking often gets displaced due to filming. He expressed concern about special events and the adequacy of on-site parking to support such events.

Mr. Shaffer stated that he owns the property across St. Andrews from the subject site improved with a 185 unit development and stated that he supports the applicant's request and the jobs that will be generated.

Public Correspondence

A letter dated August 9, 2016 was submitted by the Hollywood Studio Neighborhood Council indicating that the project and requested entitlements were reviewed and indicated that due to the multiple approvals under consideration, the PLUM Committee decided to table any action on the project. The letter notes that while no action was taken on the requested actions, the committee unanimously found the project to be very worthwhile and merits further consideration at a future date.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and

enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

They may include those identified during hearing testimony, received as part of correspondence via stakeholder groups, city agency, other responsible agency, Council District, Mayor's office, etc.)

- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- The sale of alcoholic beverages for consumption off the premises is prohibited.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- The off-site sale of alcoholic beverages as a secondary use (i.e., "take out") is not permitted.
- All service of alcoholic beverages shall be conducted by a waitress or waiter or bartender.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for a Conditional Use to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

FINDINGS

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

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

The subject site is an irregular shaped parcel containing approximately two acres and is designated for Highway Oriented Commercial land uses by the Hollywood Community Plan and is zoned (Q)C2-1 and P-1. The site is "tucked" between Western Avenue to the east and the 101 Freeway to the west and is bound by St. Andrews Place on the west, De Longpre Avenue on the north and Fernwood Avenue on the south. The site is improved with the Anne Banning Community House, the former headquarters for the Assistance League of Southern California which was designed by architect Paul R. Williams and was constructed in 1963. The site is also improved with two additional buildings constructed in 1996.

The project is the construction of a Second Home cultural venue and membership based workspace for creative companies and entrepreneurs. Different levels of membership are available to suit a variety of needs. The workspace is intended to be flexible and to foster networking between companies. The scope of the work entails preservation and adaptive reuse of the Anne Banning Building in accordance to the Secretary of the Interior's Standards. The two 1996 structures will be demolished and will be replaced with the construction of a grouping of individual office pods in a garden setting. The project will include an on-site restaurant with a bar and numerous interior and exterior accessory uses and on-site amenities including interior and exterior patios, conference rooms, event space, private dining and a roof top deck.

The applicant is requesting a Conditional Use to permit the sales and service of a full-line of alcoholic beverages in conjunction with the operations of the membership-based office building having a ground floor public restaurant and café. Although utilization of office space requires a membership, the restaurant will remain open to the general public. The applicant also seeks a waiver from certain Commercial Corner regulations to allow the creative office complex and on-site restaurant to operate 24-hours daily as the creative community has non-traditional working hours and the complex will be utilized 24-hours daily. In addition, the applicant requests to be permitted to maintain a maximum of 9 tandem spaces out of the 112 parking spaces required and to allow a 0-foot landscaped setback along the site's Saint Andrews frontage. Parking will be provided in conformance to the code and no reduction in the required parking is requested. The site's St. Andrews frontage has a retaining wall and other improvements along the property line that make it impractical to provide a 0-foot landscaped setback. However, intermittent landscaping will be maintained and as stated, the project's design entails bungalow office pods in a garden setting that will incorporate substantial landscaping. The office bungalows contain roof overhangs with raised planters adjacent to the bungalows. Due to the raised planters, the vertical clearance between the top of the planters and the overhangs may be less than 7'6" and is unoccupied space that may be excluded from floor area calculations (the code defines occupiable space as 7'-6" minimum clearance).

According to the applicant, the operations of an open co-working space is in high demand not only in Los Angeles but Hollywood specifically. In both 2014 and 2015, Los Angeles was ranked the No. 3 startup city in the world having between 5,500 and 8,300 tech startups, coming in just behind Silicon Valley and New York City.³ Further, "Hollywood's interest in experimenting has led Northern California companies such as Netflix, YouTube, Facebook Inc. and Twitter Inc. to build larger

presences in Los Angeles County. According to the applicant, a high number of app makers are following suit, finding it essential to be close to the content makers who could be crucial in making their products popular. To that end, the applicant is proposing a member-based creative office that will serve a vital function to both the city and region.

The project will retain the existing shell and many of existing historic elements of the Anne Banning Community House. The project will further bring a facelift to the current surface parking and old 1990s addition through creating a green oasis in the midst of a plethora of pavement and manmade building. The added greenery will thereby benefit the streetscape while the proposed adaptation will be mindful of the historic elements of the colonial-revival Paul Williams building.

The restaurant will not only serve members but will also be open to the general public. As such, the project will benefit the community, adding a new dining option to the area. The area is heavily developed with fast-food venues being surrounded by a King Buffet, McDonald's, Panda Express and Burger King. The addition of this restaurant will serve a need for a healthier, sustainable full-service option for the immediate community. The restaurant at Second Home's London location is headed by Chef Louis Solley, previously working at Ottolenghi. The restaurant is highly-acclaimed and known for its unique offerings. The restaurant at the Los Angeles location will be held to a similar caliber and the sales of alcohol will be well managed. As such, approval of the request will provide a beneficial service to the community and will enhance the built environment.

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

The proposed project is retaining the existing Anne Banning Community House designed by Paul Williams. The building will be remodeled but the height, bulk and size will remain similar to what existed when the Assistance League occupied the building and therefore will continue to be compatible with adjacent properties. The demolition of the newer building will be replaced with an office pod park with pods being 1 story tall and therefore compliant with height, and size restrictions. The proposed operations of the site include a public restaurant on the ground floor and co-working office space throughout the building.

The site is located in an isolated area between Western Avenue to the east and the 101 Freeway to the west and is located south of Sunset Boulevard – a major commercial corridor and surrounding uses include Target and Home Depot. Testimony at the public hearing indicated that the area has a high crime rate and problems with transients and homelessness as well as gang activity. Testimony at the hearing also noted that the site is in close proximity to sensitive uses including a half-way house for youth and mentally ill person and a homeless service center.

The introduction of a 24-hour creative office use with an on-site restaurant will activate the area and will improve public safety. The use will attract creative professionals around the clock and stimulate activity in the area. Given the nature

of the use, the on-site sale of a full line of alcoholic beverages in conjunction with a member-based creative office complex is not anticipated to result in nuisance activity or contribute to the area's crime rate. The project will have 24 hour reception and/or security with CCTV at all access points ensuring that public safety and welfare are maintained at a high standard. The project also incorporates ample parking for both uses. The proposed project will meet a need for more creative office space as start-up and tech companies continue to flock to the region and the provision of a full-service public restaurant will be beneficial to the community. The applicant will host professional and corporate events on the premise during which a full-line of alcohol may be sold during the events. In conjunction with the events, there may be live entertainment. Special events are limited to a maximum of 60 per year, an average of just over one event per week. The applicant has hosted talks, discussions and events with musician Annie Lennox, designer Stella McCartney, architect Richard Rogers, and writer Dave Eggers at their London location. The operations of similar events at their Hollywood location is in line with the intent to facilitate cultural education on the arts, entertainment and theater industries in the area. The applicant will obtain all necessary approvals from LAPD and ABC for such events.

The request was reviewed by the L.A.P.D. and L.A.P.D. had no objections to the request. The conditions of the grant address noise, safety, loitering and security to ensure the use remains compatible with surrounding uses. As conditioned, the project's location, size and operations 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 specific plan.

The purpose, intent, and provisions of the General Plan and Community Plan all seek to ensure compatibility with surrounding uses, both in development and use, and to encourage economic development through the establishment of new businesses, and the expansion of successful businesses.

The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The subject property is located within the Hollywood Community Plan which designates the property for Highway Oriented Commercial land uses. The property is not located within any Specific Plan.

The Palms - Mar Vista - Del Rey Community Plan text is silent with regards to alcoholic sales. The Los Angeles Municipal Code authorizes the Zoning Administrator to grant the requested conditional use in the zones corresponding to the Plan land use designation. The proposed project is a permitted use by the Plan land use category in the Hollywood Community Plan. The conditional authorization for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the proposed restaurant/membership-office space is allowed through the approval of the Zoning Administrator subject to findings made and conditions of approval that relate to the operation of the business. The required findings in support of the Hollywood Community Plan have been made herein.

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

The approval of the conditional use request will not adversely affect the welfare of the community. The restaurant/membership-office space is permitted by-right in the (Q)C2 Zone and sale and dispensing of a full line of alcoholic beverages is a secondary amenity. The use will serve the local community, local employees and patrons of nearby retail uses.

The surrounding land uses consist of High Density Residential, Highway Oriented Commercial, Commercial Manufacturing and Public Facilities and [Q]R4, R4, R4P, (Q)C2, C2, P, CM and PF Zones. Surrounding properties are primarily developed with two-story, multi-family dwellings and one-story commercial buildings.

The grant authorized herein incorporates a number of conditions which have been imposed upon the restaurant to maintain its compatibility with the character of the immediate neighborhood. Such conditions include the requirement of security measures such as a surveillance system and deterrence of graffiti and loitering. In addition, the grant requires the installation of age verification device at the point of sale to deter underage purchases and drinking. Employees will undergo training provided by the Los Angeles Police Department STAR (Standardized Training for Alcohol Retailers) Program.

Both the Conditions of Approval and the requirements of the State Alcoholic Beverage Control agency are intended to protect the public health, welfare and safety of the community. Therefore, it is expected that the restaurant/membership-office space will not adversely affect the welfare of the pertinent community.

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

According to the State of California Department of Alcoholic Beverage Control (ABC) licensing criteria, four (4) on-sale and two (2) off-sale licenses are allocated to subject Census Tract No. 1909.01. There is currently one (1) on-sale and three (3) off-site licenses in this Census Tract.

As reported by the Los Angeles Police Department's Hollywood Division Vice Unit, within Crime Reporting District No. 668, which has jurisdiction over the subject property, a total of 459 crimes and arrests were reported in 2016, compared to the citywide reporting district average of 180 crimes and arrests and the high crime reporting district average of 215 crimes for 2016. In 2016, there were 44 Narcotics,

10 Liquor Law, four (4) Public Drunkenness, one (1) Disturbing the Peace, 13 Disorderly Conduct, and 32 DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. The project will not adversely affect community welfare because the restaurant/membership-office space is a desirable use in an area designated for commercial uses. In this case, the proposed project will provide a convenience to workers and visitors in the immediate neighborhood and as conditioned, will not negatively impact the area. The Zoning Administrator has incorporated numerous operational conditions to the grant that address noise, safety and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity.

Moreover, while the crime rate within the reporting district where the site is located is higher than the citywide average, no evidence was submitted for the record establishing any link between the subject site and the crime rate in the community. The site has no history of criminal or nuisance activity and no calls for service were reported by LAPD. Furthermore, LAPD has stated no opposition to the request. The Zoning Administrator has incorporated numerous operational conditions to the grant that address noise, safety and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity.

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

The following sensitive uses are within 1,000 feet of the subject property:

- Assistance League Theatre for Children 1367 North St. Andrews Place
- Citizen of the World Charter School 5620 DeLongpre Avenue
- Covenant House 1325 North Western Avenue
- Holy Transfiguration Russian Orthodox Church 5432 Fernwood Avenue
- Estrada's Family Daycare Center 5627 West Fountain Avenue
- Fountain Avenue Head Start Daycare & Preschool Center 5636 West Fountain Avenue
- Assistance League Theatre 1367 North St. Andrews Place

| | |
|---|------------------------------|
| • Grant Elementary School | 1530 North Wilton Place |
| • Assistance League Theatre | 1367 North St. Andrews Place |
| • Grant Children's Center | 1559 North St. Andrews Place |
| • Bernstein High School & Academic Performance Excellence Academy | 1309 North Wilton Place |
| • First Southern Baptist Church & Sunday School | 1528 North Wilton Place |
| • Iglesia Bautista Hispana De Hollywood & Sunday School | 1528 North Wilton Place |
| • Armenian Brotherhood Bible Church | 5656 Harold Way |
| • Serrano Convalescent Hospital | 5401 West Fountain Avenue |
| • Lexington Pocket Park | 5523 Lexington Avenue |
| • La Mirada Park | 5401 La Mirada Avenue |
| • Foundation for Early Childhood Head Start State Preschool | 5637 La Mirada Avenue |

Although the subject site is in close proximity to sensitive uses, the site's operations, these sensitive uses are located a reasonable distance from the subject site and will not be adversely affected by the sale of alcoholic beverages on the site. The area has problems with crime and safety and the introduction of a 24-hour member based creative office use with an on-site restaurant will activate the street and improve public safety. As conditioned, the operation of the restaurant/membership-office space at this location will not detrimentally affect nearby sensitive uses.

