

**CLR Enterprises, Inc.**  
Enr CONSULTANTS A.B.C. & C.U.P. SPECIALISTS TP.  
420 S. San Pedro St. #225  
7060 Los Angeles, CA 90013 0028

## MEMO - LETTER

TO Mr. Kenneth OWEN  
Greater Griffith Park Neighborhood  
Council

DATE Jan. 18, 2007  
SUBJECT 2609 N. Hyperion Ave.

Dear Mr. Owen:

Pursuant to our conversation this morning, enclosed herewith are:

- 1) Master Land Use Application,
- 2) Floor and Plot plans,
- 3) Radius Map,
- 4) Planning Department filing fee receipt.

I look forward to seeing you at your March meeting.

Thank you,

Lee Rubin





**SIGNATURES** of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

**4. OWNER/APPLICANT INFORMATION**

Applicant's Name **Steak Night, Inc.**  
 Address: **2609 Hyperion Avenue** Telephone: **( 323 ) 665-2929** Fax: **( 323 ) 665-2930**  
**Los Angeles** Zip: **90027** E-mail: \_\_\_\_\_

Property Owner's Name (If different than applicant) **IKUKO TAKASHIO**  
 Address: **4101 Los Nietos Drive** Telephone: **( )** Fax: **( )**  
**Los Angeles** Zip: **90027** E-mail: \_\_\_\_\_

Contact Person for project information - **CLR Enterprises, Inc. Attn: Lee Rabun**  
 Address: **7060 Hollywood Boulevard #1001** Telephone: **( 323 ) 463-4114** Fax: **(323 ) 463-1032**  
**Los Angeles** Zip: **90028** E-mail: \_\_\_\_\_

**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

Signature: \_\_\_\_\_  
 (Record owner only)

Subscribed and sworn before me this (date): \_\_\_\_\_

Print: \_\_\_\_\_

In the County of \_\_\_\_\_ State of California

Notary Public \_\_\_\_\_

Date: \_\_\_\_\_

Stamp: \_\_\_\_\_

**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate "Special Instructions" handout. Provide on an attached sheet(s), this additional information using the hand-out as a guide.

NOTE All applicants are eligible to request a onetime, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

*Planning Staff Use Only*

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

05-2517  
ZEN  
2609 N. Hyperion Avenue

## INTRODUCTION

**REQUEST:** Code Section 12.24-W, 1 AND 1~~8~~ (a)

Pursuant to Condition No. 7 of Case No. CUB 82-277(PAB) a renewal of a conditional use permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption; in conjunction with an existing 5,650 square-foot restaurant and cocktail lounge, with live entertainment and patron dancing; accommodating 196 patrons; having hours of operation and alcohol sales from 6 p.m. to 2 a.m., daily; with a modification to Condition No. 9 to permit patron dancing on the second floor; in the C4-1D zone.

### **BACKGROUND:**

The subject property is a sloping, irregular-shaped, corner, parcel of land, consisting of approximately 0.43 acres, having a frontage of 111.75-feet along the westerly side of Hyperion Avenue and sides for a distance of 122.70-feet along the northerly side of Evans Street. The subject property features a steep upslope in a southeast to northwest direction and is developed with a partial, two-story commercial building and three, free-standing dwelling units. Vehicular access is via a driveway along the Hyperion Avenue frontage leading to a handicapped parking space, surface parking areas for the dwelling units and a two-way driveway along the Evans Street frontage leading to twelve surface parking spaces, on a level even with the second story of the commercial structure.

### **SURROUNDING PROPERTIES:**

Northeasterly, adjoining property is classified in the C4-1D zone and improved with a one-story commercial building occupied by an art gallery, a dry cleaner and a one-story triplex.

Southeasterly, across Hyperion Avenue, adjoining property is classified in the [Q]C2-1VL zone and improved with one and two-story commercial buildings occupied by a plant nursery business, a liquor store, a café, a travel agency and a general office use.

Northwesterly, adjoining property is classified in the R2-1XL zone and improved with a two-story single-family dwelling.

Southwesterly, across Evans Streets, adjoining property is classified in the C4-1D zone and improved with a two-story, 9-unit apartment building, a café and a duplex.

## **CIRCULATION:**

Hyperion Avenue, adjoining the subject property to the southeast, is a designated Secondary Highway, dedicated to a variable width of 80 to 83-feet and improved with curb, gutter and sidewalk.

Evans Street, adjoining the subject property to the southwest, is a designated Local Street, dedicated to a width of 60-feet and improved with curb, gutter and sidewalk.

## **PRIOR CASES:**

### Subject Property:

Case No. CUB-82-277 – On September 24, 1982, the Zoning Administrator approved a conditional use to permit the expansion and conversion of an existing restaurant with a cocktail lounge, containing 62 seats to now contain 108 seats and from a 3,557 square-foot facility to 5,302 square-feet, with the continued sale and dispensing of alcoholic beverages for consumption on the premises.

