

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
OFFICE OF ZONING ADMINISTRATION

STAFF INVESTIGATOR REPORT

May 3, 2006

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4100 Sunset Boulevard
Los Angeles, CA 90026

Elizabeth Peterson Group, Inc. (R)
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CASE NO. ZA 2005-4597(CUB)(CU)
(ZV)(ZAA)
CONDITIONAL USE, ZONE VARIANCE
AND ZONING ADMINISTRATOR'S
ADJUSTMENT
4301-4311 West Sunset Boulevard
4300 West Effie Street
Silver Lake-Echo Park-Elysian Valley
Planning Area
Zone : [Q]C2-1VL, R4-1VL
D. M. : 145-5A201, 147A201
C. D. : 13
CEQA : ENV-2005-4598-MND
Fish and Game : Exempt
Legal Description : Lots 7-9 and 12,
Bates Sunset Boulevard Tract; Portion
of Vacation Ordinance 13917

Request

A Conditional Use Permit, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a 17,899 square-foot hotel, a 4,236 square-foot 132-seat restaurant/bar/lounge having hours of operation from 6 a.m. to 2 a.m. daily; and also for alcohol consumption for controlled access cabinets in conjunction with each room of the proposed 17,899 square-foot hotel; 2) a Conditional Use Permit, pursuant to the provisions of Section 12.24-W,24 to permit the expansion and conversion of an existing motel into a 17,899 square-foot newly renovated hotel; 3) Pursuant to the provisions of Section 12.27, a Variance from Section 12.26-E,5 to permit the required 50 parking spaces through lease in lieu of a recorded covenant; and 4) Pursuant to the provisions of Section 12.28-A, an Adjustment from Section 12.21-C,1(g) to permit a 10-foot wall in a residential (R3) Zone.

The request should be corrected to indicate that the proposed 10-foot wall observing 0-foot side yard setbacks, will be located within the R4 Zone.

It should be considered that part 2 of the request, above, be clarified to read:

2) A conditional use permit, pursuant to the provisions of Section 12.24-W,24, to authorize a hotel use within 500 feet of an R (Residential) Zone, in conjunction with the conversion and addition to a previously revoked motel use into a 17,899 square-foot newly renovated hotel;

Property Description

The property, consisting of five lots, is an easterly down-sloping, irregular-shaped, corner, through, 25,026 square-foot parcel of land with a 150-foot frontage on the north side of Sunset Boulevard, a 266-foot frontage on the west side of Bates Avenue, and a 53-foot frontage on the south side of Effie Street. The property has an even width and depth of 150 feet and 120 feet, respectively, on that portion of the property fronting on Sunset Boulevard; and an even width of 50 feet and a varying depth of 128 to 146 feet, on that portion generally fronting on Effie Street. The property is located within the Silver Lake-Echo Park-Elysian Valley Community Plan Area, a Hillside Grading Area

The "Q" Qualified Conditions imposed on the property generally prohibits specific automobile-related, recyclable material deposit, and drive-through uses and requiring that new construction be oriented to the front property line, with vehicular access taken from rear alleyways or side street. As proposed, the instant request is unaffected by the Conditions.

The property is developed with a vacant, three-story over semi-subterranean parking garage, 37-unit motel and a single-sided off-site billboard sign on the corner of Sunset Boulevard and Bates Avenue, a one-story automobile repair facility with accessory structures on the northwestern portion of the property and a one-story single-family dwelling fronting on Effie Street and Bates Avenue.

The Project

The applicant proposes to remodel and convert the existing motel into a hotel, add three additional rooms, establish a restaurant/bar/lounge having alcohol service, and provide a portion of the required parking via lease agreement in lieu of recorded covenant. Further, the applicant proposed to convert the existing single-family dwelling into a spa as an accessory to the hotel use.