7. **Based on data provided by the City Department of Transportation or by a licensed traffic engineer, that ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

The existing below grade parking garage will be maintained and the entrance will remain located along De Longpre. There will be a parking attendant staffed on-site. There will also be a small supply of at-grade parking along the De Longpre frontage as well. The project proposes to close one driveway on North St. Andrew's Place that was the entrance to a past surface parking lot. DOT was consulted with this application and it was deemed that no substantial increase in net vehicular trips would be generated by the change of use.

8. **The project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.**

The project is an existing commercial corner development being a commercially used corner lot across the street from residential uses. The proposed project will not add a new commercial corner development to the area.

ADDITIONAL MANDATORY FINDINGS

9. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, Areas determined to be outside the 0.2% annual chance floodplain.
10. Based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Inquiries regarding this matter should be directed to Oliver Netburn at (213) 978-1382, Planning Staff for the Office of Zoning Administration.



Fernando Tovar
Associate Zoning Administrator

FT:ON:bk

cc: Councilmember Paul Koretz
Fifth District
Adjoining Property Owners

**DEPARTMENT OF
CITY PLANNING
APPLICATION**



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

ZA 2016-1530-CUB-CU

Env. Case Number

ENV-2016-1531-EAF

Application Type

CUB @ CU

Case Filed With (Print Name)

Eric Claros

Date Filed

4/29/2016

Application includes letter requesting:

Waived hearing

Concurrent hearing

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

Related Case Number

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

1. PROJECT LOCATION

Street Address¹ 1370 North Saint Andrews Place

Unit/Space Number

Legal Description² (Lot, Block, Tract) Lots 8-18, Block 4, Lemona Tract

Assessor Parcel Number 5544-030-021,029,030,031, 032, 056

Total Lot Area 90,854 SF

2. PROJECT DESCRIPTION

Present Use Community House, Adult Day Care, and Office

Proposed Use Office and Restaurant

Project Name (if applicable) Second Home Hollywood

Describe in detail the characteristics, scope and/or operation of the proposed project Demo of 2 story office and adult day care facility; addition of 35,000 SF to existing community house and change of use to office and restaurant.

Project includes the sales and service of alcohol throughout the project and the provision of live entertainment.

Additional information attached

YES

NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e. vacant)

Site is located within 500 feet of a freeway or railroad

Site has existing buildings (provide copies of building permits)

Site is located within 500 feet of a sensitive use (e.g. school, park)

Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

Site 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

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree
- New construction: 35,000 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 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: N/A square feet

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 section 12.24-W,1 Section from which relief is requested (if any): _____

Request: A conditional use to allow the sales and service of a full-line of alcoholic beverages in conjunction with a 3,464 SF ground floor restaurant having 189 interior seats with additional service to a 633 SF conference/private dining room with 30 interior seats, 1,367 SF of covered outdoor dining with 60 seats, 3,534 SF of uncovered outdoor dining with 210 seats, to a 2,470 SF oval flex room with a maximum of 328 seats, along with service to 4,619 SF of outdoor roof-deck seating having 299 seats and service to all 32,648 SF of membership-office space. Requesting hours of operation 24 hours daily with hours of alcohol service from 6am-2am daily. Requesting live entertainment.

Authorizing section 12.24-W,27 Section from which relief is requested (if any): 12.22-A,23

Request: A conditional use to (1) allow hours of operation 24 hours daily, (2) to allow a 0 ft landscaping setback in lieu of the required 5 ft along the St Andrew's frontage and (3) to allow tandem parking in a Commercial Corner Development.

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

Request: _____

Additional Requests Attached YES NO

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

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) CPC-1986-835-GPC, ZA-1992-169-ZV, CPC-1992-127-ZC, CPC-1989-83-ZC

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

Case No. _____

Ordinance No.: _____

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

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

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

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

N/A

5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? YES (provide copy) NO

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

Development Services Case Management Number _____

Building and Safety Plan Check Number Application #15014-10000-05763

Bureau of Engineering Planning Referral (PCRF) 201600067

Bureau of Engineering Hillside Referral _____

Housing and Community Investment Department Application Number _____

Bureau of Engineering Revocable Permit Number _____

Other—specify _____

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Mike He
Company/Firm Second Home
Address: 68-80 Hanbury Street Unit/Space Number _____
City London E1 5JL, UK State _____ Zip Code: _____
Telephone 44-203-818-3240 E-mail: mike@secondhome.io
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) GC DE LONGPRE, LLC
Address 818 W 7th St. Ste 410 Unit/Space Number _____
City Los Angeles State CA Zip Code: 90017
Telephone (310) 774-7979 E-mail: dabasta@gawcapitalusa.com

Agent/Representative name Elizabeth Peterson
Company/Firm Elizabeth Peterson Group
Address: 400 S Main Street Unit/Space Number 808
City Los Angeles State CA Zip: 90013
Telephone (213) 620-1904 E-mail: kerri@epgla.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) N/A
Name _____
Company/Firm _____
Address: _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Primary Contact for Project Information (select only one) 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.

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

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

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

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

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

Signature 

Date 4/25/2016

Print Name ROMAN NEMTSOV

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 Los Angeles

On April 25th, 2016 before me, Alice Chan, Notary Public
(Insert Name of Notary Public and Title)

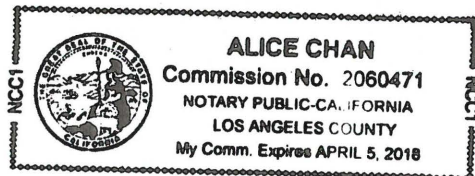
personally appeared Roman Nemtsov, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

(Seal)



APPLICANT

10. 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 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: Michael He

Date: 4/26/16

Print Name: Michael He

MISCELLANEOUS REPORTS

Conditional Use Beverage
"Second Home"
1370 N St Andrew's Place

Representative:
Elizabeth Peterson Group, Inc.
400 South Main Street, Unit 808
Los Angeles, CA 90013
T: 213-620-1904
F: 213-620-1587
elizabeth@epgla.com

Applicant:
Second Home
68-80 Hanbury Street
London E1 5JL, UK

REQUEST:

Pursuant to the Los Angeles Municipal Code, § 12.24-W,1, the applicant requests a conditional use to allow the sales and service of a full-line of alcoholic beverages in conjunction with a 3,464 SF ground floor restaurant having 189 interior seats with additional service to a 633 SF conference/private dining room with 30 interior seats, 1,367 SF of covered outdoor dining with 60 seats, 3,534 SF of uncovered outdoor dining with 210 seats, to a 2,470 SF oval flex room with a maximum of 328 seats, along with service to 4,619 SF of outdoor roof-deck seating having 299 seats and service to all 32,648 SF of membership-office space. Requesting hours of operation 24 hours daily with hours of alcohol service from 6am-2am daily. Requesting live entertainment.

Pursuant to Los Angeles Municipal Code, § 12.24-W,27, a Conditional Use to (1) allow hours of operation of 24 hours, daily in lieu of the allowable 7:00am-11:00pm, (2) to allow a 0 ft landscape setback in lieu of the required 5 ft setback along the St. Andrew's Place frontage of the lot and (3) to allow tandem parking on a commercial corner.

BACKGROUND:

Founded by Sam Aldenton and Rohan Silva, Second Home launched its first location in 2014 on Hanbury Street in London. Second Home is a cultural venue and workspace that brings together thinkers, makers, artists and entrepreneurs. The concept is to bring professionals of different backgrounds into one workplace and let collaboration and innovation take over. Second Home has varying levels of memberships that professionals, studios, and companies can apply for to best suit different workplace needs. In addition to serving as office space for a wide range of companies, start-ups and individuals, Second Home also hosts a year-round programme of talks with the world's leading thinkers and business leaders, exhibitions, live music, film screenings, and art performances. Speakers at Second Home have included musician Annie Lennox, designer Stella McCartney, architect Richard Rogers, writer Dave Eggers, behavioral economist Richard Thaler and entrepreneur Sir Richard Branson. In addition, Second Home has, and is, collaborating with respected cultural organizations such as The Louisiana Museum in Copenhagen, The Royal College of Art in London and the Natural History Museum in Los Angeles on public art initiatives in several cities.

Their Hanbury St. Building in London was designed by award-winning Spanish architects SelgasCano, who will also be designing the LA location. The design will include remodel of the existing Anne Banning Community House and demolition of the newer Family Resource Center Addition (1993). Replacing the

ZA 2016-1530-CUB-CU

demolished building will be individual office pods nestled in a forest of trees and landscaping. The re-design of the Anne Banning Community House, like the London location, will consist of sound-proofed enclosures of varying scales & sizes, allowing a bit of privacy in the overall open layout. Much of the historic elements will be maintained during the renovation including the overall rectangular plan with central courtyard, existing brick, terrazzo flooring, the entry/atrium and tea room as well as the circular stairwell. The below ground level will include parking, a recording studio to be used for podcasting, voice recording, interviews, etc. and an exercise studio. The ground floor of the main building will be home to the bar/restaurant including an open courtyard for outdoor dining in addition to some offices. The ground floor is also home to the office pod park. The pod park will be fenced and secured from the street. The second floor will house offices and several roof terraces where dining may occur. The restaurant will be open to the public and not restricted to only members. The restaurant at their London location is run by the highly-acclaimed former head chef of Ottolenghi in Notting Hill and is well loved in the area, known for its spectacularly unique menu of offerings. The restaurant and café component is essential to the Second Home concept with the understanding that the breaking of bread not only brings community together but can often times be the locale where many ideas and start-ups begin.¹

The subject site consists of Lots 8-18 in Block 4 of the Lemona Tract, having the address of 1370 N. St. Andrews Place. The site is zoned C2-1. To the north is a Target under construction, to the east in the same block are surface parking lots and a fast food establishment, to the south across Fernwood Ave are apartment complexes, and to the west across St. Andrews are children's theaters run by the Assistance League with proposed residential units in the entitlement phase. There are two existing buildings on site – one built in 1963 in the colonial-revival style designed by renowned Southern California architect Paul Williams and the other, a 1993 addition to the building with subterranean parking. The Anne Banning Community House served as the headquarters for the Assistance League of Southern California.

The Anne Banning Community House “fulfilled the Assistance League’s need for a business environment combined with gracious, elegant space for entertaining—teas, luncheons and privately hosted events.”² Second Home will utilize the space in a similar fashion. Fostering a deep social purpose and a strong desire to initiate a positive difference on the world around them, Second Home is excited to be occupying a space with such strong roots in philanthropy. Second Home has supported the construction of a school in Nairobi, supported the development of affordable space for artists in London, employ and train local youth through an apprenticeship programme run by Hackney Community College, and look to use sustainable products, technology and design in any way possible. The re-adaption of the old Assistance League of Southern California Headquarters into Second Home’s first US location will continue the philanthropic roots that were planted by the past occupant of the building and will continue the thread of innovation in social enterprise and responsibility.