Case No. CUB 82-277(PAB) – On June 13, 2001, the Zoning Administrator approved a determination of conditional use status and approval of plans, authorizing an existing restaurant of 164 seats and 3,475 square-feet of floor area to expand to the existing second floor dining room area for the sale and dispensing of a full line of alcoholic beverages.

## **ADDITIONAL INFORMATION/FINDINGS FOR ZA CASES ALCOHOLIC BEVERAGES**

### **a. Describe briefly how the proposed project will be proper in relation to adjacent uses or the development of the community.**

As cited above, the subject use has evolved from a basic food service establishment to include a cocktail lounge and an increase in the seating capacity in 1982. In 2001, authorization was given to include an alcoholic beverage service on the second floor. There has been insignificant change in the land use pattern in the immediate area over the years and the subject use continues to add to the diversification of commercial activities being conducted and located along this Secondary Highway. A request to allow patron dancing on the second floor should have no discernible impact on the public's perception of patron dancing being allowed in the lounge area on the ground floor. Therefore, the overall business operation should remain proper in relation to adjacent uses and the development of the community.

### **b. Why does applicant believe the location of the project will be desirable to the public convenience and welfare?**

Currently, the second floor may be used for dining and entertainment with the sale and dispensing of alcoholic beverages. The inclusion of patron dancing on the second floor is a

logical extension of the business activity since it will allow a smaller area within the subject premise to be utilized for smaller events and social gatherings which will allow the combination dining area and cocktail lounge on the ground floor to be an alternate area intended to accommodate and serve a larger occupancy load.

**c. Describe how the proposed project will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan.**

A number of prior conditions were imposed on the subject uses, many of which are alcohol, parking and occupancy related issues that are in place and appear to be effective so as not to be detrimental to the character of development in the immediate neighborhood. There is no change in the liquor license status nor the seating capacity and the applicant will continue to provide a valet service with an off-site parking arrangement to meet the parking demand and code requirements. With a change in the business ownership, the Department of Alcoholic Beverage Control issued a Type 47 liquor license on July 1, 2005. The instant request is the result of the applicant's representative advising the applicant to renew the conditional use permit and place the business operation into a legal posture. The inclusion of patron dancing on the second floor is a minor request in the overall business operation and therefore, the character of the neighborhood should remain unchanged.

The Hollywood Community Plan designates the subject property for Neighborhood Office Commercial land use with its corresponding zone of C4 and Height District No. 1D. The request appears to be consistent with the general objective of the Plan to encourage economic well being and public convenience by enhancing commercial vitality in the community.

**d. Will the approval of the Conditional Use at this location adversely affect the economic welfare of the community? Why?**

No, the subject uses continue to provide employment opportunities to local residents, add to the economic base of the community through the exchange of goods and services with nearby commercial activities and generate tax revenue to various municipalities.

**e. Will the approval of the Conditional Use result in or contribute to an undue concentration of such establishments? Why?**

No, the applicant has an active liquor license and the request does not involve the creation of a new liquor outlet in the community nor does it increment the theoretical license count for the census tract.

**f. Will the approval of the Conditional Use detrimentally affect nearby residentially zoned properties? Why?**

No, there are three dwelling units on the subject property and there are numerous examples of mixed use involving commercial uses and residential units within the same ownership, on Hyperion Avenue, with no apparent disruption to one another.

**g. What are the proposed hours of operation and which days of the week will the establishment be open? What are the proposed hours of alcohol sales?**

Condition No. 8a:

*The hours of operation are from 6 p.m. to 2 a.m., daily [Volunteered by Applicant]*

**h. What is the occupancy load as determined by the Fire Department (number of patrons)? What is the proposed seating in all areas?**

Condition No. 8b:

*The second floor expansion of use shall not exceed the addition of 738 square feet and 32 seats, for a total of 196 seats and 4,213 square feet of floor area including the first floor.*

Condition No. 15:

*Within 30 days of the effective date of the subject action, submit proof from the Fire Department of the occupancy load for the first and second floor uses. Prior to utilizing rights herein authorized, signs shall be posted as required by the Fire Department. The instant authorization is not a grant to exceed the occupancy load.*

Note: It appears that the graphics submitted in the prior filing, were inaccurate and understated, insofar as the building footprint has not changed since construction was completed in September, 2002. The ground floor has an area of 4,161 square-feet and the second floor has an area of 1,489 square-feet for a total of 5,650 square-feet.

**i. Is parking available on the site? If so, how many spaces? If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? Where? How many off-site spaces?**

Condition No. 11:

*Parking. Prior to utilizing the rights herein authorized, submit to the Zoning Administrator proof of compliance with Municipal Code Sections 12.21-A, 4 (c)(3) and (4) and ZA 92-1171(ZAI).*

Condition No. 12:

*If parking is required beyond the 13 on-site parking spaces, submit a lease agreement contracting for the use of parking spaces within 750 feet of the subject site. Use of these spaces shall be provided via valet service. A copy of the contract with the valet parking company shall be submitted to the Office of Zoning Administration and to the Los Angeles Police Department Northeast division for placement in the case files.*

- a. *Valet service shall be made available to customers of the subject facility between the hours of 6 p.m. and one-half hour after closing.*
- b. *Valet service shall be provided free of charge (except for tips) to patrons.*

Note: See attached lease agreement for off-site parking under valet supervision, which provides 35 parking spaces at 2525 Hyperion Avenue.