According to the applicant,

"The establishment will provide a convenient location for dining and entertainment within a newly renovated hotel; serving the needs of local residents and especially traveling visitors from afar. Additionally, this location is in the midst of revitalization and area improvements. The growth in the Silver Lake/Echo Park area has also warranted the development of such establishments to offer a much need[ed] amenity to visitors of the area as well as provide jobs for local residents."

"The proposed project is for a hotel with ancillary services. And although there are residentially zoned properties near by, the applicant has applied care and consideration into the design of the project. Furthermore the proposed alcohol sales will be operated in a conscientious manner with sensitivity to the planned quality and character of the business. And with conditions and limitations imposed by the Zoning Administrator if approved, surrounding properties should be protected from predictable impacts of the proposed use."

"There are a number of like regional commercial center uses in the area such as restaurants and retail shops, which support those on the surrounding block. These uses have [been] existing in older non-conforming buildings that rarely provide required parking on site. The right to maintain and make modest changes to these uses has been affirmed in prior Zoning actions throughout the area. While parking is generally available in the area, it's not always possible to provide parking on-site as required by current code. We are not requesting any deviation from the number of parking spaces required by the Los Angeles Municipal Code, but merely to provide those spaces off-site through lease in lieu of covenant."

"The feature that makes this site unique is its location as it is nearby the tourist destination and attraction of the Hollywood Area. The proposed enhancements as well as improvements and maintenance thereon make the request logical as it would allow for the reasonable expansion and upgrades of the use and area at the existing site and would allow the property to finally integrate into the existing improvements of the nearby and surrounding regional community center uses of the area."

Request for Alcohol

The applicant has volunteered the following alcohol-related operational limitations:

1. Alcohol sales in the restaurant/bar/lounge area will be from 6 a.m. to 2 a.m. daily.
2. All alcoholic beverages will be consumed on-site.
3. The applicant will strictly adhere to state guidelines governing the advertisement of the availability of alcohol.
4. Beer or wine coolers will not be sold in single cans nor will wine be sold in containers of less than 1 liter (750 ml).
5. Off-site sales of alcohol as a secondary use to on-site sales (i.e., take out) will not occur.
6. There will be no discount drinks or "Happy Hour" offered at any time.

7. Alcohol will not be permitted to be consumed on any adjacent property under the control of the applicant.
8. The restaurant, seeking a Type 47 license, will not have sales of alcoholic beverages exceeding the gross sale of food items on a quarterly basis.

The following additional operational limitations have been volunteered by the applicant:

9. Video game machines will not be maintained for use on the subject property.
10. The applicant will provide security in consultation with and per site-specific recommendation from the Department of Alcoholic Beverage Control and Police Department.

According to the State of California Department of Alcoholic Beverage Control (ABC) licensing criteria, 4 on-sale and 3 off-sale licenses are allocated to subject Census Tract No. 1954. There are currently 5 on-site and 2 off-site licenses in this Census Tract.

Within a 1,000-foot radius of the subject property, the following types of alcoholic beverage licenses are active or pending:

- (1) Type 21 Off Sale General
- (3) Type 41 On Sale Beer and Wine - Eating Place
- (2) Type 47 On Sale General - Eating Place
- (2) Type 48 On Sale General - Public Premises

Statistics from the Los Angeles Police Department, as provided by ABC, reveal that in the subject Crime Reporting District No. 1171, which has jurisdiction over the subject property, a total of 251 crimes were reported in 2005, compared to the citywide average of 268 crimes and the high crime reporting district average of 322 crimes for the same period.

In 2005, there were 7 Narcotics, 2 Liquor Law, 5 Public Drunkenness, 0 Disturbing the Peace, 0 Disorderly Conduct, and 7 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.