GENERAL CONDITIONAL USE FINDINGS:

- 1. 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.**

¹ <http://www.independent.co.uk/life-style/food-and-drink/reviews/jago-restaurant-review-the-middle-eastern-menu-is-as-dazzling-as-the-spaceship-design-10413542.html>

² <http://www.paulwilliamsproject.org/gallery/anne-banning-community-house-los-angeles-ca/>

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The applicant is requesting a Conditional Use to permit the sales and service of a full-line of alcoholic beverages in conjunction with the operations of a membership-based office building having a ground floor public restaurant and café. Although utilization of office space requires a membership, the restaurant will remain open to the general public. The operations of an open co-working space has shown to be in high demand not only in Los Angeles but Hollywood specifically. In both 2014 and 2015, Los Angeles was ranked #3 startup city in the world having between 5,500 and 8,300 tech startups, coming in just behind Silicon Valley and New York City.³ Further, "Hollywood's interest in experimenting has led Northern California companies such as Netflix, YouTube, Facebook Inc. and Twitter Inc. to build larger presences in Los Angeles County. And an untold number of app makers are following suit, finding it essential to be close to the content makers who could be crucial in making their products popular."⁴ With this in mind, there is a growing need to increase creative office space in Los Angeles and particularly in the Hollywood area. The proposed operations bringing in over 20,000 SF of office space to the market will serve this vital function to both the city and region.

The project will retain the existing shell and many of existing historic elements of the Anne Banning Community House. The project will further bring a facelift to the current surface parking and old 1990s addition through creating a green oasis in the midst of a plethora of pavement and manmade building. The added greenery will thereby benefit the streetscape while the proposed adaptation will be mindful of the historic elements of the colonial-revival Paul Williams building.

The restaurant will not only serve members but will also be open to the general public. As such, the project will benefit the community, adding a new dining option to the area. The area is heavily developed with fast-food venues being surrounded by a King Buffet, McDonald's, Panda Express and Burger King. The addition of this restaurant will serve a need for a healthier, sustainable full-service option for the immediate community. The restaurant at Second Home's London location is headed by Chef Louis Solley, previously working at Ottolenghi. The restaurant is highly-acclaimed and known for its unique offerings. The restaurant at the Los Angeles location will be held to a similar caliber and the sales of alcohol will be well managed.

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

The proposed project is retaining the existing Anne Banning Community House designed by Paul Williams. The building will be remodeled but the height, bulk and size will remain similar to what existed when the Assistance League occupied the building and therefore will continue to be compatible with adjacent properties. The demolition of the newer building will be replaced with an office pod park with pods being 1 story tall and therefore compliant with height, and size restrictions. The proposed operations of the site include a public restaurant on the ground floor and co-working office space throughout the building. The site is located just south of Sunset Boulevard – a major commercial corridor and abutting uses include Target and Home Depot; accordingly, the operators of this office space and restaurant will remain compatible with the surrounding commercial area. The project will have 24 hour reception and/or security with CCTV at all access points ensuring that public safety and welfare are maintained at a high standard. The project also incorporates ample parking for both uses. The proposed project will meet a need for more creative office space as start-up and tech companies continue to flock to the region and the provision of a full-service public restaurant will be beneficial to the community. The applicant is requesting to have professional or corporate events to be

³ <http://www.builtinla.com/2015/07/28/los-angeles-named-3-startup-city-world>

⁴ <http://www.latimes.com/business/la-fi-la-tech-startups-20141123-story.html>

permitted within the premise and that a full-line of alcohol may be sold during the events. In conjunction with the events, there may be live entertainment. The applicant has hosted talks, discussions and events with musician Annie Lennox, designer Stella McCartney, architect Richard Rogers, and writer Dave Eggers at their London location. The operations of similar events at their Hollywood location is in line with the intent to facilitate cultural education on the arts, entertainment and theater industries in the area. The applicant will obtain all necessary approvals from LAPD and ABC for such events.

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

The project site is located in the Hollywood Community Plan. The lots are zoned C2 with a corresponding land use designation of Highway Oriented Commercial. The proposed use of the site for office and restaurant is consistent with its zoning and land-use designations. The site is not located within a Specific Plan or Community Design Overlay Zone. The project is located in the Hollywood Redevelopment Project Area. The proposed project aligns with the following goal of the Hollywood CRA Plan:

11) Recognize, promote and support the retention, restoration and appropriate reuse of existing buildings, groupings of buildings and other physical features especially those having significant historic and/or architectural value and ensure that new development is sensitive to these features through land use and development criteria.

The applicant is working closely with the CRA and a historic consultant to ensure the renovation of the Anne Banning House is respectful to the historic and architectural significance of the site. The proposed use does align with the philanthropic utilization of the site by the Assistance League as Second Home has previously initiated youth development programs, been an avid supporter of education in underserved areas, and will continue to work diligently with the community here in Los Angeles.

ADDITIONAL CUB FINDINGS

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

The applicant will be applying for a Type 47 ABC License. There are 4 on-site licenses authorized for Census Tract 1909.01 and as of 4/13/16, there is only 1 active – a Type 48 license for Blacklite Café. Therefore, the approval of this application will not result in or contribute to an undue concentration of such establishments. The proposed use will be a unique venue catering to the need for creative office space and full-service restaurants. The applicant is a well-known and acclaimed operator, having a similar venue in London; the sales and service of alcohol will be managed at a high caliber and operated responsibly.

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

The proposed project will not be detrimental to the nearby residential zones or uses. The project will provide over 150 parking spaces on-site where only 109 are required by Building and Safety, ensuring there are no substantial parking or traffic externalities that would be detrimental to nearby residential areas. The nearest residential building is located along Fernwood Avenue with proposed units on the site across St. Andrews.

The proposed project will include substantial greenery and trees that will act as sound buffers. Further, the applicant will ensure the roof decks are treated to reduce any possible noise externalities that could emanate from the space. The office pods will be enclosed and the bulk of the restaurant will be contained inside with an interior courtyard for dining. As such, the project will incorporate traffic, parking, and noise mitigation measures. The proposed use will benefit the residential community as the restaurant will be open to the general public and will be a convenient full-service restaurant in an area that currently lacks this type of amenity.

ADDITIONAL COMMERCIAL CORNER CUP FINDINGS:

The proposed project is asking for relief from the landscape buffer requirements, limitation of hours and limitation on tandem parking. Due to the extensive landscaping involved in the project, the existing parking structure below grade will need to be reinforced. Additionally, the park aspect of the project will require substantial depth of soil for the trees to be planted. As such, the proposed project's landscape buffer cannot be provided at sidewalk level as the ground floor level of the pod park will be lifted above grade and the project will have retaining walls along the street frontages. The proposed project has tried to meet the intent of the landscape buffer by providing it on the level where the office pods sit but has requested relief due to the scope of the project. The proposed project consists of creative offices; the applicant anticipates that the offices will need to be open 24 hours a day to serve the diverse needs of possible companies that will be working from the space. Many companies have clients located abroad and will need to be available early in the morning or late at night to take meetings and conference calls. There will be 24 hour security maintained on-site. For this reason, the applicant has requested relief from the hours of operation for a mini-shopping center. Lastly, the project will include tandem parking in the below grade structure. The applicant will have an attendant on-site to facilitate the tandem spaces and has requested relief from the commercial corner restrictions.

(1) that based on data provided by the City Department of Transportation or by a licensed traffic engineer, that ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets; and

The existing below grade parking garage will be maintained and the entrance will remain located along De Longpre. There will be a parking attendant staffed on-site. There will also be a small supply of at-grade parking along the De Longpre frontage as well. The project proposes to close one driveway on North St. Andrew's Place that was the entrance to a past surface parking lot. DOT was consulted with this application and it was deemed that no substantial increase in net vehicular trips would be generated by the change of use.

(2) that project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.

The project is an existing commercial corner development being a commercially used corner lot across the street from residential uses. The proposed project will not add a new commercial corner development to the area.

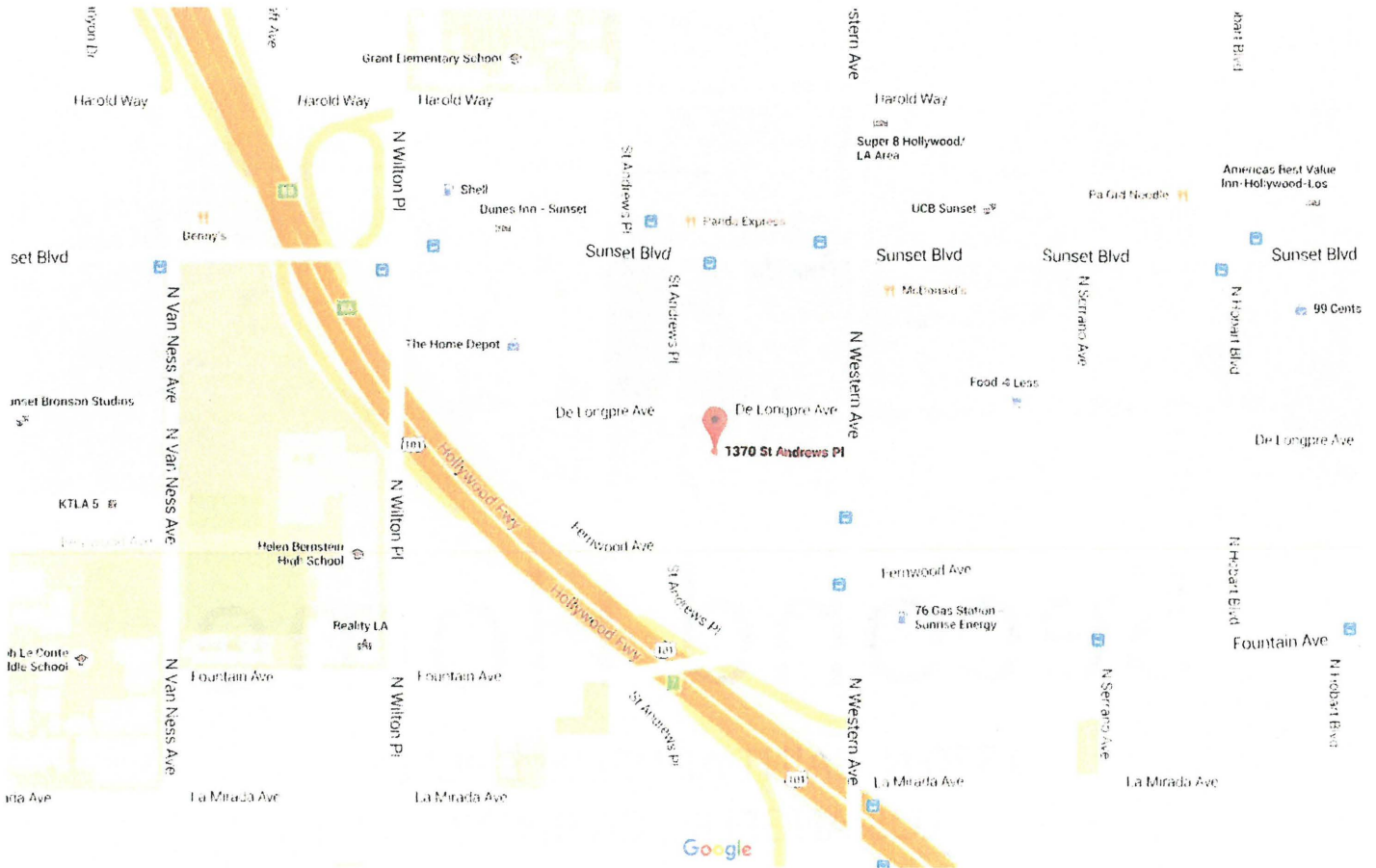


Second Home

1370 N. SAINT ANDREW'S PLACE
LOS ANGELES, CA 90028



LOCATION



PROJECT

Second Home

SITE

1370 N. Saint Andrew's Place
Los Angeles, CA 90028

REPRESENTATIVE

EPG
400 S. Main Street #808
Los Angeles, CA 90013
T. 213.640.1904
F. 213.640.1587

ENTITLEMENT REQUEST

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SECOND HOME

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essential to the Second Home concept with the understanding that the breaking of bread not only brings community together but can often times be the locale where many ideas and start-ups begin.¹