**j. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? Specify. (On-site only).**

Condition No. 9:

*No dancing is permitted on the second floor [Volunteered by the Applicant to the community, May 23, 2000.]*

Condition No. 14:

*Within 30 days of the effective date of the subject action, submit proof of compliance with Los Angeles Municipal Code sections related to dancing and live entertainment.*

Note: The applicant requests Condition No. 9 to be modified to include patron dancing on the second floor.

**k. Is a full line of alcoholic beverages to be served or just beer and wine?**

Condition No. 19b:

*The grant of approval is for the continued utilization of an existing license to sell and dispense a full line of alcoholic beverages for off-site consumption.*

**l. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? (Off-site only)**

NA

**m. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plan must show details of the cocktail lounge and the separation between the dining and lounge facilities. (On-site only)**

On September 24, 1982, authorization was granted under Case No. CUB-82-277 to permit the expansion and conversion of an existing restaurant with a cocktail lounge.

**n. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons?**

The lessee of the subject premise has never been suspended from the sale of alcoholic beverages on the subject property or fined by the Department of Alcoholic Beverage Control.

**o. Will video game machines be available for use on the subject property and if so, how many such machines will be in use?**

Condition No. 19i:

*Coin operated games, pool tables or similar game activities or equipment is not permitted. [Volunteered by the Applicant]*

**p. Will you have signs visible on the outside which advertise the availability of alcohol?**

Condition No. 19k:

*There shall be no exterior advertising (e.g., window, sandwich boards, awning signs, poster, or banners) of beverages without being accompanied by the advertising of food items. [Volunteered by the Applicant]*

**q. Will alcohol be sold without a food order? Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?**

Condition No. 19f:

*The premises shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods. The licensee shall be prepared to serve the food listed on the menu at all times during the hours which the premises are open for business.*

**r. Will beer or wine coolers be sold in single cans or wine in containers less than 1 liter?**

NA

**s. Will "fortified" wine (greater than 16% alcohol) be sold?**

"Fortified" wine will not be sold.

**t. Will off-site sales of alcohol as a secondary use to on-site sales occur (i.e. take out)?**

Off-site sales of alcohol as a secondary use to on-site sales will not occur.

**u. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?**

Condition No. 19m:

*No "happy hour" type of reduced price alcoholic beverage promotion shall be allowed.  
[Volunteered by the Applicant]*

**v. Will security guards be provided and if so, when and how many?**

Condition No. 13:

*Security Guard. A minimum of one uniformed security guard shall be provided during operating hours when there is live entertainment. [Volunteered by the Applicant] Deployment and patrol shall be within the facility, parking lot, and periodic roving outside the establishment. Further, the security guard may be used to respond to valid complaints made regarding impacts of the patrons on the surrounding community.*

**w. Will alcohol be allowed to be consumed on any adjacent property under control of the applicant?**

Condition No. 19e:

*No alcoholic beverages shall be permitted to be consumed on the property or adjacent property under the control of the grantee.*

**x. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?**

Condition No. 19h:

*The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The applicant/operator shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the applicant/operator. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Planning Department upon demand. [Volunteered by the Applicant]*

**y. Provide a copy of the proposed menu if food is to be served.**

See attached

**z. How many employees will you have on the site at any given time?**

There will be 6-8 employees on the site at any given time.

**aa. What security measures will be taken including:**

- (1) Posting of Rules and Regulations on the premises.**
- (2) To prevent such problems as gambling, loitering, theft, vandalism and truancy.**
- (3) Will security guards be provided and if so, when and how many?**
- (4) Other measures.**

See Item "v" above.

**bb. Will there be minimum age requirements for patrons? If so, how will this be enforced?**

There are no minimum age requirements but minors must be accompanied by an adult after curfew hours.

**cc. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of your proposed business? Where?**

None

**dd. For massage parlor or sexual encounter establishment applicants: Are there any other adult entertainment business within 1,000 feet of your proposed establishment i.e. adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater or adult theater?**

NA

**LIQUOR ESTABLISHMENTS FROM SUBJECT PREMISE TO 600 FEET**

Flying Leap Café – Type 47  
2538 Hyperion Ave

Bogie's Liquor – Type 21  
2560 Hyperion Ave

Giannino Restorante – Type 41  
2630 Hyperion Ave #101

Gelson Market – Type 21  
2725 Hyperion Ave

Hard Time Pizza – Type 41  
2664 Griffith Park Blvd

**LIQUOR ESTABLISHMENTS BETWEEN 600 FEET TO 1,000 FEET  
OF SUBJECT PREMISE**

Trader Joes – Type 21  
2738 Hyperion Ave

Say Cheese – Type 41  
2800 Hyperion Ave

MJS – Type 47  
2810 Hyperion Ave

CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: \_\_\_\_\_ ZA Case No.: \_\_\_\_\_ CPC Case No.: \_\_\_\_\_  
 Council District No.: 04 Community Plan Area: 070  
 PROJECT ADDRESS: 2609 N. HYPERION AVENUE  
 Major Cross Streets: GRIFFITH PARK BLVD.  
 Name of Applicant: STEAK NIGHT, INC.  
 Address: 2609 HYPERION AVENUE LOS ANGELES 90027  
 Telephone No.: 323-665-2929 Fax No.: 323-665-2930 E-mail: \_\_\_\_\_