According to information submitted by the applicant, the following sensitive uses are located within a 1,000-foot radius of the property:

Silverlake-Los Feliz Jewish Community Center	1110 Myra Avenue
Thomas Starr King Middle School	4201 Fountain Avenue
Iglesia Evangelica Pentecostes	4370 Fountain Avenue

As proposed, the existing semi-subterranean parking spaces will be relocated to accommodate the proposed restaurant, bar and lounge uses. As represented in the plans, the multi-leveled establishment will incorporate a combination of interior and

exterior deck areas, entirely contained within the building's courtyard. At the lowest level, the establishment will feature a 14-seat bar, restrooms, and storage areas, all underneath the existing building structure. 32 seats will be available in an outdoor lounge area, and an additional 31 seats will be located underneath a street-level deck. At the street level, covered and uncovered deck areas will accommodate 38 patrons, and an indoor diner and bar on the same level will accommodate 10 seats among five tables and seven seats at the bar. This level will also contain a new lobby and reception area, a gift shop, restrooms, and a kitchen. In total, there is seating to accommodate 132 patrons depicted on the plans. The applicant has also requested authorization for the sale and on-site consumption of alcohol within the individual hotel rooms.

It should be noted that Affidavit No. 91-549155, summarized below and included in the case file for reference, appears to limit the kind of construction that is possible in the present parking courtyard. From the plot plan included with the affidavit, a swimming pool had previously existed in the southeastern side of the courtyard, and was subsequently filled in. The affidavit states that now this area is for landscaping purposes only, and is not to be used to support any structures. There is not enough detail in the plot plan accompanying the affidavit, nor are there details indicating the support structure for the proposed decking; as such, there may be a conflict, and a need for additional engineering review to ensure an adequate foundation for the lobby, reception area, decking, and upper floor additions.

Request for Hotel Use

According to the plans submitted by the applicant, the proposed project incorporates the renovation of the existing motel use into a hotel with restaurant/bar/lounge, and the development of a spa with pool area and massage rooms.

As proposed, the renovated hotel use will include the addition of three more guest rooms, bringing the total number of guest rooms in the facility to 40. The addition would be located on the third floor, fronting on Sunset Boulevard, and would generally be located in the southeastern corner of the building. The addition of the guest rooms represents new construction, and is not the result of internal remodeling. Remodeling and additions to the street level of the hotel will include the creation of a lobby area, restaurant, gift shop, and the installation of an elevator. The on-site semi-subterranean parking spaces will be relocated to a new surface parking lot, and the vacated space will be transformed into the bar and lounge area described above.

It should be noted that the proposed spa use on the R4 zoned portion of the property may be permitted under Section 12.11-A,4 of the Code, which permits hotel uses when subject to any of following three conditions:

- (a) when expressly provided for in an adopted specific plan, or
- (b) when located on a lot fronting on a major or secondary highway, provided such lot does not abut a single-family residential zone; provided, further that 25 percent or more of the area of such lot is also classified in a commercial zone; or

- (c) the project consists of not more than one addition to an existing hotel, motel or apartment hotel on a single site, the total of which shall not exceed one-third of the existing number of guest rooms or suites of rooms.

It should be considered that the spa use within the R4 Zone may require additional consideration under the zone variance process

Request for Off-Site Parking

Examination of the plans regarding the relocation of the required parking reveals that the applicant proposes to maintain 22 spaces on a new surface parking lot adjacent to the hotel, and maintain 50 parking spaces on an off-site parking lot. A new driveway behind the hotel, accessing Bates Street, is proposed.

The proposed off-site parking lot is within a 750-foot radius of the property, but in excess of 1,000 feet via established rights-of-way. The applicant has submitted a map entitled "Vicinity Map Enlarge With Path" depicting the spatial relationship between the subject property and the off-site parking location. However, the map erroneously depicts a path of travel along Sunset Boulevard via Myra Avenue; Sunset Boulevard is elevated above Myra Avenue, with no point of access between the two, neither vehicular nor pedestrian. The site of the proposed off-site parking lot is owned by the applicant. The applicant has requested that the off-site parking lot be utilized to provide required parking via lease in lieu of recorded covenant and agreement.

It should be noted that the applicant's parking requirement calculation does not account for the integration of the proposed spa use.

