



CITY OF LOS ANGELES  
**GREATER GRIFFITH PARK  
 NEIGHBORHOOD COUNCIL**

**Certified Council #36**

PO Box 27003  
 Los Angeles, Ca 90027-0003

**(323) 908-6054**

**www.ggpnc.org**

**GGPNC@ggpnc.org**

**GGPNC OFFICERS**

**PRESIDENT**  
 Ron Ostrow

**VICE-PRESIDENTS**  
 Tor Hyams - Administration  
 Luisa Nubaravacharyan- Outreach

**SECRETARY**  
 Jessie Kornberg

**TREASURER**  
 Christina Khanjian

Your Neighborhood. Your Voice. Your Council.

May 26, 2010

Linn Wyatt  
 Associate Zoning Administrator  
 Office of the Zoning Administrator  
 Los Angeles City Hall  
 200 North Spring Street, 7<sup>th</sup> Floor  
 Los Angeles, California 90012

Re: ZA 2009-2762-CUB  
 Alcove Café & Bakery  
 1927-1929 Hillhurst Avenue  
 Hearing: May 04, 2010 held open to June 3, 2010

Dear Administrator Wyatt:

After consideration at a publicly noticed, regular meeting of its Planning, Zoning and Historic Preservation (PZHP) Committee on May 12, 2010 and its regularly scheduled Governing Board meeting on May 18, 2010, the Greater Griffith Park Neighborhood Council (GGPNC) voted 11 to 3 to recommend approval of the above referenced application, provided the following conditions are incorporated entirely into any conditional use permit:

1. "Banquet Room" hours shall adhere to a closing time of 10:30 PM, Monday(s) through Sunday(s) as this structure has the closest proximity to surrounding residents.
2. Hours shall be limited to: 7:00 AM - 11:00 PM Sunday(s) through Wednesday(s) and 7:00 AM to 12:00 AM Thursday(s) through Saturday(s).
3. Associated parking locations must have instructional signage indicating the hours and conditions of usage, and said locations shall have valid leases for twenty (20) parking spaces on site, twenty-two (22) at 1920 Hillhurst Avenue, four (4) at 1937 Hillhurst Avenue, and fifty-two (52) at 1965 Hillhurst Avenue for the duration of the CUB.
4. Employees must utilize the Alcove parking lot after 4:00 PM.
5. Any CUB agreement shall be granted for a period not to exceed five (5) years.
6. All patron parking shall be valet.
7. The City approve a valet parking drop off in front of the restaurant but not to exceed eliminating more than two (2) parking metered spaces.
8. The proposed seating plan be incorporated into the permit as presented as it has been confirmed by the GGPNC.

9. The bar area be for “full service,” and not for “alcohol only” service.
10. The applicant will soundproof as much as possible the adjacent “Banquet Room” structure to limit noise and replace or adjust the lighting in and around the area to limit “light noise” affecting nearby residents.
11. Alcohol sales not to exceed 50% of gross sales.
12. There shall be no live or loud music.
13. Mandatory Star training for employees who serve alcohol.

Thank you for holding the file open and giving our council an opportunity to weigh in on this application now before you.

Very truly yours,

A handwritten signature in cursive script that reads "Ron Ostrow".

Ron Ostrow, President

By Rosemary De Monte  
May Chair, Planning, Zoning and Historic Preservation Committee

cc: Jessica Kornberg, Secretary  
Doug Mensman, Assistant Planning Deputy, CD4  
GGPNC Governing Board