OWNER

Name: IKUKO TAKASHIO  
 Address: 4101 LOS NIETOS DRIVE  
LOS ANGELES, CA 90027  
 Telephone No.: \_\_\_\_\_  
 Signature: \_\_\_\_\_

APPLICANT'S REPRESENTATIVE

(Other than Owner)  
CLC ENTERPRISES, INC.  
 Name: LEE RABIN  
 (Contact Person)  
 Address: 7060 HOLLYWOOD BLVD #1001  
LOS ANGELES, CA 90028  
 Telephone No.: 323-463-4114  
 Signature: \_\_\_\_\_  
 (Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

**NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.**

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** a check in the amount of \$25 made out to the **County of Los Angeles** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.

ENVIRONMENTAL ASSESSMENT  
APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

APPLICATION ACCEPTED  
BY: \_\_\_\_\_

DATE: \_\_\_\_\_

RECEIPT NO.: \_\_\_\_\_

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

RENEWAL OF CHP - CONTINUED SALE AND DISPENSING OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION; 5650 S.E. RESTAURANT WITH COCKTAIL LOUNGE; LIVE ENTERTAINMENT WITH PATRON DANCING; 190 PATRONS; 6PM - 2AM, DAILY; MODIFY COND NO. 9 TO ALLOW PATRON DANCING ON SECOND FLOOR; CU-1D ZONE.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

NO

II. Existing Conditions:

A. Project Site Area 0.43 Net and 0.54 Gross Acres

B. Existing Zoning CU-1D

C. Existing Use of Land COMM'L/RESIDENTIAL  
Existing General Plan Designation NEIGHBOR HOOD OFFICE COMM'L

D. Requested General Plan Designation NA

E. Number -0- type NA and age ± -0- of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the: number of units: -0- and average rent: NA

Is there any similar housing at this price range available in the area? If yes, where?

F. Number -0- Trunk Diameter -0- and type NA of existing trees.

G. Number -0- Trunk Diameter -0- and type NA of trees being removed (identify on plot plan.)

H. Slope: State percent of property which is: 100 Less than 10% slope \_\_\_\_\_ 10-15% slope \_\_\_\_\_ over 15% slope \_\_\_\_\_  
*If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.*

I. Check the applicable boxes and indicate the condition on the Plot Plan. There are  natural or man-made drainage channels,  rights of way and/or  hazardous pipelines crossing or immediately adjacent to the property, or  none of the above.

J. Grading: (specify the total amount of dirt being moved)  
-0- 0-500 cubic yards.  
\_\_\_\_\_ if over 500 cubic yards. indicate amount of cubic yards.

K. Import/Export: Indicate the amount of dirt being imported or exported -0-

Projects involving import/export of 1000 cubic yards or more are required to complete a Haul Route Form and Haul Route Map.

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-  
Single Family \_\_\_\_\_ Apartment \_\_\_\_\_ or Condominium \_\_\_\_\_
- B. Number of Dwelling Units with:  
One bedroom \_\_\_\_\_ Two bedrooms \_\_\_\_\_  
Three bedrooms \_\_\_\_\_ Four or more bedrooms \_\_\_\_\_
- C. Total number of parking spaces provided \_\_\_\_\_
- D. List recreational facilities of project \_\_\_\_\_
- E. Approximate price range of units \$ \_\_\_\_\_ to \$ \_\_\_\_\_
- F. Number of stories \_\_\_\_\_, height \_\_\_\_\_ feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) \_\_\_\_\_  
Gas heated swimming pool? \_\_\_\_\_
- H. Describe night lighting of the project \_\_\_\_\_  
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building \_\_\_\_\_  
Paving \_\_\_\_\_  
Landscaping \_\_\_\_\_
- J. Total Number of square feet of floor area \_\_\_\_\_

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use RESTAURANT / COCKTAIL LOUNGE
- B. Total number of square feet of floor area 5050
- C. Number of units if hotel/motel NA
- D. Number of stories PARTIAL TWO height 20 feet.
- E. Total number of parking spaces provided: 13 ON-SITE 35 OFF-SITE
- F. Hours of operation 6PM - 2AM Days of operation DAILY
- G. If fixed seats or beds involved, number NA
- H. Describe night lighting of the project SHIELDED, DOWNWARD DIRECTIONAL  
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift 6-0
- J. Number of students/patients/patrons 196
- K. Describe security provisions for project SECURITY GUARD
- L. Percent of total project proposed for: Building 51  
Paving 44  
Landscaping 05

