



# URBAN STRATEGY GROUP, LLC

GOVERNMENT RELATIONS, POLITICAL CONSULTING, AND LAND USE

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## **SUGGESTED ENTITLEMENT CONDITIONS BY THE OWNER**

**of 1130 S. Hope Street, Los Angeles, CA 90015**

### **1130 S. Hope Street developer agrees to abide by the following 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. The business operator shall pay City of Los Angeles living wages to all hotel personnel.
5. 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.

6. 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's Development Services Center, the Fire Department, and the Department of Building and Safety for purposes of having a building permit issued.
7. 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.
8. The hotel shall be allowed to operate 24 hours a day, seven days a week, which includes operating hotel rooms, restaurant, courtyard and bar/lounge, except for the pool deck.
9. The authorization granted herein for the sale of alcohol for a period of ten (10) years from the effective date of this grant.
10. The authorization is for the sale and dispensing of a full line of alcoholic beverages for consumption at the restaurant, courtyard, and bar/lounge shall be from 6:00 a.m. to 2:00 a.m. The pool deck/rooftop area shall be allowed to sell and dispense a full line of alcoholic beverages between the hours of 6:00 a.m. to 11:00 p.m., Sunday through Thursday, and 6:00 a.m. to Midnight, Friday through Saturday. In addition, the hotel shall be authorized to provide access to room mini bars 24 hours a day.

11. The hotel's pool/rooftop area shall be allowed to have amplified music during the hours of 6:00 a.m. to 11:00 p.m., Sunday through Thursday, and 6:00 a.m. to Midnight, Friday through Saturday. The rooftop/pool shall not have dancing at any time. Further, there shall be no live entertainment after 11:00 p.m. Sunday - Thursday, and after Midnight on Friday-Saturday. The basement bar/lounge shall not have dancing at anytime.
12. Restaurant shall be maintained as a restaurant with an operational kitchen and shall provide a menu containing an assortment of foods normally offered in restaurants. Food service shall be available at all times during operating hours.
13. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while in the premises.
14. No enclosed room, other than restrooms and private dining rooms in Restaurant, intended for use by patrons or customers is allowed. No enclosed customer booths shall be permitted. If booths exist and are separated by a partition and/or curtain or other opaque or semi-opaque material, said booths shall be completely open on at least one side. The doors to the dining rooms shall remain unlocked and access to wait staff and management staff shall always be permitted.
15. Sales and delivery of alcoholic beverages to customers shall be made by a licensed server. No self-service of alcoholic beverages shall be permitted except from the in-room alcohol access cabinets.
16. No person under the age of 21 years shall serve or sell alcoholic beverages. No person under the age of 21 shall serve or sold alcoholic beverages at a bar or lounge.
17. No employee or agent shall be permitted to accept money or any other thing 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 gratuitously or for compensation, male or female patrons who act as escorts, companions or guests of and for the customers.

18. There shall be no exterior advertising or sign of any kind or type, including advertising directed 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.
19. The operators of the restaurant, bar/lounge, rooftop/pool deck and courtyard shall not require an admission or cover charge.
20. There shall be no karaoke or topless entertainment that falls within Section 12.70 of the Los Angeles Municipal Code.
21. No bottle sales for off-site consumption shall be permitted.
22. No pool or billiard table may be maintained on the premises.
23. No pay phone shall be maintained on the exterior of the property.
24. There shall be no coin-operated games or coin operated video games. Video games as a part of in-room entertainment systems are permitted.
25. The property owner shall be responsible for maintaining free of litter the area adjacent to the property.
26. Any music, sound or noise emitted from the subject businesses shall comply with the noise regulations of the Los Angeles Municipal Code (LAMC).
27. The operator shall meet quarterly with LAPD to discuss operational issues as well as compliance with approved conditions. At such meeting, LAPD shall be provided with internal security logs of events, incidents, evictions and operational issues. In the event that the LAPD is not able to meet on a quarterly basis, it is the responsibility of the owner to provide all logs to the LAPD upon request.

28. The business operator shall maintain on the premises, and present upon request to any law enforcement officer, a copy of the Business Permit, insurance information and a valid emergency contact phone number for the security company service used by the operator.
29. The applicant or the hotel's operator shall provide a detailed security plan to be approved by LAPD as a condition of this grant. Evidence of the LAPD's approval of the security plan shall be given to the Department of City Planning's Development Services Center prior to final signoff on the certificate of occupancy.
30. The business operator shall provide a monthly advance calendar of events to the LAPD Central Division and the Zoning Administrator, identifying the contracted number of patrons indicated for each event, the hours the facility is to be used, and person or entity hosting the event as well as the deployment for security for the event.
31. Security personnel shall be licensed consistent with State law and Los Angeles Police Commission standards and maintain an active American Red Cross first-aid card. The security personnel shall be dressed in such a manner as to be readily identifiable to patrons and law enforcement personnel.
32. The hotel shall always use an extensive computer monitoring security system integrated with an alarm network, which will feed into the central security control room. This multiple camera system will provide coverage of all public interior areas, including all entrances and exists to the premises. The camera system will be activated and in use during any business activity. All data from the computer monitor and alarm systems will be maintained for no less than a 90-day period. All recording shall be made available to the Police Department upon demand. On site security personnel, shall monitor the cameras.