Analysis of the paths of travel between the proposed hotel use and the proposed off-site parking location reveals there is only one route that will minimize negative impacts to established residential neighborhoods in the immediate area. Assuming that patrons turn over their vehicles to parking valets in the on-site surface parking lot, the most likely routes of travel are the following:

- 1) Turn right onto Bates Avenue, cross through the signalized intersection of Bates Avenue and Sunset Boulevard, turn left onto Gateway Avenue (passing through an established residential neighborhood), pass through the intersection with Myra Avenue, and arrive at the off-site location;
- 2) Turn right onto Bates Avenue, turn left onto Sunset Boulevard, turn right onto Manzanita Street, turn right onto Gateway Avenue, and arrive at the off-site location; or
- 3) Turn left onto Bates Avenue, turn right onto Effie Street (passing through an established residential neighborhood), turn right onto Myra Avenue, pass underneath Sunset Boulevard, turn left onto Gateway Avenue, and arrive at the off-site parking lot.

Valet attendants returning on foot, and taking the shortest route back, would travel back up Gateway Avenue (through the residential neighborhood) to Bates Avenue, crossing at Sunset Boulevard, or pass through the alleyway between the commercial uses fronting on Sunset Boulevard and the residential uses fronting on Gateway Avenue. There is no pedestrian access from Myra Avenue onto Sunset Boulevard. Otherwise, attendants will follow the reverse of route No. 2, above.

Request for 10-foot Walls

The proposed spa, located on the abutting R4-1VL zoned portion of the property, will feature a swimming pool and a converted one-story single-family dwelling building having massage rooms, lounge, and unidentified accessible attic uses. No on-site parking is proposed on this property. Plans indicate that 10-foot in height "green wall" will entirely enclose the proposed use, said wall observing no side or rear yard setback along Effie Street, the wall will observe an unspecified setback. Pedestrian gates accessing Effie Street and Bates Avenue are proposed, however, plans appear to suggest that primary ingress and egress will come from the hotel.

Observation of the surrounding area and the abutting properties reveal that no other residentially zoned property in the immediate area is developed with either a non-residential use, nor maintains perimeter fences similar to that proposed.

The Bates Avenue and Effie Street intersection is improved with a stop sign on Bates Avenue. Combined with a front yard setback, the proposed wall does not appear to affect any critical views of vehicular or pedestrian traffic.

The northeastern abutting property, developed with a one-story dwelling, appears to observe an approximately 6-foot setback from the common property line. Though the wall will affect light and air circulation, it should be noted that the subject property is zoned for higher density multiple-family uses, permitting a higher intensity use by right than is presently proposed.

Further, examination of the connection between the proposed hotel use and the spa use reveals that the path of travel between the two uses is highly awkward, and calls into question as to whether the spa use is intended as an accessory use to the hotel, or as an independent use. As proposed, the spa is accessible to hotel patrons via the rear driveway, accessing Bates Avenue. According to submitted plans, there is only one point of public ingress and egress from the hotel, that being through the main lobby, fronting on Sunset Boulevard. If this is so, then in order to utilize the spa, patrons must exit onto Sunset Boulevard, turn either into the adjacent parking lot, and walk down the driveway, or turn onto Bates Avenue, and then walk up the driveway. If there is a more direct path of travel between the hotel and spa, then it is not clearly represented in the submitted plans.

Surrounding Land Uses

The northwest abutting property, fronting on Sunset Boulevard, is zoned [Q]C2-1VL and developed with a multi-tenant commercial corner shopping center.

The northwest abutting properties, fronting on Effie Street, are zoned R4-1VL and developed with residential duplexes.

The northeast adjoining properties, across Effie Street, are zoned [Q]C2-1VL and developed with a three-story commercial building housing entertainment industry studio rental equipment.

The southeast adjoining properties, across Bates Avenue, are zoned [Q]C2-1VL and R4-1VL and developed with a community center and single-family residential dwellings, both fronting on Bates Avenue.