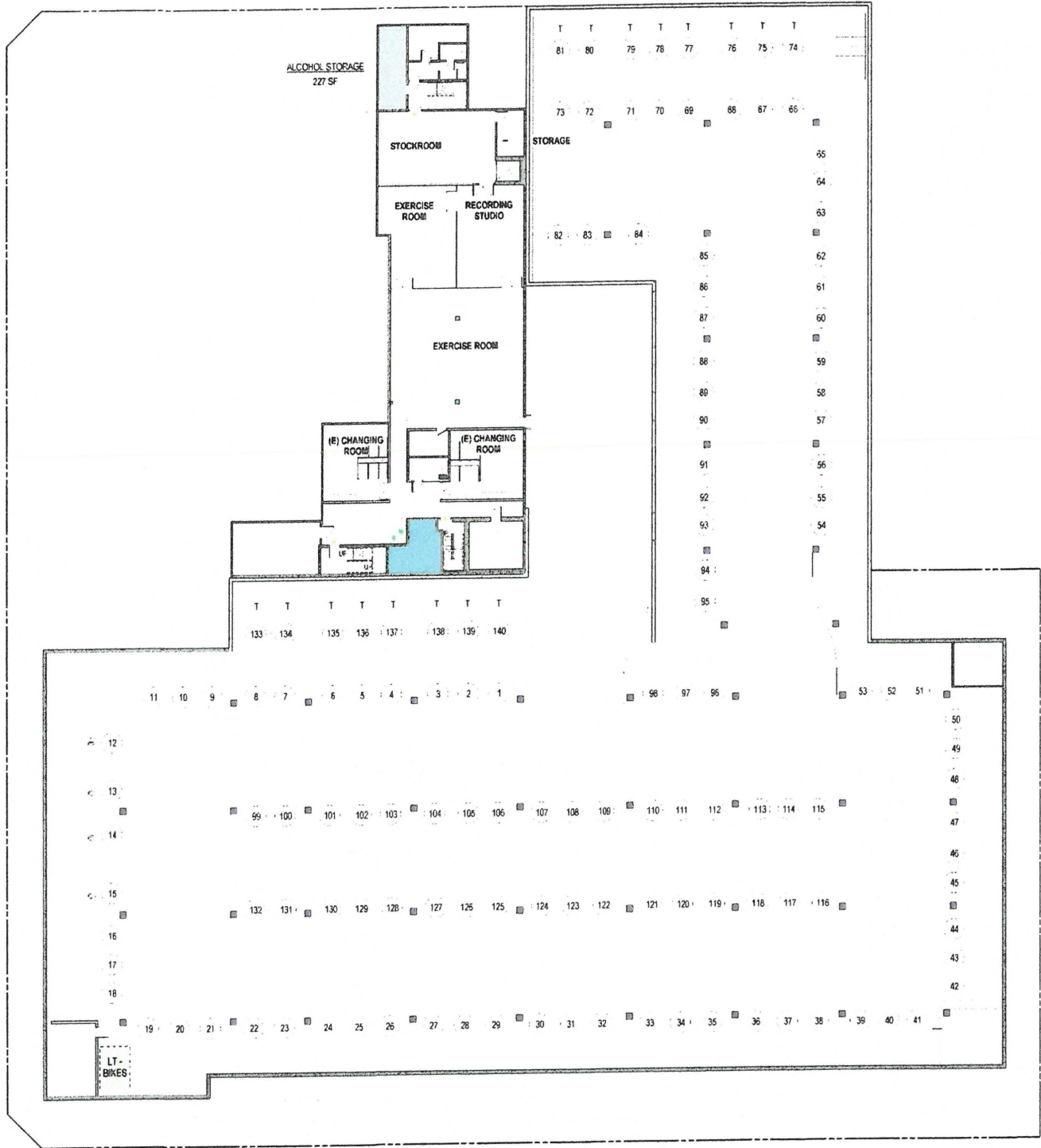
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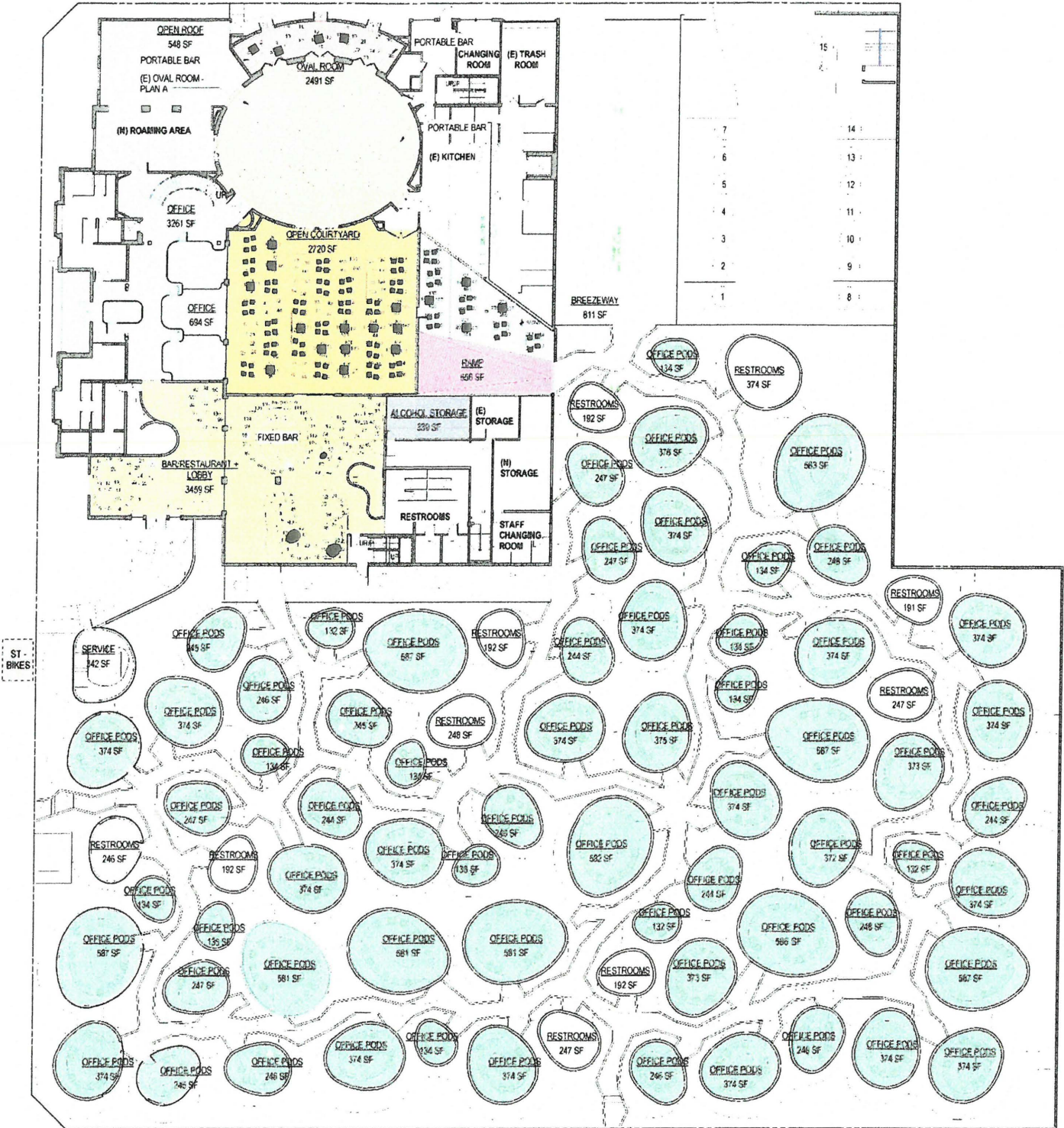
¹ <http://www.independent.co.uk/life-style/food-and-drink/reviews/jago-restaurant-review-the-middle-eastern-menu-is-as-dazzling-as-the-spaceship-design-10413542.html>

² <http://www.paulwilliamsproject.org/gallery/anne-banning-community-house-los-angeles-ca/>