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- National Register of Historic Places \_\_\_\_\_
- California Register of Historic Resources \_\_\_\_\_
- City of Los Angeles Cultural Historic Monument. \_\_\_\_\_
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) \_\_\_\_\_

**V. Hazardous Materials and Substance Discharge**

Does the project involve the use of any hazardous materials or have hazardous substance discharge?  
If so, please specify. No

- A. Regulatory Identification Number (if known) \_\_\_\_\_
- B. Licensing Agency \_\_\_\_\_
- C. Quantity of daily discharge \_\_\_\_\_

**VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.**

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

**VII. Selected Information:**

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):  
HYPERION AVE - FRONTING
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.\*
- C. Noise: Projects located within 600 feet of railroad tracks indicate the number of trains per day:\*\*  
Day 7 AM-10 PM NONE  
Night 10 PM-7 AM \_\_\_\_\_

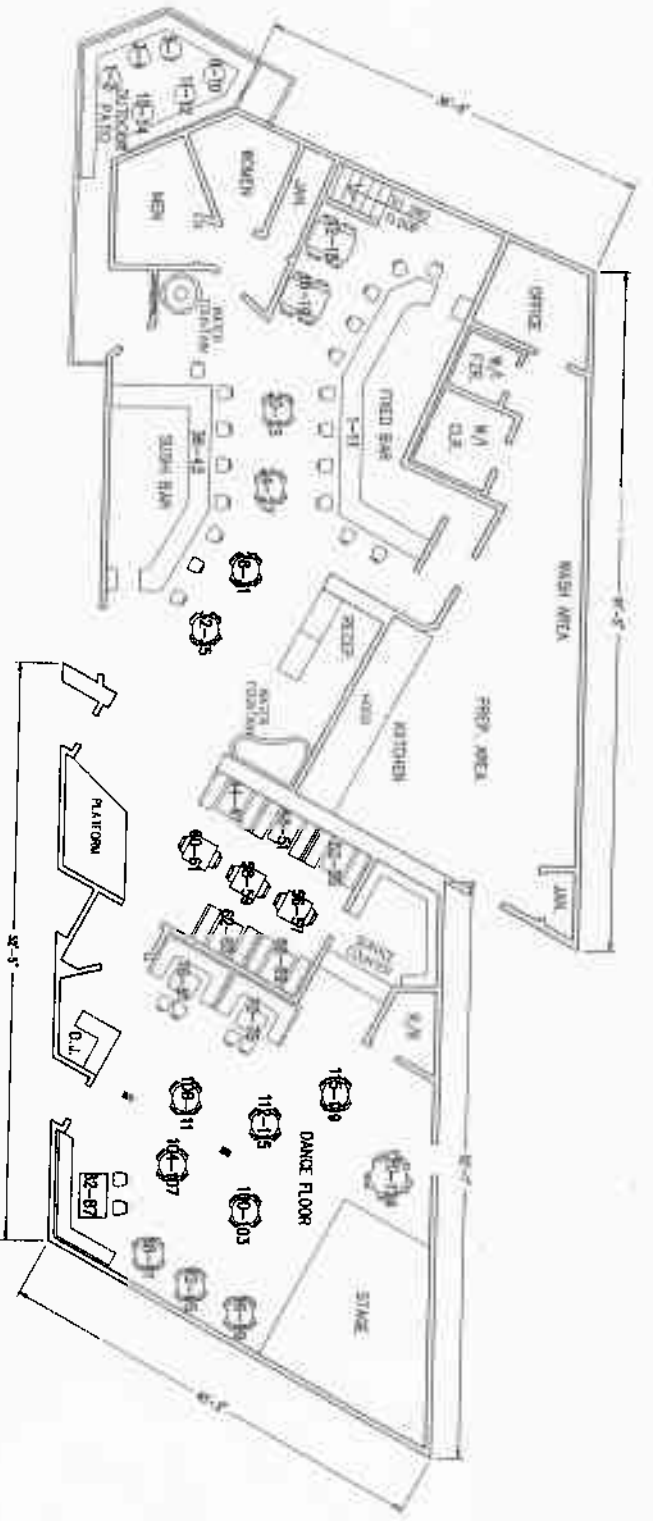
**VIII. Mitigating Measures:**

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. EXISTING DEVELOPMENT

\* Contact the South Coast Air Quality Management District at 572-6418 for further information.

