

## SUPPLEMENTAL TO CITY PLANNING APPLICATION

The Armand Hammer Museum of Art and Culture Center, Inc.  
10899 Wilshire Boulevard

### Approvals Requested and Project Description

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#### I. Approvals Requested

The Armand Hammer Museum of Art and Culture Center, Inc. (the “Applicant” and “Museum”) is the lessee of the property located at 10899 Wilshire Boulevard (“Site”), also known as Assessor Parcel Number (“APN”) 4363-022-900, located within the City of Los Angeles (“City”), as shown on **Exhibit A**. The Site includes an existing 84,000 square foot museum with accessory retail and restaurant use. The Applicant seeks approvals for the following, which shall constitute the “Project” herein:

- 1) Permit the expanded operating hours of the Museum’s café/restaurant from 12:00 PM to 7:00 PM, six days per week, to 11:00 AM to 11:00 PM, seven days per week;
- 2) Permit the expanded sale of alcoholic beverages to include full-line (beer, wine, liquor) for on-site consumption in conjunction with the operation of an existing café/restaurant within the Museum;
- 3) Clarify language in existing Conditions of Approval to permit the Café to serve the general public;
- 4) Remove restriction that special events must be invitation-only;
- 5) Remove requirement for valet parking during special events in the existing Conditions of Approval.

Pursuant to Chapter I, Article 2, of the City of Los Angeles Municipal Code (the “Code” or “LAMC”) the Applicant hereby requests the following entitlements to permit the proposed Project:

- 1) Plan Approval to revise existing Conditions of Approval under ZA-90-1034-CUB (**Exhibit B**), pursuant to LAMC § 12.24.M as follows:
  - Modify Condition 7a to permit restaurant operating hours of 11:00 AM to 11:00 PM daily;
  - Remove Condition 7b to permit the sale of full-line alcohol pursuant to the restaurant’s existing Type 47 ABC license;
  - Remove Condition 7e to permit service to the general public;
  - Remove Condition 8c to permit the programming of events that may be opened to the general public without invitation;
  - Modify Condition 8e to remove the valet parking requirement for special events.

## II. Project Description

The Project consists of the revision of the existing 84,000 square foot Museum's existing Conditional Use Permit for Alcohol ("CUB"), Case No. ZA-90-1034-CUB, to reflect the Museum's desired operational enhancements to its café, the Café Hammer ("Café"), and the events and public programs featured at the Museum and the Café. The Café is both a visitor amenity and additional attraction to the Museum. No physical alterations to the Museum's interior or exterior are proposed as part of the Project or this application.

Specifically, the Museum desires to expand the Café's (and thereby, the Museum's) patronage by expanding the hours and days of operation, as well as products and services offered. Because the Museum has operating hours beginning at 11:00 AM, and special programming typically begins at 7:30 PM, the Museum desires to expand the Café's days and hours of operation to meet the demands of existing patrons by providing an earlier lunch, as well as dinner service for patrons wishing to enjoy the Café prior to or after events and programs. The Café's days and hours of operation permitted under the existing CUB are currently from 12:00 P.M. – 7:00 P.M., six days per week. The Applicant requests that these conditions be amended to permit the Café to operate at times more in line with the Museum by expanding the hours from 11 AM to 11 PM, seven days per week. Additionally, the Applicant desires that the Café be allowed to expand the types of alcoholic beverages it serves, currently restricted to beer and wine only, to serve a full line of alcohol. This is consistent with the Café's Type 47 (On-Sale General Eating Place) Alcoholic Beverage Control ("ABC") license, is consistent with the alcohol the Museum is permitted to serve at its special events, and is also consistent with service at other prominent cultural and art institutions.

Further, the existing CUB limits service at the restaurant to museum patrons only, and the Museum seeks to clarify that Café patrons are Museum patrons by removing this language. Public programs and exhibitions at the Museum are free, and the Museum additionally provides artwork in the Courtyard, so the expectation and intention is that Café patrons are by definition Museum patrons. This clarification will ensure that the CUB is consistent with the Café's Type 47 ABC license, which obligates the Café to serve the public.