The southwest adjoining properties, across Sunset Boulevard, are zoned C2-1D and developed with one-story automobile repair and furniture sales uses.

Previous Cases, Affidavits, Permits, and Orders On the Applicant's Property:

Ordinance No. 176,825-SA26D – Effective on August 27, 2005, resulting in a change of zone from C1-1VL to [Q]C2-1VL with two "Q" Qualified Conditions generally prohibiting specific automobile-related, recyclable material deposit, and drive-through uses and requiring that new construction be oriented to the front property line, with vehicular access taken from rear alleyways or side street. (CPC-95-0357-CPU)

Ordinance No. 165,167-SA995 – Effective on October 22, 1989, resulting in a change of Height District from No. 1 to No. 1VL. (CPC-86-0255-GPC)

Ordinance No. 165,167-SA990 – Effective on October 22, 1989, resulting in a change of Zone and Height District from C2-1 and C2-2 to C1-1VL. (CPC-86-0255-GPC)

Case No. ZA 2002-4605(ZV)(CU) – On January 30, 2003, the Zoning Administrator denied a request to permit a 14,779 square-foot, 29-unit motel, also having one manager's unit, within 500 feet of a residential Zone, said use providing 24 parking spaces in lieu of the 31 otherwise required. In the findings, the Zoning Administrator indicated that "[p]ublic testimony notes that this location has been problematic in the past, as evidenced by the revocation of the use, and that it will be a problem again if it is allowed to be reestablished." The determination was not appealed.

Certificate of Occupancy No. 63LA46882 – On April 10, 2002, this Certificate was revoked by the Department of Building and Safety pursuant to the final determination of Case No. ZA 2000-2598(RV), summarized below. The Certificate was originally issued on November 12, 1964, for a four-story, motel, office, and subterranean garage, with 37 guest rooms and 14 required parking spaces. The referenced address for the use was 4303 West Sunset Boulevard.

Case No. ZA 2000-2598(RV) – On March 26, 2002, the City Council denied an appeal (CF 02-0189) and adopted the finding of the Zoning Administrator, revoking the Certificate of Occupancy of the motel use inasmuch as the business had been, and continued to be, a public nuisance.

On December 18, 2000, the Zoning Administrator required the modification of the operation of the existing motel use, through the imposition of 33 Conditions, in order to mitigate adverse impacts caused by its operation on adjacent residential and commercial uses. The action was initiated due to documented problems with narcotics and prostitution.

On January 3, 2002, the Zoning Administrator required that the motel use be discontinued due to the failure of the operator to comply with the imposed Conditions.

Case No. ZA 97-0532(CUZ) – This case is unrelated to the subject property.

Affidavit No. 91-549155 – On April 17, 1991, this Affidavit was filed with the County of Los Angeles, Recorder's Office, acknowledging that a portion of the interior courtyard (now parking) is composed of fill over and in a previously existing swimming pool, and that the area is for landscaping purposes only and is not to be utilized to support any structures.

Case No. ZAI 82-181(E) – On September 30, 1982, the Zoning Administrator determined that the sale of alcoholic beverages for on-site consumption in conjunction with the operation of an existing restaurant (4321 Sunset Boulevard) was exempt from the requirements of Sections 12.21 and 12.24 of the Municipal Code, based upon the filing of an affidavit binding the operation to eight Conditions of operation.

Case No. ZAI 81-301(E) – On February 1, 1982, the Zoning Administrator determined that the sale of alcoholic beverages for on-site consumption in conjunction with the operation of an existing restaurant (4337 Sunset Boulevard, #102) was exempt from the requirements of Sections 12.21 and 12.24 of the Municipal Code, based upon the filing of an affidavit binding the operation to eight Conditions of operation.

Affidavit No. 50281 – Information on this document could not be located; however, it is only associated with that portion of the property identified as being a portion of Vacation Ordinance 13917, and so may be related to that action.