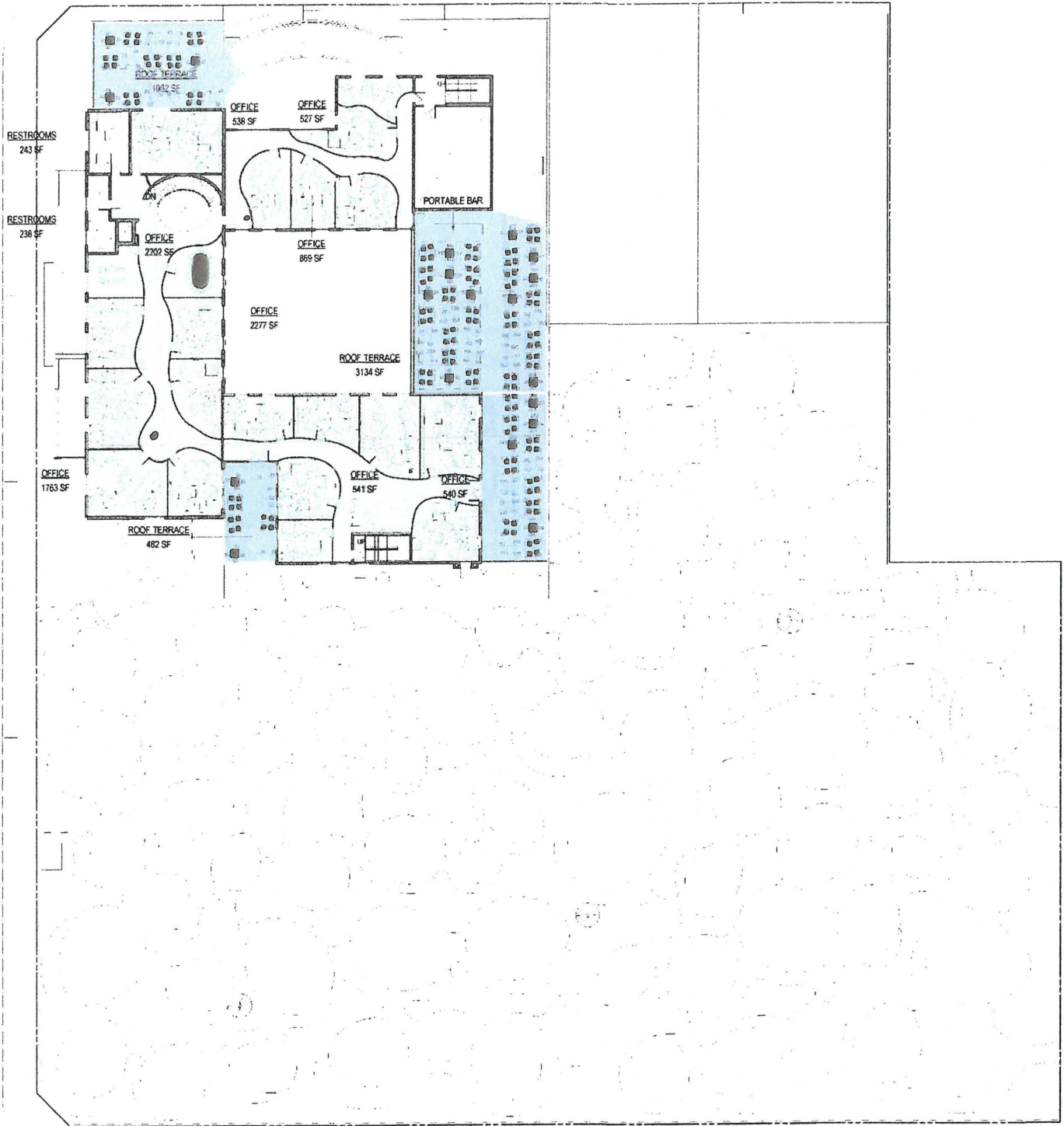
BASEMENT FLOOR PLAN



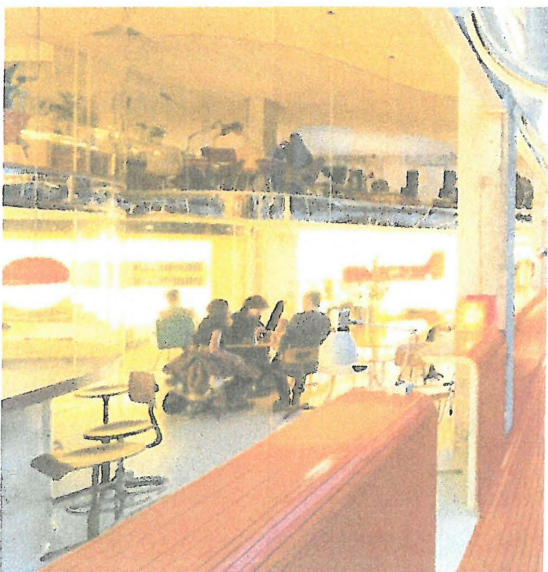
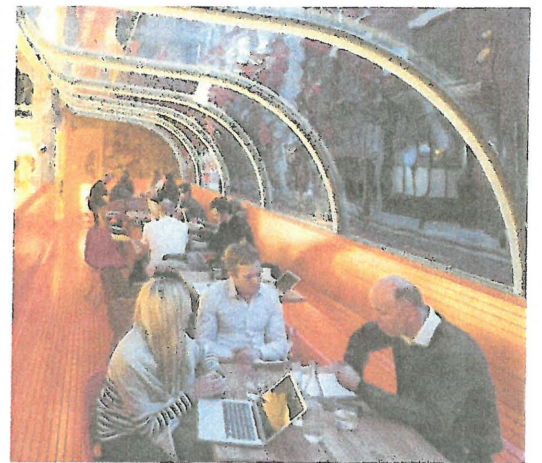
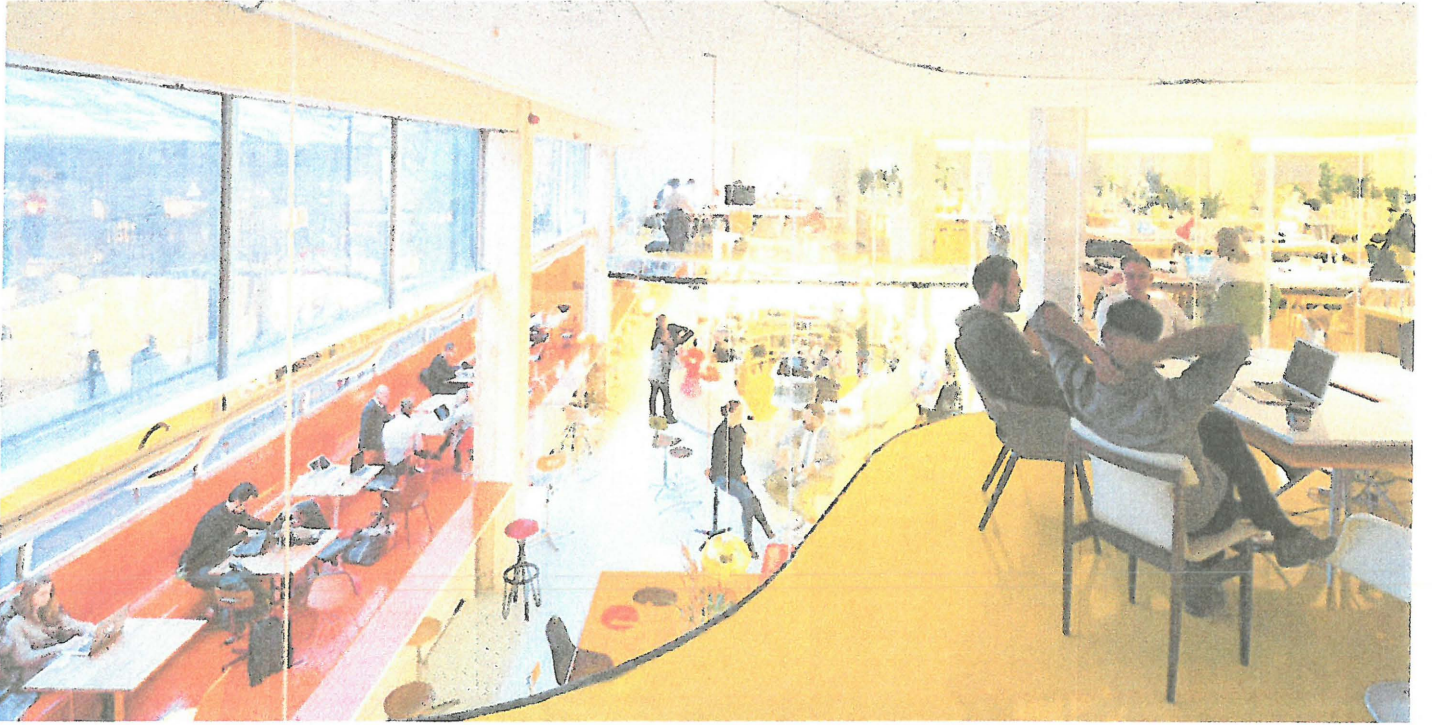
1ST FLOOR PLAN



2ND FLOOR PLAN



GALLERY: SECOND HOME LONDON



EPG

Elizabeth Peterson Group, Inc.

PLOT PLANS



EXHIBIT "A"

Page No. 1 of 6

Case No. ZA 2016-1530-CUB-CU

| Area Schedule (CUP / CUB - PH) - TOTALS | | | |
|---|----------|-----------------------|-----------------------|
| Name | Area | Seat Count (INTERIOR) | Seat Count (EXTERIOR) |
| BASEMENT FF AT (E) BUILDING | | | |
| ALCOHOL STORAGE | 427 SF | 0 | 0 |
| KITCHEN | 509 SF | 0 | 0 |
| OFFICE | 1751 SF | 0 | 0 |
| BASEMENT FF AT (E) BUILDING | 2887 SF | 0 | 0 |
| (E) 1ST FLOOR FF | | | |
| ALCOHOL STORAGE | 356 SF | 0 | 0 |
| BAR/RESTAURANT - LOBBY | 3322 SF | 107 | 0 |
| CONFERENCE/PRIVATE DINING | 2747 SF | 115 | 0 |
| COVERED OUTDOOR SEATING | 636 SF | 0 | 28 |
| OFFICE | 5111 SF | 0 | 0 |
| OFFICE BUNGALOW | 25270 SF | 0 | 0 |
| OUTDOOR SEATING | 3340 SF | 0 | 131 |
| OVAL ROOM | 2352 SF | 336 | 0 |
| OVAL ROOM - PLAN B - ALTERNATE | N/A | 82 | 0 |
| OVAL ROOM - PLAN C - ALTERNATE | N/A | 115 | 0 |
| (E) 1ST FLOOR FF | 43143 SF | 558 | 159 |
| (E) 2ND FLOOR FF | | | |
| OFFICE | 7879 SF | 0 | 0 |
| OUTDOOR SEATING | 4435 SF | 0 | 283 |
| (E) 2ND FLOOR FF | 12313 SF | 0 | 263 |
| TOTALS | 58144 SF | 558 | 422 |

| PROJECT DESCRIPTION | |
|-------------------------------|---|
| PROJECT NAME: | SECOND HOME HOLLYWOOD |
| PROJECT ADDRESS: | 1370 NORTH ST ANDREWS PLACE LOS ANGELES, CA 90024 |
| PROJECT WORK DESCRIPTION: | - TENANT IMPROVEMENT OF EXISTING 2 STORY TYPE V 'COMMUNITY HOUSE' AT 1370 N ST ANDREWS PL. CHANGE OF USE TO OFFICE AND RESTAURANT. - CONSTRUCT NEW 1 STORY TYPE V 35,087 SF ADDITION ON TOP OF EXISTING TYPE I UNDERGROUND PARKING GARAGE. |
| TOTAL GROSS BUILDING AREA: | 114,479 SF |
| EXISTING FAR IN (E) BUILDING: | 32,359 SF |
| PROPOSED FAR ADDITION: | 903 SF (NEW FAR IN (E) BUILDING) 28,340 SF (NEW CONSTRUCTION ON LOTS 9-18 ONLY) 1,924 SF (NEW CONSTRUCTION ON LOT 8 ONLY) |
| TOTAL PROPOSED FAR: | 64,526 SF |
| CONSTRUCTION TYPE: | TYPE VB |
| FIRE PROTECTION: | FULLY SPRINKLERED |
| NUMBER OF STORIES: | 2 + 1 LEVEL BASEMENT |
| BUILDING HEIGHT: | 29' - 4" |
| FIRE DISTRICT: | N/A |

| GROSS BUILDABLE AREA | |
|--------------------------------|------------------------------|
| GROSS BUILDABLE AREA | 90,854 SF |
| EXISTING FAR IN (E) BUILDINGS: | 61,243 SF |
| ALLOWABLE FAR: | |
| FOR LOTS 9-18 | 35,000 SF (PER Q CONDITIONS) |
| FOR LOT 8 | 6,201 SF (1.5:1 FAR) |
| TOTAL ALLOWABLE FAR: | 71,885 SF |
| PROPOSED FAR ADDITION: | 3,283 SF |
| TOTAL PROPOSED FAR: | 64,526 SF |

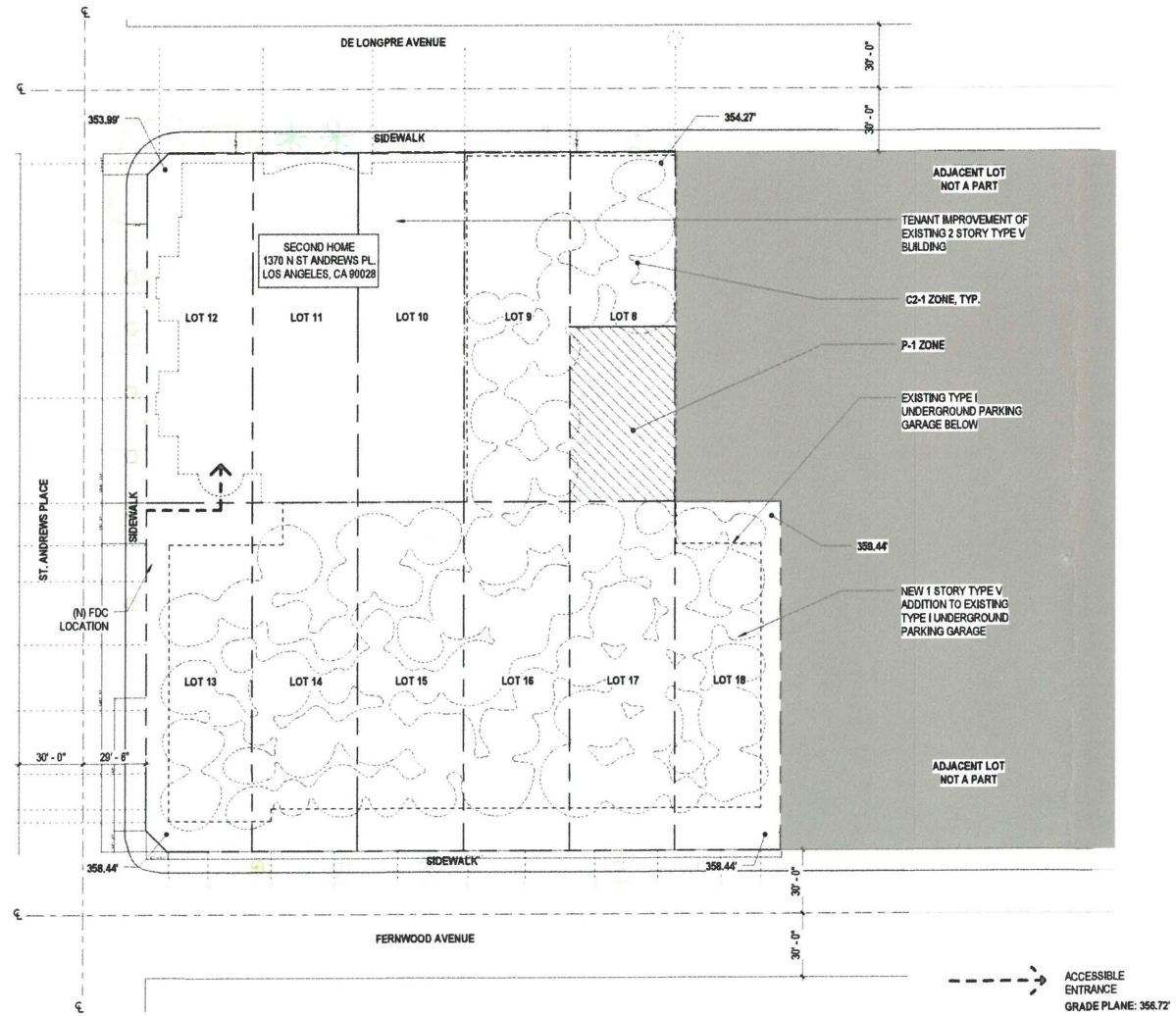
| PROJECT INFORMATION | |
|--|--|
| LEGAL INFORMATION | |
| PROPERTY AREA: | 90854.4 SF |
| ACCESSOR PARCEL NO.: | 5544030059, 5544030021, 5544030030, 5544030031, 5544030032, 5544030029 |
| TRACT: | LEMONA TRACT |
| BLOCK: | BLK4 |
| LOT: | 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 |
| ARB: | 2 |
| MAP REFERENCE NO.: | M 8 S-131 |
| PARCEL ID NO.: | 147A183 175 |
| COMMUNITY PLAN AREA: | HOLLYWOOD |
| PLANNING & ZONING INFORMATION | |
| ZONING: | (C)C2-1, P-1 |
| ZONING INFORMATION: | Z1-2277 HOLLYWOOD REDEVELOPMENT PROJECT Z1-1352 HOLLYWOOD REDEVELOPMENT PROJECT Z1-2374 LOS ANGELES STATE ENTERPRISE ZONE Z1-2433 REVISED HOLLYWOOD INCLUSION Z1-2427 FREEMWAY ADJACENT ADVISORY NOTICE FOR SENSITIVE USES |
| GENERAL PLAN LAND USE: | HIGHWAY ORIENTED COMMERCIAL |
| GOVERNING JURISDICTION: | CITY OF LOS ANGELES |
| ADAPTIVE REUSE INCENTIVE AREA: | ADAPTIVE REUSE INCENTIVE AREAS - HOLLYWOOD COMMERCIAL REDEVELOPMENT PROJECT AREA |