- 33.** The business operator of this premise permitted by this action shall maintain, and present upon request to any law enforcement officer a copy of the business permit, insurance information and a valid emergency contact phone number for any Valet service used by the business.
- 34.** The business operator shall maintain valet service for the proposed hotel's use at all times.
- 35.** Loading and hotel delivery hours will be between 7:00 a.m.to 3:00 p.m. to minimize impact on rush hour commuter traffic.
- 36.** The applicant/owner/operator and on-site managers shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal, criminal and/or nuisance activity on the subject premises and any accessory parking areas which have been made available or are commonly utilized for patron parking.
- 37.** The Conditions of this grant shall be retained in a conspicuous place in an office area on the premises at all times and be immediately produced upon request of any Los Angeles Police officer or Department of Alcoholic Beverage Control investigator. The manager and all employees shall be knowledgeable of the Conditions herein.
- 38.** Adequate lighting shall be installed in all public areas within the business in conformance with the Los Angeles Municipal Code. The lighting shall be such that it renders all objects and persons clearly visible.
- 39.** Within 30 days of the effective date of the Department of Alcoholic Beverage Control license, and within 30 days of the effective date of any modification or alteration of terms of said license, the applicant shall transmit a copy of the valid Department of Alcoholic Beverage Control license to the Zoning Administrator for attachment to the case file.

- 40.** Signs shall be prominently posted in English and the predominant language of the facility's clientele, if different, and a notice shall be placed therein stating that California State law prohibits the sale of alcoholic beverages to persons under the age of twenty-one years or to intoxicated persons and that no such sales will be made.
- 41.** Within six months of the prospective date of operation, all employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department A 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 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 staff. Every six-month period, new employees involved with the sale of alcoholic beverages shall enroll in the program.
- 42.** At any time during the effective period of this grant, should documented evidence be submitted showing violation of any condition of this grant, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator reserves the right to require the applicant to file for a plan approval application and associated fees pursuant to Section 19.01-1 of the Los Angeles Municipal Code, the purpose of which will be to hold a public hearing to review the applicant's compliance with and the effectiveness of these Conditions. The applicant shall prepare a radius map and cause a notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office, and the Los Angeles Police Department corresponding Division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance

abatement/revocation purposes.

**43.** At any time should there be a change in the operator of the restaurant, bar/lounge, rooftop/pool deck, and courtyard, the new operator shall be required to file a Plan Approval application and associated fees pursuant to Section 19.01-1 of the Los Angeles Municipal Code at the Department of City Planning, Public Counter. The Plan Approval application shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. A public hearing shall be conducted with notification of owners and occupants of property within a 500-foot radius. The purpose of the plan approval will be to review and establish conditions deemed applicable to the use as maintained and conducted by the new owner or operator consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

**44.** 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.

**45.** Within 30 days of the effective date of this action, the property owner shall record a covenant acknowledging and agreeing to comply with all the terms and conditions established herein 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's Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for attachment to the case file.



46. A sign shall be located at the cashier's area indicating the name and phone number of a responsible person to be contacted in the event the operation of the facility is causing concerns or problems to the surrounding neighborhood. The phone number shall connect directly to the responsible person and not to an answering machine.
47. The project shall comply with applicable provisions of the Community Redevelopment Plan to the satisfaction of the Community Redevelopment Agency. Prior to the issuance of any permits, evidence that shows compliance with this condition shall be submitted to the Zoning Administrator. (A clearance letter from the Community Redevelopment Agency will satisfy this condition).
48. Further, if documented evidence is submitted showing continued violation(s) of any of the following: CUP/CUB Condition(s) of Approval, undue disruption of or interference with the peaceful enjoyment of adjacent neighboring properties and/or alcohol-related enforcement actions from other public jurisdictions, the Zoning Administrator reserves the discretion at the public hearing to revoke the applicants use or add or delete conditions. Such public hearing, held in conjunction with the Plan. Approval and payment of associated fees shall be publicly noticed. The Petitioner shall, prior to the public hearing, submit detailed documentation as to how compliance with each condition of the grant and related enforcement action has been attained. The Zoning Administrator may upon receipt of testimony and review of the effectiveness of the conditions, modify, delete or add conditions.