\*\* For information, contact:

Southern Pacific Train Dispatcher	629-6569
Union Pacific Engineering	725-2313
Santa Fe Train Master	267-5546



# FIRST FLOOR PLAN

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

SEATING CAPACITY	
FIRST FLOOR	
INTERIOR =	124
OUTDOOR =	14
TOTAL FIRST FLOOR =	138
SECOND FLOOR	58
TOTAL SEATING CAPACITY =	196

# SECOND FLOOR PLAN

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

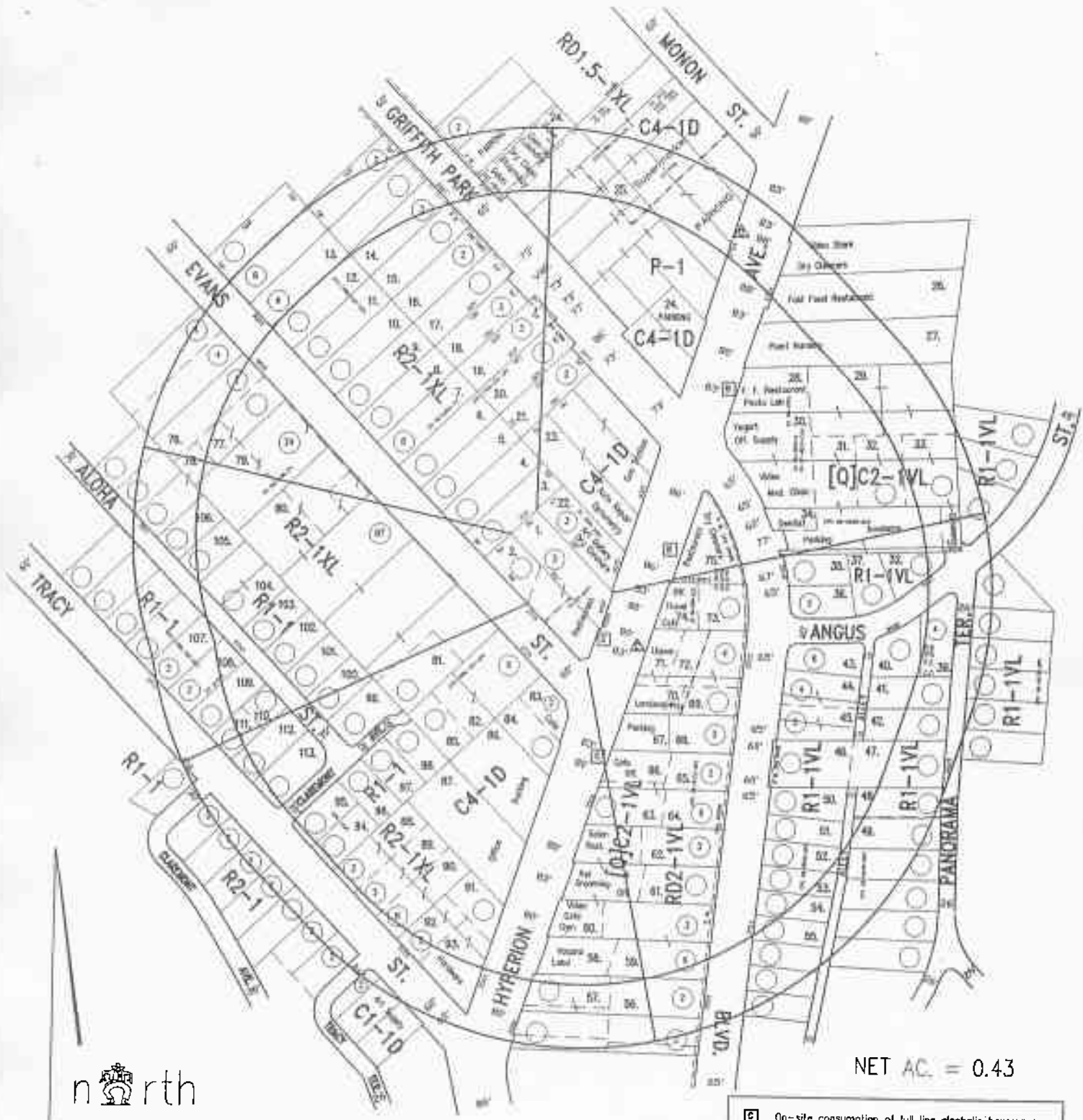


CAR ENTERPRISES, INC.  
7660 HOLLYWOOD BLVD., SUITE 1001  
LOS ANGELES, CA 90028  
310.407.1111

STATUS: ZEN  
2609 N. HYPERION AVE  
LOS ANGELES, CA 90077  
310.407.1111

CASE NO.:  
DATE: DECEMBER 12, 2005  
CAD BY: TROJHIT QUINOTER





NET AC. = 0.43



LEGAL: LOT 24 & FR. LOT 23, ARB 2, BLOCK 25, INVANHOE TRACT, M.R. 17-65/68. SEE APPLICATION

- On-site consumption of full line alcoholic beverages
- On-site consumption of beer and/or wine
- Off-site consumption of full line alcoholic beverages
- Off-site consumption of beer and/or wine

