Subject site:

6th Street Tavern

Site Address:

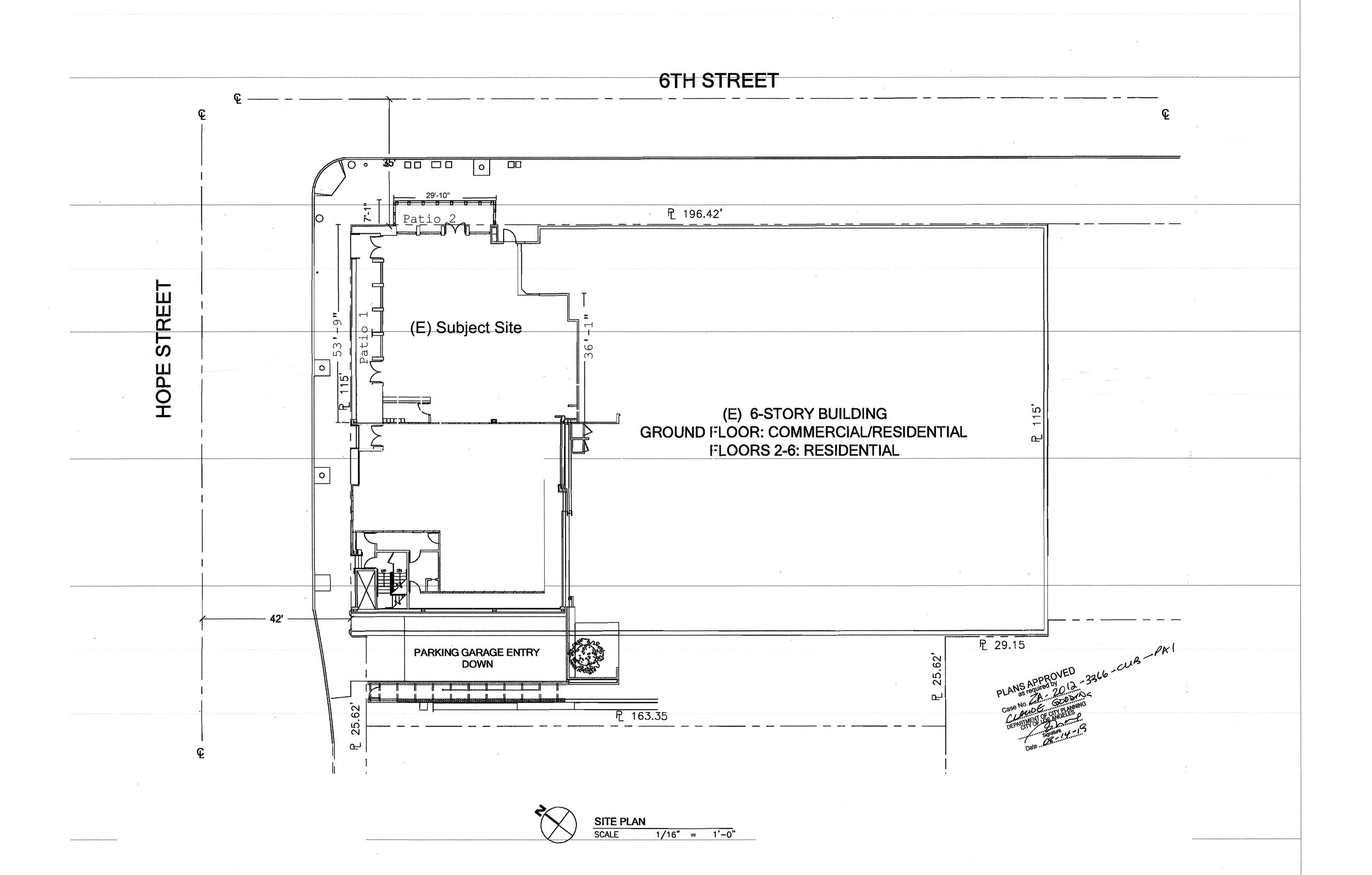
630 W. 6th Street, Suites 116B and 116C