| PARKING ANALYSIS | |
|-----------------------------|--|
| REQUIRED PARKING: | 140 SPACES |
| WITH 20% BICYCLE REDUCTION: | 112 SPACES |
| TOTAL PROPOSED: | 112 SPACES |
| | 103 STANDARD + COMPACT SPACES 9 TANDEM SPACES TANDEM SPACES ACCOUNT FOR 8% OF THE TOTAL SPACES PROVIDED. |

| VICINITY MAP | |
|---|--|
| | |
| SITE ADDRESS: 1370 N. ST ANDREWS PLACE, LOS ANGELES, CA 90028 | |

| BIKE PARKING ANALYSIS | |
|------------------------|---|
| REQUIRED BIKE PARKING: | SHORT TERM: 22 BIKES LONG TERM: 23 BIKES |
| TOTAL PROPOSED: | 104 BIKES 45 TOTAL REQUIRED (SHORT + LONG TERM) 59 EXTRA (NEEDED FOR 20% PARKING REDUCTION) |

| SHEET INDEX | |
|-------------|-------------------------------|
| CUP-00 | CUP / CUB PLOT PLAN |
| CUP-01 | CUP / CUB BASEMENT PLAN |
| CUP-02 | CUP / CUB FIRST FLOOR PLAN |
| CUP-03 | CUP / CUB SECOND FLOOR PLAN |
| CUP-04 | CUP / CUB EXTERIOR ELEVATIONS |
| CUP-05 | CUP / CUB BUILDING SECTIONS |



PROPOSED SITE PLAN
1/32" = 1'-0"

SECOND HOME HOLLYWOOD

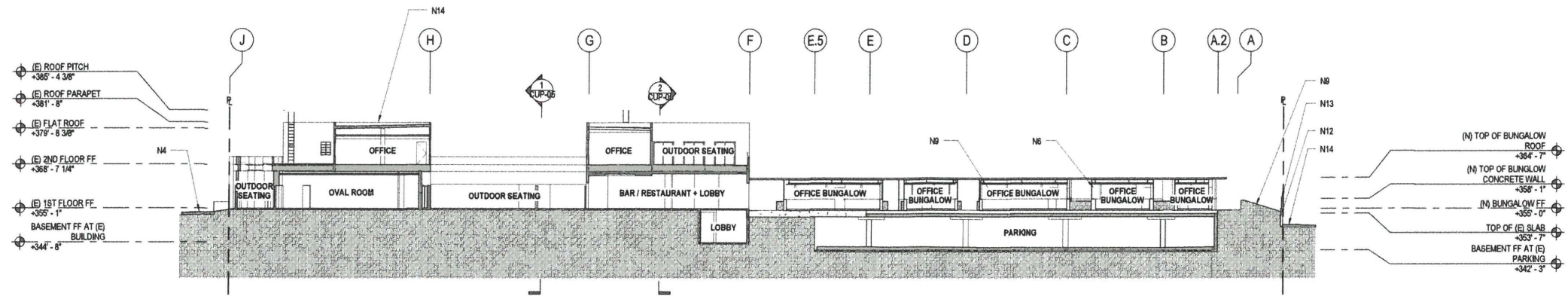
1370 NORTH ST ANDREWS PLACE
LOS ANGELES, CA 90028

omgiving
architects interior designers urbanists

| |
|---|
| ST. ANDREWS SECOND HOME, LLC 11611 SAN VICENTE BLVD., SUITE 800 LOS ANGELES, CA 90048 |
| REVISIONS: |
| JOB NO.: 17-023 |
| DATE: 11.22.17 |
| SCALE: As Indicated |
| SHEET TITLE: CUP / CUB PLOT PLAN |
| SHEET NUMBER: CUP-00 |

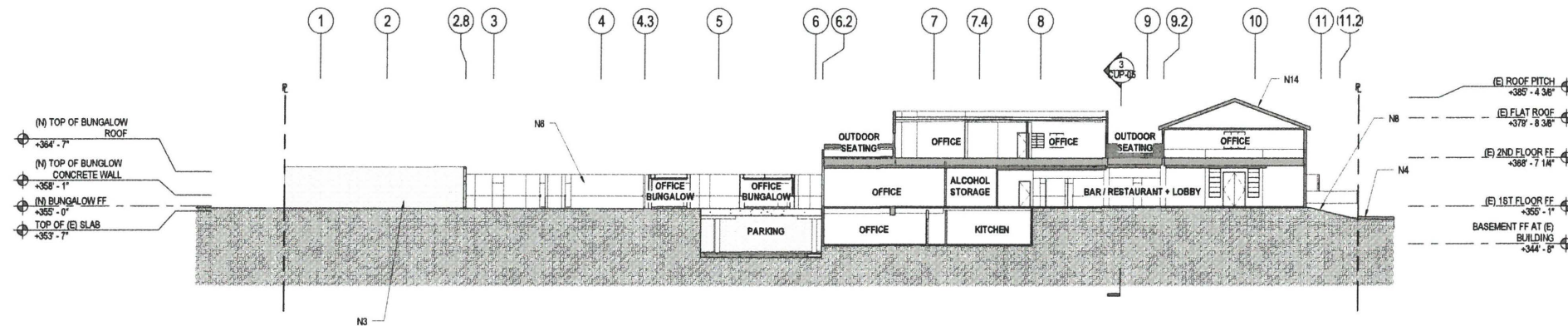
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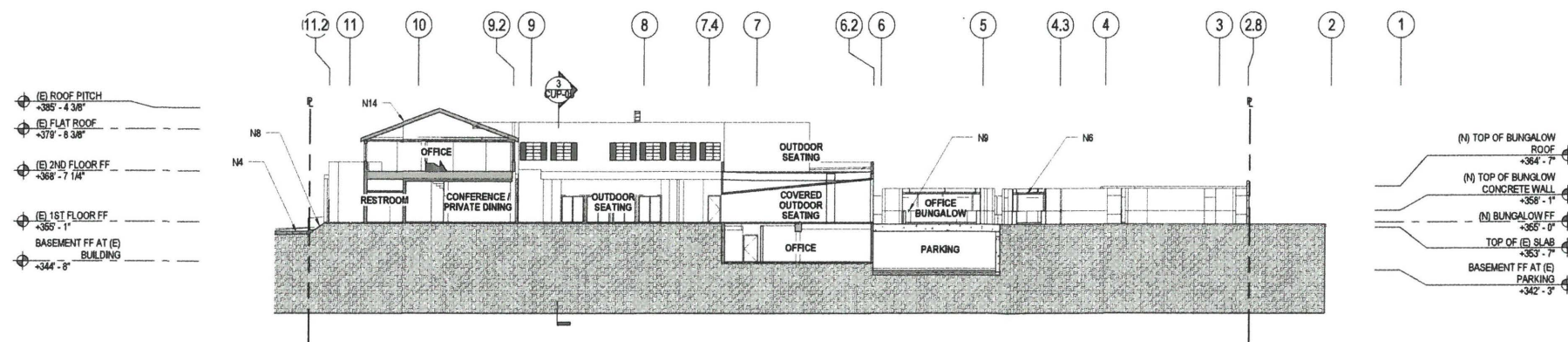
NORTH-SOUTH SECTION - LOOKING EAST
1/16" = 1'-0"

3



EAST-WEST SECTION - LOOKING SOUTH
1/16" = 1'-0"

2



EAST-WEST SECTION - LOOKING NORTH
1/16" = 1'-0"

1

NOTES

- N1. (N) DWP TRANSFORMER PER ELECTRICAL PLANS
- N2. (N) EXTERIOR CMU WALL
- N3. (N) EXTERIOR CMU WALL
- N4. (E) SIDEWALK
- N5. (E) DRIVEWAY AND CURB CUT TO REMAIN
- N6. (N) PLEXIGLASS EXTERIOR WALL
- N7. (E) TREE TO REMAIN
- N8. (E) LANDSCAPE AREA TO REMAIN
- N9. (N) CONTINUOUS LANDSCAPE PLANTER ON TOP OF (N) PARKING GARAGE
- N10. (N) 6'-0" TALL FENCE ENCLOSURE
- N11. LINE OF BASEMENT BELOW
- N12. (N) 5'-0" MAX HIGH CONCRETE LANDSCAPE RETAINING WALL
- N13. (N) 3'-6" HIGH GUARDRAIL
- N14. (E) BUILDING TO REMAIN AND BE REFURBISHED
- N15. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9', MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS

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interior designers
architects