Similarly, the Museum desires to reach the largest possible audience for its exhibitions and programs, which may involve activities considered "special events", that are open to the public. The current language of Condition 8 unnecessarily restricts the Museum's ability to program events by requiring all "special events" be by invitation only. By removing this language, the Museum will be able to better serve the community by offering the greatest exposure to art and culture to the largest possible pool of potential visitors.

Lastly, the Museum desires to eliminate the CUB's current valet parking requirement, as ample self-parking is available on-site and the presence of a valet kiosk at the entrance during events may impede traffic flow resulting from queuing.

### *i. Project Site*

The Site is located in a highly developed urban neighborhood along densely populated commercial corridor within the Westwood neighborhood along Wilshire Boulevard, specifically at the northwest corner of the intersection of Westwood Boulevard and Wilshire Boulevard. (See **Exhibit A**). The Site is zoned [Q]C4-2-O, or Regional Center Commercial with Q-Conditions in Height District 2 with an Oil Drilling Overlay, and is currently developed with a single story, 32,647 square foot warehouse and attached accessory office structure. Like many modern museums in Los Angeles and across the country, the Museum desires to meet the evolving demand of its patrons by updating the range of amenities and programming it offers. The Project allows the Museum to meet these demands while maintaining the highest quality of cultural programming available in Los Angeles.

*ii. Use Permitted*

Pursuant to LAMC § 12.14, museums and restaurants are a permitted use as-of-right in the C4 commercial zone. No uses not already existing on the Site are proposed as part of this application. The sale of alcoholic beverages is permitted in the C4 zone, subject to approval by the Zoning Administrator pursuant to LAMC § 12.24.W.1. A request for approval of a CUB for the sale of alcoholic beverage for the Museum was granted in 1990 per City Planning Case No. ZA-90-1034-CUB.

*iii. Parking Provided*

The Museum is attached to an existing 15-story office tower and includes a total of 700 parking spaces within a 5-level subterranean parking structure. The Project proposes only modification of an existing conditional use permit previously issued in 1990, including the removal of the requirement to provide valet parking for special events, and does not propose any increase in building floor area.

Pursuant to LAMC § 12.21.A.4.x, parking shall be provided at a ratio of one space for every 500 square feet of floor area for the Museum, and 1 space per 100 square feet for the Café (restaurant). At approximately 84,000 square feet, the Museum is required to provide a total of 168 parking spaces. Pursuant to the most recent Certificate of Occupancy dated May 31, 2007 (**Exhibit C**), the building provides a total of 700 parking spaces within its subterranean parking structure. No change in parking requirements are anticipated.

## Conditions Compliance

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### III. Conditions Compliance – Plan Approval for Modification of Existing Conditional Use Permit for Alcohol (CUB)

Pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit (Case No. ZA-90-1034-CUB) was granted to sell or dispense alcoholic beverages for consumption on the Museum property within the C2 Zone in conjunction with the operation of a café ancillary to the Museum. Pursuant LAMC Sec. 12.24 M, the Applicant demonstrates compliance with the conditions of approval established in the existing CUB as described herein:

1. *That the use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked "Exhibit A."*

The Museum and ancillary café continue to be in substantial conformance with the original plot plan, attached herein as **Exhibit D**, and demonstrated with the most recent floor plans of the Museum, attached herein as **Exhibit E**.

2. *That all other use, height and area regulations of the Municipal Code be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.*

See response to Condition 1.

3. *That 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.*

The Museum and ancillary café continue to operate in a manner that respect the character of the surrounding district. The Los Angeles Police Department (LAPD) has never issued a citation for activity at the Museum.

4. *That there shall be no exterior advertising of any kind or type including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages.*

As demonstrated in the **Photo Exhibit** of this Plan Approval application, no exterior advertisements are, have ever been, or are planned to be present that advertise the availability of alcoholic beverages.

5. *That the sale of alcoholic beverages for consumption off the premises is prohibited.*

The Museum maintains a strict policy that no alcoholic beverages may be taken off site and does not serve beverages for the intent of consumption off-site. See the Café Menu attached herein as **Exhibit F**.