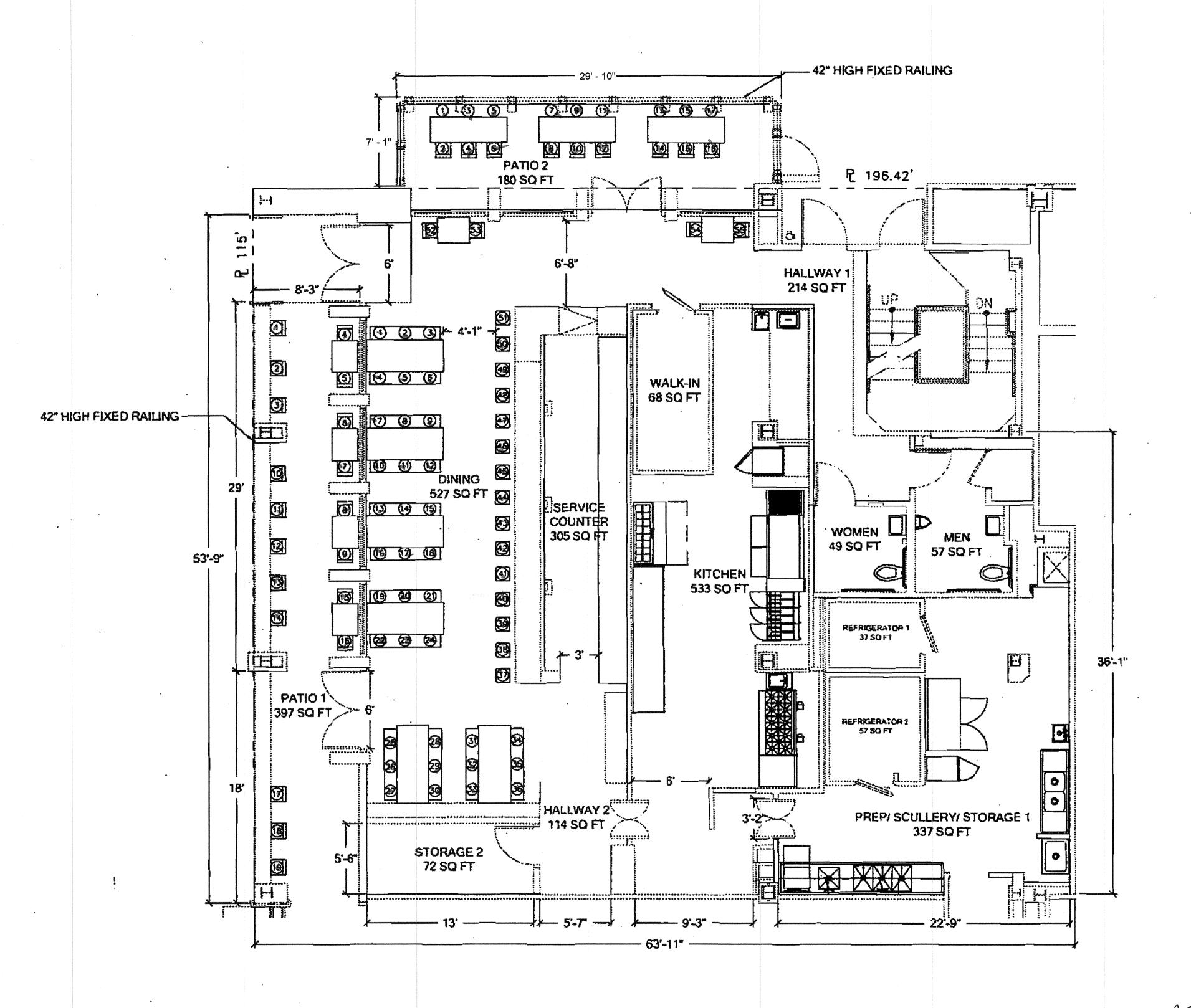
Legal Description: Lot 1, Tract 62036-C

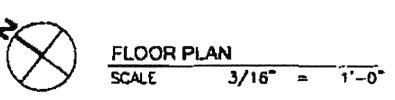
Zone:

C2-4D

Council District:







FLOOR PLAN

PROJECT INFORMATION

AREA	SQ FT	SEATS
DINING AREA	549	40
SERVICE COUNTER	305	· 15
KITCHEN	533	-
WALK-IN COOLER	68	•
REFRIGERATOR 1	37	-
REFRIGERATOR 2	57	
PREP/SCULLERY/STORAGE 1	337	-
HALLWAY 1	214	
HALLWAY 2	174	-
STORAGE 2	72	-
MEN'S	57	
WOMEN'S	49	•
OTHER	157	
INTERIOR (TOTAL)	2549	55
PATIO 1	(397)	19
PATIO 2	(180)	18
EXTERIOR (TOTAL)	(577)	37

<u>ا</u> ا	INTERIOR	2549	55	
Y S	EXTERIOR	(577)	37	
FL	TOTAL	2549 SQ FT	92	

()- DENOTES SQ FT NOT INCLUDED IN BUILDING CALCULATION

Subject Site:

6th Street Tavern

Site Address:

630 W. 6th Street, Suites 116B and 116C

DAVID S. WEINTRAUR

MAYA E. ZAITZEVSKY

VINCENT P. BERTONS AICP (213) 978-1271 KEVIN I. KELLER, AICP 12131 978-1272 USA M. WESSER, AICF (213) 978-1274

CASE NO. ZA-2012-3366-CUB-PA1

Legal Description: Lot 1, Tract 062036-C

630 W. 6th Street, Suite 116B & C

APPROVAL OF PLANS

Zone : C2-4D

D.M.: 129A209

C.D. : 14

Central City Planning Area

CEQA: ENV-2018-2862-CE

http://planning.lacity.org

DEPARTMENT OF

CITY PLANNING

December 14, 2018

Sun Valley, CA 91352

Artisanal Brewers Collective (A) Attn: Cary Berger 8990 Claybeck Avenue

Belford Manor Limited Partnership (O) Attn: Tsengyi S. Tsai 233 W. Naomi Avenue Arcadia, CA 90026

Margaret Taylor (R) Apex LA 11301 W. Olympic Boulevard, Suite 700 Los Angeles, CA 90064

Pursuant to CEQA Guidelines Section 15061, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to City CEQA Guidelines, Section 1, Article III, Class 5, Category 34, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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

a conditional use authorizing the sale and dispensing of beer and wine for on-site consumption in an existing restaurant in the C2 Zone.

upon the following additional terms and conditions:

- 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.
- 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.

PAGE 5 CASE NO. ZA-2012-3366-CUB-PA1

- DELETED. 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.
- 36. Within 30 days of the effective date 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 for CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. This agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.
- 37. NEW. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

The Applicant shall do all of the following:

- 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.
- 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.
- 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).
- 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.

CASE NO. ZA-2012-3366-CUB-PA1

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.

PAGE 2

PAGE 6

- 4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
- A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
- DELETED. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense. the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
- MODIFIED. Approved herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new 2,549 square-foot restaurant and two outdoor patios totaling 577 square feet with inside seating for 55 patrons and outside seating for 37 patrons, including 18 seats in the public right-ofway along 6th Street, with hours of operation from 11:00 a.m. to 2:00 a.m., Monday through Friday daily, and 10 a.m. to 2 a.m., Saturday and Sunday, in the C2-4D Zone.
- DELETED. The authorization granted herein for the off-site sale of a full line of alcoholic beverages is for a period of seven (7) years from the effective date of this grant. Thereafter, a new authorization to allow the off-site sale of a full line of alcoholic beverages will be required.
- The applicant is advised that he/she should allow appropriate time for a new entitlement application to be processed and the application should be approved prior to the expiration date of this grant in order to continue the sale of alcoholic beverages.
- 10. 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.