SECOND HOME HOLLYWOOD

1370 NORTH ST ANDREWS PLACE
LOS ANGELES, CA 90028

EXHIBIT A

ST. ANDREWS SECOND HOME, LLC
11611 SAN VICENTE BLVD., SUITE 800
LOS ANGELES, CA 90048

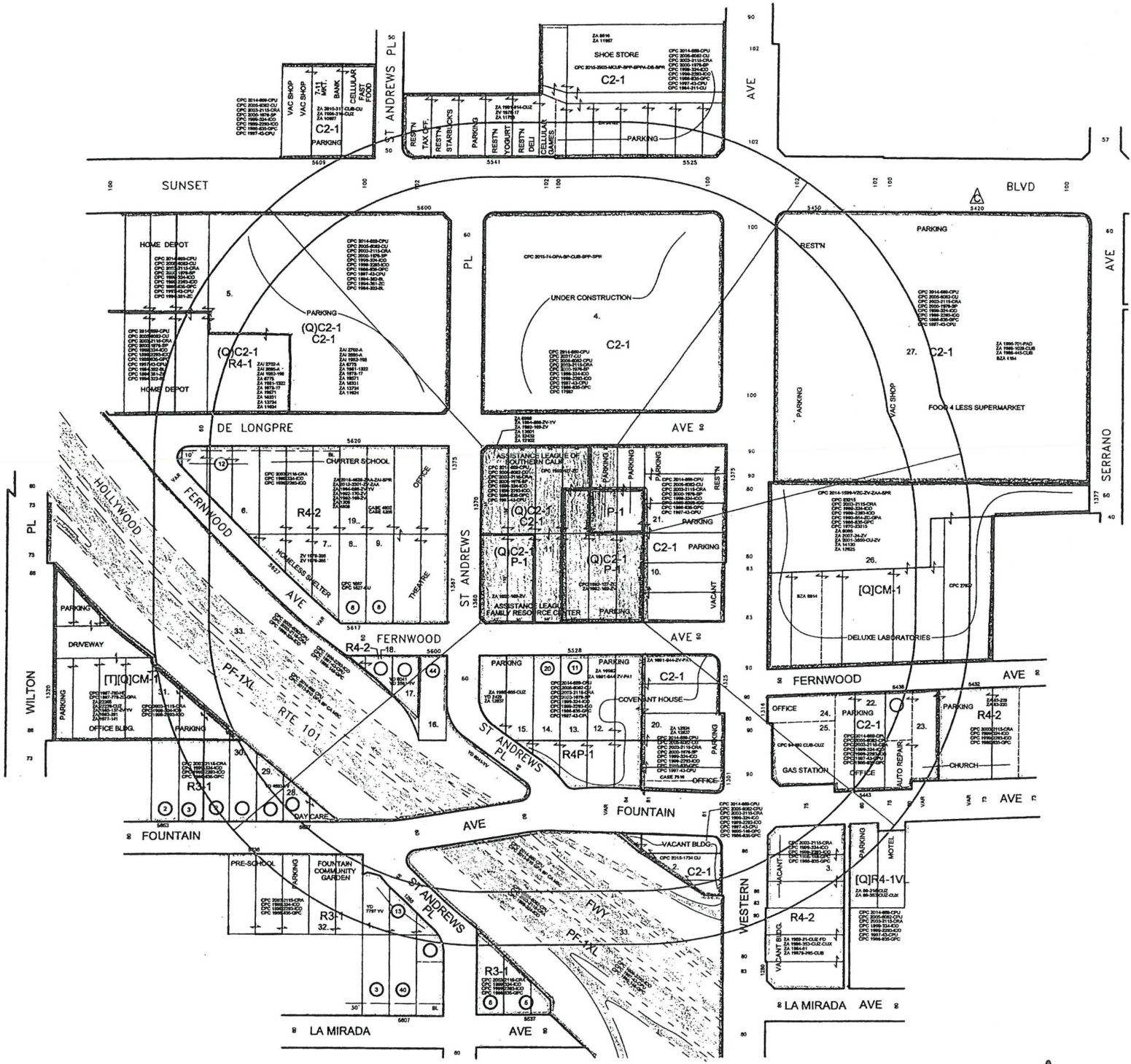
EXHIBIT "A"
Page No. 6 of 6
Case No. ZA-2016-1530-LUB-CU

| |
|---|
| REVISIONS: |
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| |
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| |
| JOB NO. 17-023 |
| DATE 11.22.17 |
| SCALE As indicated |
| SHEET TITLE CUP / CUB BUILDING SECTIONS |
| SHEET NUMBER CUP-05 |

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RADIUS MAP



ZA 2016-1530-CUB-CU

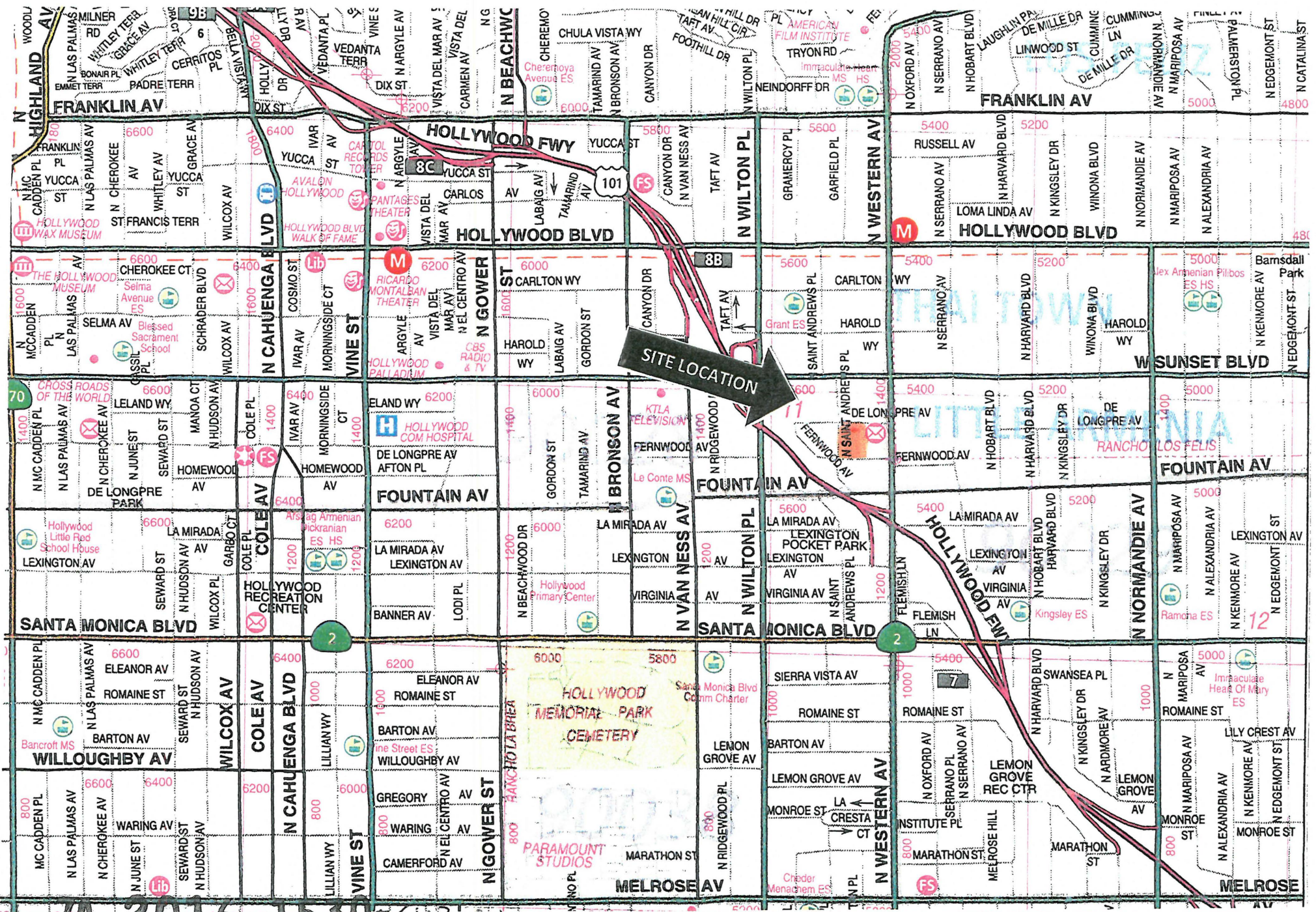
C.D. 13
 C.T. 1909.01
 P.A. HOLLYWOOD
 N.C. HOLLYWOOD STUDIO DISTRICT



2.08 NET AC.

CONDITIONAL USE - ALCOHOL BEVERAGES

| | | | |
|---|--|---|--|
| <p>RADIUS MAPS ETC 3544 PORTOLA AVENUE LOS ANGELES CA 90032 OFF/FAX (323) 221-4555 RADIUSMAPSETC@SBCGLOBAL.NET</p> | <p>LEGEND</p> <ul style="list-style-type: none"> ON-SITE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES. ON-SITE CONSUMPTION OF BEER AND/OR WINE OFF-SITE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES OFF-SITE CONSUMPTION OF BEER AND/OR WINE | <p>SITE LOCATION: 1370 N. ST. ANDREWS PLACE LOS ANGELES CA 90028</p> <p>LEGAL DESCRIPTION: LOTS 8 THRU 18, BLOCK 4, LEMONA TRACT, M.B. 5-131.</p> | <p>CASE NO.:</p> <p>DATE: 03 - 18 - 2016 SCALE: 1" = 100' USES: FIELD D.M.: 147 A 193, 148.5 A 193 T.B. PAGE: 593 GRID: H-5 APN: 5544-030-021,029 to 032,056</p> |
|---|--|---|--|



LA 2016 11-30-2016

VICINITY MAP

SITE LOCATION:
 1370 N. ST. ANDREWS PLACE
 LOS ANGELES, CA 90028

CASE NO:

DATE: 03 - 18 - 2016
 T.B. PAGE: 593 GRID: H-5



CORRESPONDENCE

August 9, 2016

To: Zoning Administrator/City of Los Angeles

From: Homer Alba: Chair – PLUM Committee
Hollywood Studio District Neighborhood Council
Plum Committee Meeting of Saturday, August 6, 2016

Re: Project at 1360-1370 St. Andrews Place, 5517-5537 Fernwood Avenue and 5522-5536 De Longpre Avenue - Case Number ZA-2016-1530-CUB-CU

For consideration: Conditional use of to allow the sales and services of a full-line of alcoholic beverages in conjunction with a 3,464 square-ft. ground floor restaurant having 189 interior seats with additional service to a 633 SF conference/private dining room with 30 interior seats. A 1,367 SF of covered outdoor dining with 60 seats, a 3,534 SF of uncovered outdoor dining with 210 seats, to a 2,470 oval flex room with a maximum of 328 seats, along with service to 4,619 SF of outdoor roof-deck seating having 299 seats and service to all 32,648 SF of membership-office space, all with hours of alcohol service from 6am to 2am daily.

Second part of that proposal: 24 hours of operation daily, in lieu of the allowable 7:00am to 11:00am.

Third segment of proposal: a zero-foot landscape setback, in lieu of the required five-ft. setback along the St. Andrew's Place frontage of the lot; and

To allow tandem parking on a Commercial Corner Development and;

Adoption of a Mitigated Negative Declaration (ENV-2016-1531-MND) and Mitigation Monitoring Program for the subject use.

Taking all of these multiple proposals in consideration, the Plum Committee, after a very lengthy discussion decided to table any action on this presentation.

However, by unanimous consent, the Committee found this project very worthwhile and extremely promising. It was an excellent presentation overall and one that definite merits further consideration.

Because of multiple requests, the committee felt not quite ready to make a decision. Instead, the Committee wishes to further explore this venture when it is presented with more specifics. All in all, we feel this type of project can have a very positive impact in that area of Hollywood.

Homer Alba: Chair/Plum Committee

Hollywood Studio District Neighborhood Council

C O N S U L T I N G



MEMORANDUM

TO: Craig Bullock, CRA/LA

FROM: Teresa Grimes, Principal

RE: 1370 N. St. Andrews Place

DATE: June 2, 2016

Introduction

GPA Consulting has reviewed the schematic drawings for a proposed project at 1370 St. Andrews Place in the City of Los Angeles. The project site is located in the Hollywood Community Plan Area as well as the Hollywood Redevelopment Plan Area. The property is occupied by the Anne Banning Community House, the former headquarters for the Assistance League of Southern California. The Anne Banning Community House was completed in 1963 and designed by architect Paul R. Williams. The League had another building constructed on the property in 1996. The proposed project involves the preservation and adaptive reuse of the 1963 building, the removal of the 1996 building, and the construction of a grouping of individual office pods surrounded by gardens. Although the 1963 building is not a designated landmark, it has been identified as eligible for listing in the National Register of Historic Places in previous historic resources surveys of the Hollywood Redevelopment Plan Area. According to the Hollywood Redevelopment Plan, alterations to buildings identified in the historic resources survey must comply with the Secretary of the Interior's Standards for Rehabilitation (Standards). A settlement agreement between the Community Redevelopment Agency and Hollywood Heritage requires consultation with Hollywood Heritage on projects involving buildings identified in the historic resources survey. Under Title 14 of the California Code of Regulations, Chapter 3, Article 19, Section 15331, projects involving historic resources that comply with the Standards and have no other potential to negatively impact the environment may be considered exempt from the application of California Environmental Quality Act.

