

Date: 8/28/18Submitted in PLUM CommitteeCouncil File No: 18-0166-S1 18-0166-S2Item No.: 10 + 111144 17<sup>th</sup> Street, Suite 100  
Los Angeles, CA 90015  
Phone: (323) 401-6400  
KJ@URBANPLANNINGSTUDIOS.COM

August 28, 2018

Chairman Huizar and Honorable Committee Members  
Los Angeles City Council  
Planning and Land Use Management Committee Meeting, August 28, 2018

Communication from  
Applicant + Representative

**RE: PCN Application, The Lyric Theatre, 520 N. La Brea Ave., Statement of Applicant's Representative  
Case No. ZA 2016-2548(CUB)(CUX), ENV-2018-4643-CE  
Council File No. 18-0166S1, 18-0166S2**

Councilmembers:

The subject Conditional Use Permit has been approved by the Department of City Planning under Case No. ZA 2016-2548(CUB)(CUX), and has been upheld on appeal by the Central Area Planning Commission. The initial determination was comprehensive, running to 39 Conditions. The Area Planning Commission determination expanded those Conditions to 41. These Conditions account for a range of contingencies, and were developed by the Department of City Planning in concert with the applicant, LAPD, the Greater Wilshire Neighborhood Council, area Stakeholders, and with the direct input of Councilman Paul Koretz and his Council District 5 office.

The following is an overview of the imposed Conditions (*Conditions have been paraphrased for presentation purposes*):

11. The applicant is required to file a Plan Approval within 6 months of the beginning of operations with a full 500-foot notification and Public Hearing.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district.
4. All graffiti on the site shall be removed or painted over.
- 6.b. The theater shall remain closed on Jewish Holidays (Passover, Rosh Hashanah and Yom Kippur).
8. Notification to the Department of City Planning is required for any change of ownership, or operator of the business.
10. Mandatory Plan Approval imposed at the discretion of the Zoning Administrator if it is determined that the new operation is not in substantial conformance with the approved floor plan, or with the Conditions of the approval.
12. Applicant has paid fees for the MViP program, for City monitoring of the operation's compliance with imposed Conditions.
13. Any music or noise under the control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the LAMC (the Citywide Noise Ordinance).
15. Electronic age verification devices shall be retained on premises during operational hours.
17. Patron queuing is prohibited.
18. Patron dancing is permitted with live entertainment only.
19. The applicant shall obtain all necessary permits from the Los Angeles Police Department.
23. At least one on-duty manager with authority over all activities, and knowledge of the approved Conditions, shall be on the premises at all times the facility is open for business.
24. Loitering is prohibited on or around the premises in areas under the control of the applicant.
26. Applicant shall be responsible for monitoring patron and employee conduct on the premises, to assure behavior that does not adversely affect the quality of life of adjoining residents.
27. Only the front door shall be used for patron access.
29. A camera surveillance system shall be installed.
30. Exterior security lighting shall be installed.
31. A security plan shall be created and approved by the Los Angeles Police Department (completed).
32. Private licensed security guards shall be provided, with six guards provided for any live entertainment and D.J. events.
34. Security personnel shall maintain weekly patrol logs indicating any nuisance behavior.
36. A 24-hour hotline shall be provided for complaints or concerns from the community.
37. Employees shall complete STAR Training.

These Conditions were Recorded with the LA County Recorder on March 20, 2018, and the Grant and its attendant Conditions was effectuated with the City Planning Department on March 23, 2018.