CASE NO. ZA-2012-3366-CUB-PA1

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 or 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 includes actions, as defined herein, alleging failure to comply with any federal, state or local

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 CASE NO. ZA-2012-3366-CUB-PA1

- MODIFIED. Any new operator of owner for this site must file a new Plan Approval application with the Department of City Planning and return to present to the Downtown Los Angeles Neighborhood Council prior to the filing of the Plan Approval.
- 12. Prior to the utilization of this grant the applicant shall secure a revocable permit from the City of Los Angeles Department of Public Works Bureau of Engineering for the sidewalk patio.
- There shall be no adult entertainment of any type pursuant to Section 12.70 of the Los Angeles Municipal Code (LAMC).
- 14. The premises shall be maintained as a bona fide restaurant with a kitchen and shall provide a menu containing an assortment of food normally offered in such restaurants. Food service shall be available at all times during authorized operating
- 15. The premises shall not be used for private parties where the general public is excluded.
- No after hour use of the establishment is permitted, including but not limited to private events or promotional events, excluding any activities which are issued film permits by the City.
- Off-street parking shall comply with the applicable provisions of the LAMC.
- Deliveries shall be permitted only between the hours of 8:00 a.m. and 7:00 p.m., daily.
- Petitioner(s) shall not require an admission or cover charge.
- There shall be no video or coin operated games on the premises.
- No pool or billiard table shall be maintained on the premises.
- There shall be no pay phone maintained on the interior or exterior of the premises.
- MODIFIED. Live entertainment shall be limited to a three-piece band. A disc jockey is permitted but limited to playing ambience background music. There shall be no live entertainment of any type, including but not limited to, live music, disc jockey, karaoke, topless dancing, nude dancing or male dancers, pursuant to LAMC 12.70.
- 24. Amplified recorded music shall not be audible beyond the area under the control of the applicant.
- There shall be no dancing permitted on the premises at any time.

ESTINEH MAILIAN

INFERIM CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMENISTRATIONS

HENRY OHU

THEODORE IL IRVING

FRANKLIN M. QUON

CHARLES J. RAUSCH, JR

FERNANDO TOVAR

DAVID'S, WEINTRAUB

MAYAE ZAITZEVSKY

May 30, 2019

Attn: Cary Berger

8990 Claybeck Avenue

Sun Valley, CA 91352

Attn: Tsengyi S. Tsai

Arcadia, CA 90026

Margaret Taylor (R)

Los Angeles, CA 90064

Apex LA

233 W. Naomi Avenue

Artisanal Brewers Collective (A)

Belford Manor Limited Partnership (O)

11301 W. Olympic Boulevard, Suite 700

to reflect concerns of security because of operations.

area under the control of the applicant.

Los Angeles City Noise Ordinance.

Condition No. 24 shall be MODIFIED to read as follows:

original grant, Case No. ZA 2012-3366-CUB, and read as follows:

ALETA D. JAMES

JACK CHIAN

26. The exterior windows and glass doors of the restaurant shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by police and private security.

CITY OF LOS ANGELES

CALIFORNIA

ERIC GARCETTI

On December 14, 2018, pursuant Los Angeles Municipal Code (LAMC) Section 12.24W.1,

the Associate Zoning Administrator approved a conditional use authorizing the sale and

dispensing of beer and wine for on-site consumption in an existing restaurant in the C2 Zone.