Previous Cases, Affidavits, Permits, and Orders On Surrounding Properties:

Case No. ZA 2004-7124(CUB) – On March 23, 2005, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of beer and wine only for on-site consumption, in conjunction with a 1,584 square-foot restaurant having hours of operation from 11 a.m. to 12 midnight daily, on property located within the C1-1VL Zone, at 4321 Sunset Boulevard.

Case No. ZA 2003-6227(ZV)(YV)(ZAA)(SPR) – On April 20, 2004, the East Los Angeles Area Planning Commission denied an appeal and sustained the action of the Zoning Administrator, resulting in the approval of Variances to permit the construction, use and maintenance of a parking garage for 32 parking spaces in lieu of the required 64 spaces; to allow a use to cross over from a less restrictive zone (C1) to a more restrictive zone (R4); 64 affordable Senior housing units in lieu of the permitted 41 units; a maximum total floor area of 46,000 square feet in lieu of that permitted between the

C1-1VL and R4-1VL Zones; a maximum height of 57 feet plus dome and spire elements to 72 feet in height in lieu of 45-foot height limit; the provision of 4,400 square feet of common open space in lieu of the 6,675 square feet, and eight trees in lieu of 16 trees otherwise required; Adjustments to permit reduced front, side and rear yard setbacks in lieu of the yards otherwise required in the C1 and R4 Zones; and approved the Site Plan for the proposed senior housing development; all on property located within the C1-1VL and R4-1VI Zones, at 4201 Sunset Boulevard.

Case No. ZA 2002-1683(PAD) – On January 3, 2003, the Zoning Administrator denied a request to determine conditional use status and approval of plans, to permit the construction, use and maintenance of a 24-foot by 26-foot off-site billboard having a maximum height of 40 feet on a commercial corner development as not permitted under Section 12.22-A,23(c)(2), on property located within the C2-1D Zone, at 4359 West Sunset Boulevard.

Case No. ZA 2002-1681(CU) – On September 19, 2002, the Zoning Administrator approved a Conditional Use to permit the construction, use and maintenance of a fast-food restaurant with drive-though window having less than 50% glazing, hours of operation from 5 a.m. to 12 midnight Monday through Thursday, and from 5 a.m. to 1 a.m. Friday and Saturday, no landscaped frontage at the property line for a distance of 45 feet along the Sunset Boulevard frontage; and to permit a public parking lot in the R zoned portion of the property; all on property located within the C2-1D and R2-1XL Zones, at 4348 West Sunset Boulevard.

Case No. ZA 2001-4490(CU) – On June 18, 2002, and through a Letter of Correction dated December 4, 2002, the Zoning Administrator approved a Conditional Use to permit the construction, use and maintenance of an auto oil change and lube facility, with window and landscaping deviations otherwise required by Section 12.22-A,23(a), on property located within the C2-1D Zone, at 4359 West Sunset Boulevard.

Case No. ZA 2001-2078(CUB)(CUX)(ZV) – On June 25, 2002, the Central Area Planning Commission granted an appeal, overturning the action of the Zoning Administrator, and approved a Conditional Use and Variance to permit a 1,456 square-foot expansion to an existing 995 square-foot bar with the continued sale and dispensing of alcoholic beverages for on-site consumption, also having public dancing and live entertainment, with hours of operation from 10 a.m. to 2 a.m. daily, on property located within the C2-1D Zone, at 4356 Sunset Boulevard.

Case No. ZA 99-0007(ZV)(YV) – On May 20, 1999, the Zoning Administrator denied a request to permit the expansion of an existing automobile repair facility previously approved, the request also to include an adjacent lot for the storage of vehicles and automobile detailing; and reduced front and side yard setbacks, on property located within the C1-1VL Zone, at 4206 Fountain Avenue.

Case No. ZA 93-0685(ZV) – On September 16, 1993, the Zoning Administrator approved a Variance to permit the remodeling, use and maintenance of an existing, 4,560 square-foot automobile repair, body/fender, and paint facility, as not permitted in

the C1 Zone, and within 300 feet of an R Zone, on property located within the C1-1VL Zone, at 4206 Fountain Avenue.