6. *That the herein authorized conditional use shall be confined to the establishment and operation of one restaurant and the selling/serving of alcoholic beverages at special events at the involved museum/cultural center; and, that any expansion of this privilege shall only be permitted after the filing and approval of the proper application for this purpose.*

The floor plan identified in **Exhibit D** and **Exhibit E** identify only one restaurant in the Museum. Only during Museum special events is the sale of alcoholic beverages temporarily expanded to other locations within the Museum as permitted under the existing CUB. This Plan Approval, as stated in this condition, requests modifications to these conditions to reflect the evolving market and the tastes and preferences of the Museum's membership and community.

7. *Restaurant*

- a. *That the operating hours of the restaurant shall only be from 12 noon until 7 p.m. (closed on Tuesdays)*
- b. *That wine and beer shall only be served in the restaurant during its regular hours of operation.*
- c. *That the seating capacity of the restaurant shall be limited to 200 patrons.*
- d. *That there shall be no cocktail lounge, separate bar, nor live entertainment provided in conjunction with the restaurant during regular hours of operation. However, low key live or recorded music shall be permitted such as piano, harp or the like.*
- e. *That the restaurant shall be open to museum patrons only.*

The Café has traditionally operated between the hours of 12:00 PM and 7:00 PM to Museum patrons with no outside advertising of the Café, thus limiting service to those patronizing the Museum. Further, as shown in **Exhibit F**, the Café only offers a selection beer and wine during operating hours. As a matter of policy, the Café does not hold live entertainment events within the Café, nor has the seating capacity of the Café changed from its original approval, as shown in **Exhibit D** and **Exhibit E**.

The previous notwithstanding, this application requests modification to the aforementioned Condition 7 to meet evolving and current market and community tastes and preferences. Because the Museum has operating hours beginning at 11:00 AM, and special programming typically begins at 7:30 PM, the Applicant desires to expand the Café's days and hours of operation by providing an earlier lunch, as well as dinner service for patrons wishing to enjoy the Café prior to or after events and programs. The Café's days and hours of operation permitted under the existing CUB are currently from 12:00 P.M. – 7:00 P.M., six days per week. The

Applicant also wishes to expand the selection of alcoholic beverages commensurate with the Museum's existing Type 47 license from the ABC by permitting a full-line alcoholic beverage service to patrons. By providing this expanded service, the Museum will further benefit the community as a space to relax and learn.

8. *Special events (receptions, cocktail parties, charitable functions and the like).*
  - a. *That a full line of alcoholic beverages may be served at museum events.*
  - b. *That all special events shall be scheduled so that they do not end or begin during the weekday p.m. peak hours of 5 p.m. to 6 p.m.*
  - c. *That all special events shall be by invitation only.*
  - d. *That validated parking shall be provided for all special events. Invitations shall so indicate.*
  - e. *That valet and self-parking shall be provided for special events.*
  - f. *That music and entertainment shall be permitted at special events.*
  - g. *That there shall be no more than one special event scheduled at the same time for the gallery promenade and outdoor courtyard/garden.*

The Museum regularly schedules seasonal exhibitions and programs throughout the year, as distinct from special events, such as receptions, cocktail parties, charitable functions, etc. **Exhibit G** shows the Museum's current seasonal calendar of events and programming. Museum-sponsored private events are by invitation to its members. The events may include the service of full-line alcoholic beverages for on-site consumption pursuant to its existing Type 47 ABC license and the existing CUB. Validated parking is provided to event attendees who park in the Museum's parking structure. As a matter of scheduling policy, the Museum takes great effort to ensure special events do not impact weekday peak hours and host no more than one event at any given time. The previous notwithstanding, this Plan Approval requests modifications to Condition 8 to meet evolving market and community tastes and preferences, including the hosting of events without invitation (open to public), and self-parking.

## Project Findings

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### IV. Findings – Plan Approval for Modification of Existing Conditional Use Permit for Alcohol (CUB)

Pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit was granted to sell or dispense alcoholic beverages for consumption on the Museum property within the C2 Zone in conjunction with the operation of a café ancillary to the Museum. The proposed beverage program of the Project would be expanded to include service of a full line of alcoholic beverages to patrons throughout the premises in conjunction with special events, as well as within the ancillary Café use. In order to permit a modification to a previously issued and valid conditional use permit, the Project is requesting a Plan Approval pursuant to LAMC Section 12.24.M.