On April 26, 2019, a request for a Clarification Letter was made by the applicant's

representative to voluntarily modify Condition Nos. 23 and 24, and add additional conditions

Therefore, Condition No. 23 shall **REVERT** back to the original Condition No. 23 from the

23. There shall be no live entertainment of any type, including but not limited to, live

music, disc jockey, karaoke, topless dancing, nude dancing or male dancers,

pursuant to LAMC 12.70. Amplified recorded music shall not be audible beyond the

MODIFIED. Amplified recorded music shall not be audible beyond the area under the control of the applicant and shall be no louder than is allowed under the applicable

CASE NO. ZA-2012-3366-CUB-PA1

LAPD prior to opening.

of their employment.

DEPARTMENT O

WINCENT P. BERTONI, AKE

(213) 976-1271

KEVIN I KELLER AKP

EXECUTIVE OFFICER

(213) 978-1272

LISA M. WESSER, AICP

DEPLEY DIRECTOR

(213) 978-1274

http://planning.lacity.org

CASE NO. ZA-2012-3366-CUB-PA1

630 W. 6th Street, Suite 116B & C

APPROVAL OF PLANS

Zone : C2-4D

C.D. : 14

Central City Planning Area

LETTER OF CLARIFICATION

CITY PLANNING

knowledgeable of the conditions herein.

the applicant.

business.

27. Loitering is prohibited on or around these premises or this area under the control of

The business operator of said premises shall maintain on that premise, and present

upon request to any law enforcement officer, a copy of the Business Permit,

insurance information and a valid emergency contact phone number used by the

Conditions of this grant shall be posted in the office on the premises at all times and

shall be made immediately available upon request by any Los Angeles Police Officer

or Alcohol Beverage Control Investigator. The manager and all employees shall be

covers all common areas of the business, high-risk areas, entrances and exits. The

DVR's shall be made available to the Los Angeles Police Department upon request.

premises shall be equipped, on the inside, with an automatic locking device and shall

be kept closed at all times. This door(s) shall not be used as a means of access by

patrons to and from the premises. Temporary use of this door(s) for delivery of

supplies or trash removal does not constitute a violation. Said door(s) is not to consist

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 Los Angeles Police Department to the Zoning Administrator 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

Advice. The applicant is advised that the subject permit is a land use permit, not a

license for the sale of alcohol. The conditions and requirements of the permit apply

to the subject facility. The conditions shall be complied with in addition to any

conditions or requirements imposed by the Department of Alcoholic Beverage

Control, Los Angeles Police Department, or any other licensing or permit agency.

Noncompliance with the subject conditions could result in revocation of the subject

use permit. Any change in conditions or change in the mode or character of the

30. Applicant and its operator shall provide a detailed security plan to be approved by the

31. Petitioner(s) shall install and maintain security cameras and a two-week DVR that

Only the front door shall be used for patron access. The rear/side door(s) of the

Within six months of the effective date of this action, all employees involved with the

solely of a screen or ventilated security door, but shall be solid.

authorized use requires approval of the Zoning Administrator.

PAGE 3

PAGE 4

New Condition Nos. 38-40 shall be added:

NEW. The applicant will designate a ride share pickup location and notify customers of the location through on-site signage.

NEW. The applicant will instruct the security guard working at the premises to direct departing customers to be respectful of the neighbors and keep sound to a minimum. and to direct those who are using ride share services to wait at the designated ride share pickup location.

NEW. The applicant shall be responsible for maintaining free of debris or litter the area adjacent to the premises over which they have control including the sidewalk in

Inquiries regarding this matter shall be directed to Oliver Netburn, Planning Staff for the Department of City Planning at (213) 978-1382.

HENRY CHU Associate Zoning Administrator

HC:JP:bk

Councilmember Jose Huizar Fourteenth District Adjoining Property Owners

PLANS APPROVED

Case No. ZA 2012-3866 CMB PA 1

Case No. ZA 2012-10-5

CLAUDE GOODING

CEPARTMENT OF CITY PLANNING

CEPARTMENT OF CANGELES

CANGEL

PAGE 2

LETTER OF CLARIFICATION

CASE NO. ZA-2012-3366-CUB-PA1

front of the establishment.

CONDITION PAGES