THOMAS BROS.  
 PAGE: 594  
 GRID: C/3  
 C.D. 4  
 C.T. 1951  
 1952  
 P.A. 070  
 CADFILE: ZEN-RAD  
 TS 05-2517


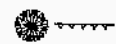
# CONDITIONAL USE A.B. ON SITE

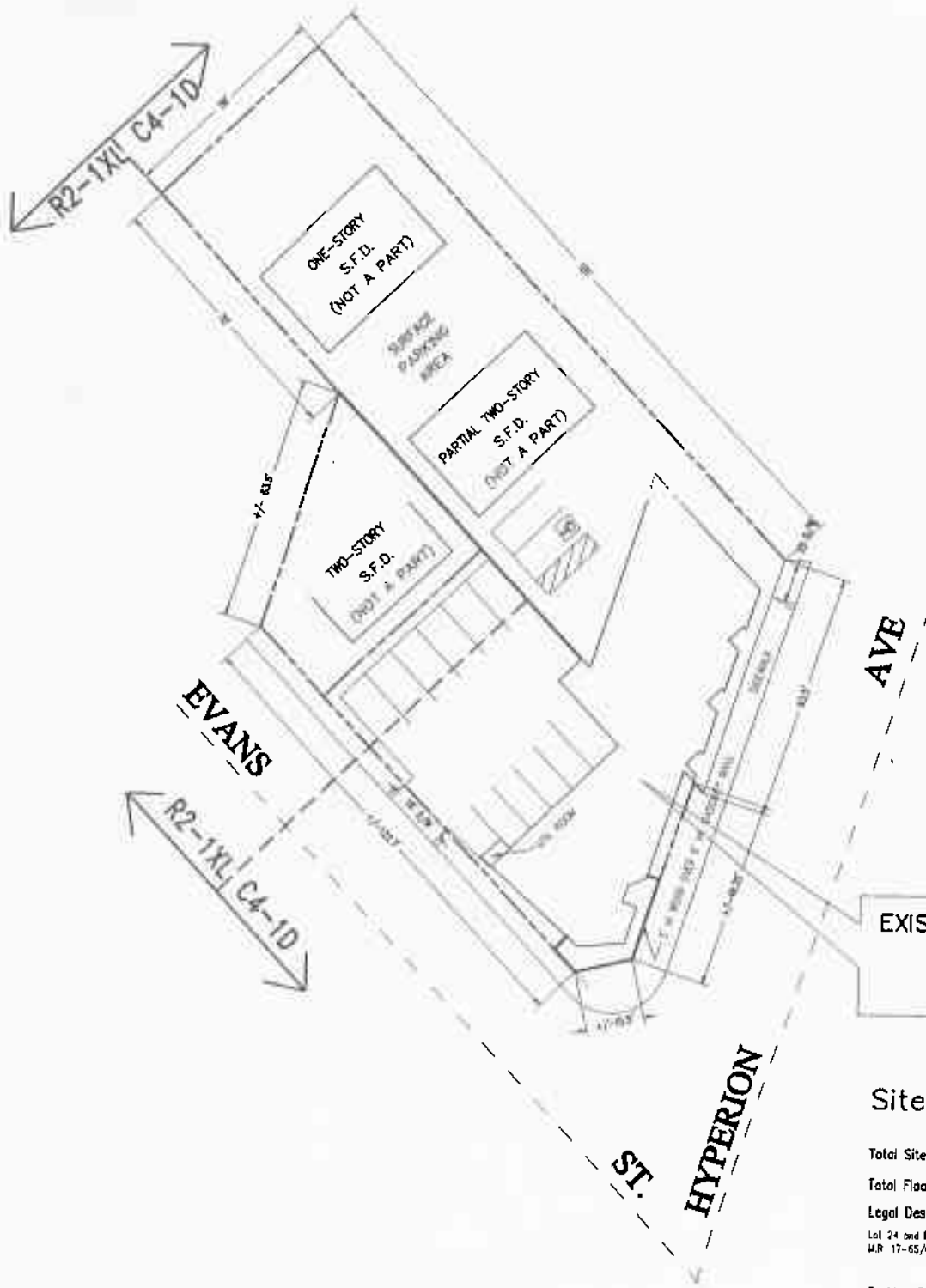
## CLR ENTERPRISES, INC.

7060 HOLLYWOOD BLVD., SUITE 1001  
 LOS ANGELES, CA 90028  
 323-463-4114

CASE NO.:  
 DATE: DECEMBER 19, 2005  
 DRAWN BY: AL PRATT  
 818-346-4096  
 D.M. NO.: 150 A 205  
 SCALE: 1" = 100'  
 USES: FIELD  
 CONTACT PERSON: LEE RABUN  
 323-463-4114

**Legend**

-  Wall
-  Landscape



**EXISTING COMM'L BLDG.**  
 5,650 Sq.Ft.  
 Partial TWO-Story  
 20 Ft. in Height

**Site Description**

Total Site Area = +/-18,602.5 Sq.Ft.  
 Total Floor Area = 5,650 Sq.Ft. (Subject Premise)  
**Legal Description**  
 Lot 24 and Fr. Lot 23, Arb. 2, Block 25, Ivanhoe Tract,  
 M.R. 17-65/68, See Application

**Parking Required**  
 Existing Restaurant, 5,650 Sq.Ft. (1 per 100 Sq. Ft.) = 57 Spaces  
 Parking Credit <1> Spaces  
**Total Spaces Required = 46 Spaces**