Case No. ZA 88-1397(CUZ) – On March 2, 1989, the Zoning Administrator approved a Conditional Use to permit the construction, use and maintenance of a 42-room motel in the C2 and R4 Zones, said building to not exceed four stories nor 45 feet in height, and within 500 feet of a residential zone; and a Variance to permit ingress and egress between the commercial and residential zones and a 0-foot rear yard setback in the C2-2 Zone from the R4 Zone boundary, on property located within the C2-2 and R4-1 Zones, at 4201 Sunset Boulevard.

Case No. ZA 86-0720(E) – On August 19, 1986, the Zoning Administrator determined that a proposed 98-seat restaurant, having alcoholic beverages for on-site consumption, was exempt from the requirements of Sections 12.21 and 12.24 of the Municipal Code, based upon the filing of an affidavit binding the operation to eight Conditions of operation, at 4366 Fountain Avenue.

Case No. ZAI 83-045(E) – On February 15, 1983, the Zoning Administrator determined that the sale of alcoholic beverages for on-site consumption in conjunction with the operation of an existing restaurant was exempt from the requirements of Sections 12.21 and 12.24 of the Municipal Code, based upon the filing of an affidavit binding the operation to eight Conditions of operation, at 4325 Sunset Boulevard.

Case No. CUB 80-076 – On May 20, 1980, the Zoning Administrator approved a Conditional Use to permit the sale of alcoholic beverages for on-site consumption in conjunction with the operation of a restaurant accommodating 46 patrons, and having hours of operation from 10 a.m. to 11 p.m. daily, on property located within the C2-2 Zone, at 4326 Sunset Boulevard.

Case No. CPC 1759 – On February 19, 1948, the City Planning Commission approved a Conditional Use to permit the construction, use and maintenance of a public utility facility (telephone) and the storage of light utility trucks, all on property located within the C2 and R4 Zone, on property bounded by Sunset Boulevard, Myra Avenue and Manzanita Street.

General Plan, Specific Plans and Interim Control Ordinances

Community Plan:

The Silver Lake-Echo Park-Elysian Valley Plan Map designates the property for Neighborhood Commercial land uses with corresponding zones of C1, C1.5, C2, C4, and RAS3 and Height District No. 1VL.

Specific Plans and Interim Control Ordinances:

The property is not currently within the area of any specific plans or interim control ordinances.

Streets

Sunset Boulevard, adjoining the property on the southwest, is an easterly-westerly Major Highway, Class II, dedicated a substandard width of 100 feet, and fully improved with paved roadway, concrete curb, gutter, and sidewalk. There is a center median lane directly in front of the portion of the project proposed as a parking lot.

Bates Avenue, adjoining the property on the southeast, is a northeasterly-southwesterly Local Street, dedicated a substandard width of 50 feet, and fully improved with paved roadway, concrete curb, gutter, and sidewalk.

Effie Street, adjoining the property on the northeast, is a northwesterly-southeasterly Collector Street, dedicated a substandard width of 60 feet, and fully improved with paved roadway, concrete curb, gutter, and sidewalk.

Flood Hazard Evaluation:

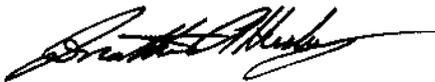
The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the property is located in Zone C, areas of minimal flooding.

Environmental Clearance:

On September 21, 2005, the City Planning Department Environmental Staff Advisory Committee (ESAC) issued Mitigated Negative Declaration No. ENV 2005-4598-MND (Article V - City CEQA Guidelines) and determined that by imposing conditions the impacts could be reduced to a level of insignificance.

Comments from Other Departments or the General Public

At the time of report preparation, no public agency had submitted any written comments, and no correspondence from the general public had been received.



JONATHAN A. HERSHEY
Zoning Investigator

JAH:mg