Summary of Eligibility

When Anne Ophelia Smith married Hancock Banning in 1890, the marriage united two established Los Angeles families. The "lively and irrepressible" Hancock was the son of Phineas Banning, a driving force who established Los Angeles as a major west coast port. Anne was the daughter of prominent attorney George H. Smith. As one of the city's first power couples, Anne and Hancock were a daunting team, changing the philanthropic and entrepreneurial landscape of the region. As a successful coal and transportation businessman Banning would buy and develop Santa Catalina Island with his brothers (Banner News, May 1992). After working with many civic aid groups and forming the local Red Cross chapter, Anne and her close friend Ada Edwards Laughlin met with ten women and one man to formally organize the Assistance League of Southern California in 1919.

Using \$15,000 Banning personally borrowed from a local bank, the League bought and renovated a building in Hollywood at the northeast corner of St. Andrews Place and De Longpre Avenue. Through the 1920s and 1930s the League grew, adding members, services, and

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facilities. The Assistance League Playhouse was constructed, a Day Nursery opened, and office space purchased. Service groups such as the Preschool Auxiliary, the Nine O'Clock Players theater group, a Girls Club, a Boys Club, the Bookworms Auxiliary, the College Alumni Auxiliary, formed and raised money for various social service programs. Revenue came from League's Film Location Bureau, the Attic Tea Room, a Thrift Shop, and numerous fundraising events. Banning would serve as the League president until she retired in 1948 at the age of 77.

By the early 1960s, the League had outgrown their office space and selected architect Paul R. Williams to design a new Community House at 1370 St. Andrews Place. The former headquarters was in turn demolished to construct a new volunteer and family service center. At the 1964 dedication, society newspaper reporter Christy Fox wrote, "It doesn't seem possible. But it is! For the past two days I have been walking around pinching myself to be sure. That beautiful, wonderful, elegant new Anne Banning Community House, headquarters for the Assistance League of Southern California, is a must on your see list...It is a dream built by hours and hours of good work of one lovely lady, Mrs. Hancock Banning" (Los Angeles Times, September 11, 1964). Williams' plan for the two-story, Colonial Revival style building fulfilled the League's need for a business environment combined with gracious, elegant space for entertaining—teas, luncheons and privately hosted events. The main entry with its curving staircase was reminiscent of Williams' elegant residential designs. The first floor housed a large oval-shaped tea room with break-out space for private parties, the Women's Exchange where "women could sell their handmade finery—lace, linens and lingerie—to support their families," an art gallery and a Gift and Consignment Shop (Los Angeles Times, September 11, 1964).

The building appears to be substantially intact with only a few documented alterations. The changes to the building that were permitted include the following:

- The roof was replaced in 1992 and 2013
- A handicapped access ramp was added between the south elevation and the sidewalk at the west elevation in 2002
- Various changes were made to the interior of the building between 2001 and 2002 including the addition of non-bearing partition walls, replacement of bathroom fixtures and door hardware.

In addition to the alterations documented by the building permit history, alterations that are apparent based upon visual observation include the following:

- A window east of the portico on the south elevation has been filled and patched
- Barbed wire has been added to the roofline of the one-story portions of the building
- Landscaping has changed since construction
- Some louvered shutters have been removed from the front (west) elevation
- Some interior light fixtures have been replaced
- Many finishes have been altered including flooring and wall treatments, especially on the second floor

The 1984 historic resources survey form described the building as a "two-story structure in the pared-down Colonial Revival style of the post-war era." The significance of the building is unclear from the survey form. Founded in 1919, the League is one of the oldest volunteer social service agencies in Hollywood. As the subject building was not constructed until 1963, it is not representative of the early history of the organization. The survey forms prepared in 2002 or 2010 did not provide any additional information about the building, or re-evaluate its significance or integrity. It appears that the building may be historically significant for its association with the

growth of the League in the later half of the twentieth century. It does not appear to be architectural significant. The building has some Colonial Revival style features, but they are concentrated on the western portion of the building. The building is not a fully realized example of the Colonial Revival style. Although Williams was a master architect, the building does not represent particular phase of his career or aspect of his work. The period of significance for the building is 1963, the date of construction. The League continued to occupy the building until recently; however, nothing of exceptional significance occurred on the property.

Character-Defining Features

A sensitive approach to the rehabilitation and maintenance of a historic property is one that preserves those features of the building that are significant to its character – in other words, its character-defining features. Often dictated by architectural style or building type, these features are an integral part of the visual character of a property and its setting. *Preservation Brief #17: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* notes:

A complete understanding of any property may require documentary research about its style, construction, function, furnishings or contents; knowledge about the original builder, owners, and later occupants; and knowledge about the evolutionary history of the building. Even though buildings may be of historic, rather than architectural significance, it is their tangible elements that embody its significance for association with specific events or persons and it is those tangible elements both on the exterior and interior that should be preserved.¹

The character-defining features of buildings can be generally grouped into three categories: the overall visual character of a building, the exterior materials and craftsmanship, and the interior spaces, features, and finishes. The key character-defining features on the Anne Banning Community House include the following:

Overall Visual Character

- Rectangular plan with central courtyard
- Side-gabled roof at front (west) portion of building with wood cornice and flat roof elsewhere
- Symmetrically organized front (west) elevation with one-story projecting bays flanking centrally located main entrance
- Main entrance including brick steps, double paneled wood entry doors, classical door frame with fluted pilasters and swans neck pediment and urn
- Group of three windows flanked by pilasters above main entrance
- Semi-circular entrance portico at south elevation supported by Doric columns and pilasters with rounded brick steps, double paneled wood entry doors, sidelights, and broken pediment
- Rounded wall at north elevation reflecting the location of the tea room on the interior
- Centrally located courtyard fountain

Exterior Materials and Craftsmanship

- Stone veneer at front (west) elevation and western portion of south elevation
- Stucco cladding on the remaining walls

¹ <http://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm> (accessed July 9, 2015).

- Molded belt course below second floor windows
- Divided light, steel sash casement windows, some with louvered shutters
- Central courtyard with brick pavers in a herringbone pattern and stretcher bond pattern

Interior Spaces, Features, and Finishes

- First floor spaces including entry, shops, tea room/main dining room, private dining room, and stair hall
- Second floor spaces including stair hall
- First and second floor features including paneled wood doors, baseboards, chair rails, crown moldings, casings, and trim
- First floor finishes including terrazzo flooring in entry, stair hall, and tea room/main dining room
- First and second floor finishes including smooth plaster walls

Proposed Project

The proposed project involves the construction of a Second Home cultural venue and workspace for creative companies and entrepreneurs. Second Home has different levels of memberships to suit a variety of needs. The workspace is meant to be flexible and to foster networking between companies. Second Home also hosts year round programming including talks with world leaders. The project consists of the preservation and adaptive reuse of the 1963 building, the removal of the 1996 building, and the construction of a grouping of individual office pods surrounded by gardens. No major alterations are proposed for the exterior of the 1963 building. The interior would include conference rooms, office spaces, and a restaurant with outdoor dining in the courtyard on the first floor and office spaces on the second floor. The key character-defining features would be preserved. The restaurant would be open to the public and not restricted to members only. A one-story addition would be attached to the eastern end of the south elevation and the southern end of the east elevation, which are not key character-defining features of the 1963 building. The addition is comprised of individual office pods constructed of a transparent material covered by a canopy and connected by paths. The pod park would be fenced and secured from the street.

Compliance with Secretary of the Interior's Standards

Projects that may affect historic resources are considered to be mitigated to a level of less than significant if they conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards). Projects with no other potential impacts qualify for a Class 31 exemption under CEQA if they meet the Standards. The Standards were issued by the National Park Service and are accompanied by Guidelines for four types of treatments: Preservation, Rehabilitation, Restoration, and Reconstruction.

The most common treatment and the one that applies to the proposed project is rehabilitation. The definition of rehabilitation assumes that at least some repair or alteration of the historic resource will be needed in order to provide for an efficient contemporary use; however these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the resource's historic character.

Following is an analysis of the proposed project's compliance with the Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project complies with Standard 1. No major alterations are proposed for the exterior of the 1963 building. Distinctive materials, features, spaces on the interior would be preserved. The tea room/main dining room would become a conference room, the private dining room would be used for roaming offices, the shops would become a restaurant, and the courtyard would be used for outdoor dining. The secondary spaces such as the restrooms and kitchen would be retained, but reconfigured and updated to comply with current code. The second floor would continue to be used as office space, although it would be reconfigured. Key materials such as the terrazzo flooring on the first floor and features such as the main staircase would be preserved. Although technically an adaptive reuse project, the spaces would be used by Second Home much like they were used historically by the Assistance League.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The project is consistent with Standard 2. Once again, no major alterations are proposed for the exterior of the 1963 building. A few interior walls in the southwestern portion of the first floor associated with the shops would be removed. However, this would not fundamentally change the space or its relationship to the entrances or the courtyard. Numerous interior walls would be removed from the second floor to reconfigure the office spaces; however, the second floor office spaces are not distinctive. They are constructed of common materials such as drywall, and the finishes have been altered. The ceiling and floor slab in the vestibule off De Longpre Avenue would be removed. The space would be water proofed to allow for open-air seating. While this would change the nature of the space, the space itself would not change and the alterations would not be visible on the exterior. The slab of the brick courtyard would be removed to improve drainage and to add planting beds. The brick paving would be restored with the same color, texture, and pattern as the original. The round basin for the fountain in the center of the courtyard would be preserved, but the fountain itself would be replaced. The fountain is not distinctive. It is constructed of concrete and does not appear to have been custom-designed. The east wall of the courtyard would be removed to create a covered breezeway, but the original courtyard space would still be defined by the change in paving material and the roof.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, will not be undertaken.

The project complies with Standard 3 because no conjectural features are proposed. The changes to the interior as well as the addition would be distinguishable as new.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The project is consistent with Standard 4. None of the previous changes to the 1963 building have acquired significance over time. The 1996 building would be removed; however, it does not contribute to the historic character of the property.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The project complies with Standard 5. The exterior of the 1963 building would remain substantially unaltered. The addition would engage the 1963 building at the eastern end of the south elevation and the southern end of the east elevation, which are not key character-defining features. These walls have a smooth stucco finish and irregular fenestration. The addition would only connect with these walls at the top of the canopy. Thus little historic fabric would be removed. On the interior, secondary spaces such as the kitchen, stock room, restrooms, and second floor office spaces would be reconfigured and updated; however, they are constructed of common materials. The distinctive materials, features, finishes, and construction techniques that characterize the interior are primarily located in the tea room/main dining room, private dining room, shops, and stair hall, which were semi-public. These spaces would be preserved along with features such as doors and moldings.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Although the 1963 building exhibits some signs of deferred maintenance, overall it is in good condition. It does not appear that any of the key character-defining features are beyond repair, and no replacement features are proposed. The sliding glass doors on the three sides of the courtyard are not serviceable. The frames are warped and the doors do not slide properly in the tracks. They will be replaced with new glass doors similar to the existing. Therefore, the project is consistent with Standard 6.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The project complies with Standard 7 because no harsh treatments are proposed.

8. Significant archeological resources affected by a project will be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 8 is not applicable, as the project does not involve any ground disturbing activities. Furthermore, the ground was already disturbed on the property for the construction of the subterranean parking structure for the 1996 building, which would be removed. The addition would replace the 1996 building on top of the existing parking structure.

9. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work shall be differentiated from the old and will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The project complies with Standard 9. The one- and two-story 1996 building would be removed and a new one-story addition would be constructed in its place. It would engage the 1963 building at the eastern end of the south elevation and the southern end of the east elevation. These walls have a smooth stucco finish and irregular fenestration. The addition would only connect with these walls at the top of the canopy. Thus little historic fabric would be removed. The addition would consist of a grouping of individual office pods with curving walls constructed

of a transparent, acrylic material. The addition would be compatible with the 1963 building in height and scale, and would be clearly differentiated by the use of modern materials and design principles. The see-through architecture of the office pods would be sheltered by landscaping throughout and along the edge of the property, creating the effect of a garden that respects the historic integrity of the environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The addition would engage the 1963 building at the eastern end of the south elevation and the southern end of the east elevation, which are not key character-defining features. These walls have a smooth stucco finish and irregular fenestration. The addition would only connect with these walls at the top of the canopy. Thus little historic fabric would be removed. If the addition were removed in the future, the stucco could be easily repaired. Therefore, the project is compliant with Standard 10.