**Parking Provided**  
**On-site**  
 Standard Spaces (18' X 8'-4" Typ.) = 7 Spaces  
 Handicapped Spaces (18' X 14' Typ.) = 1 Space  
 Compact Spaces (15' X 7'-6" Typ.) = 5 Spaces  
**Total Spaces Provided (On-site) = 13 Spaces**  
**Total Spaces Provided (Off-site) = 33 Spaces**  
 @ 2516 Hyperion Ave.  
**Total Spaces Provided = 46 Spaces**



D.M. :150 A 205

**PLOT PLAN**

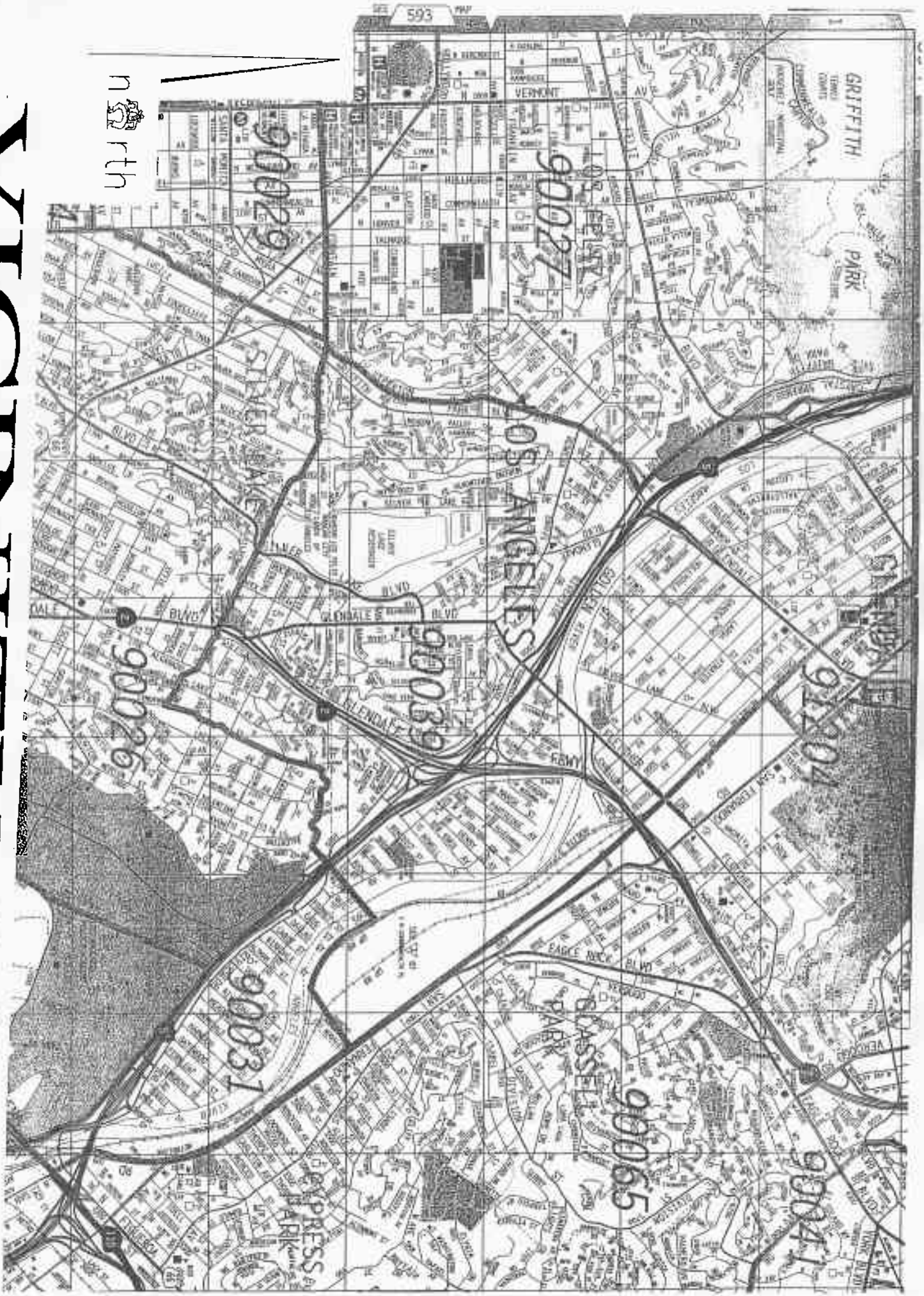
SCALE: 1" = 20'

CLR ENTERPRISES, INC.  
 7060 HOLLYWOOD BLVD., SUITE 1001  
 LOS ANGELES, CA 90028  
 323-463-4114

SITUS: ZEN  
 2609 N. HYPERION AVE.  
 LOS ANGELES, CA 90027  
 TS 05-2517

CADFILE NO: B212003-F11  
 CASE No:  
 DATE: DECEMBER 19, 2005  
 CAD BY: THE TROUBLE SHOOTER  
 818-346-4096

# VICINITY MAP



n  
North