A Plan Approval requires the following findings from the Zoning Administrator, pursuant to LAMC Section 12.24 E:

- 1. The Proposed Project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.***

The Project proposes the modifications of a previously issued and valid CUB for the Museum and Café. Specifically, the modifications requested are to permit expanded operating and service of full-line alcoholic beverages pursuant to a Type 47 ABC license. In addition, the Project requests the removal of conditions that place limitations on programming and require valet parking.

As is common among restaurants, the intent of the proposed beverage service at the Project is to provide an incidental amenity for restaurant patrons and museum special events. By providing a modest beverage program, restaurant patrons will be able to have a drink with a meal while enjoying a trip to the Museum, before or after a public program, or simply on the Café on its own in the courtyard of the Museum. This amenity is essential to welcoming the entire community into the building as a community-space and resource for all to enjoy. The proposed beverage service would be contained within the interior of the museum.

The proposed operational enhancements to the Café, and the events and public programs to be featured at the Museum and the Café, provide an essential service to the community, as they will offer local businesspeople, residents, and visitors greater access to affordable quality cuisine in a beautiful location. Enhanced hours and services at the Café will provide additional incentives to engage in the Museum's exhibitions, events and public programs. Removing restrictions on events will also increase the opportunities for cultural knowledge and education regarding the arts through a greater eclectic calendar of events and programming.

Therefore, for all of the reasons cited above, the proposed Project will enhance the built environment in the surrounding neighborhood and will perform a function or provide a service that is essential or beneficial to the community, city, or region.

***2. The Proposed Project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.***

The Museum is located at the intersection of Wilshire Boulevard and Westwood Boulevard, in the heart of a vibrant commercial area where the surrounding uses are predominately commercial office and retail space, with residential uses located farther beyond the adjacent commercial uses. Additionally, the Project proposes no alteration to the existing building and only requests modification to restriction on operations related to programming and service of food and beverage. To that end, the proposal for expanded alcohol service and enhanced public programming will offer local businesspeople, residents, and visitors greater access to affordable quality cuisine in an idyllic location. Enhanced hours and services at the Café will provide additional incentives to engage in the Museum's events and public programs. Removing restrictions on events will also increase the opportunities for cultural knowledge and education regarding the arts.

Further, though a modification is requested to expand the alcohol service to full-line alcoholic beverages is requested, no degradation to public safety is anticipated, since a Museum and Café staff and managers will be on hand to monitor consumption. The safety and comfort of all guests as well as of the surrounding neighborhood is paramount to the success of the Museum and Cafe, and excessive drinking or destructive behavior would be avoided for the benefit of all. Standard conditions will also be imposed on the Applicant by the Los Angeles Police Department. Such conditions include restrictions on time of operation, location and manner in which alcohol service is permitted, noise protection, on-site security, and protective measures on behalf of residents, businesses, and visitors to the area and to clearly define the operation parameters for the use of the site.

Additionally, the request to remove the requirement for valet parking will not adversely affect the adjacent properties or surrounding neighborhood. Pursuant to LAMC § 12.21.A.4.x, parking shall be provided at a ratio of one space for every 500 square feet of floor area for the Museum, and 1 space per 100 square feet for the café (restaurant). At approximately 84,000 square feet, the Museum would only be required to provide a total of 168 parking spaces. Pursuant to the most recent Certificate of Occupancy dated May 31, 2007 (**Exhibit C**), the building provides a total of 700 parking spaces within its subterranean parking structure for use by both the Museum and commercial tower. Because existing parking exceeds the spaces otherwise required by the Code, no change in parking requirements are anticipated.

Therefore, for all the reasons stated above, the proposed Project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or



further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

**3. *The Proposed Project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.***

The Proposed Project is subject to the Westwood Community Plan, but not subject to any specific plan. The Westwood Community Plan includes the following relevant land use goals, objectives, and policies:

***Commercial Objective 2-1:*** *To conserve and strengthen viable commercial development in the Community and to provide opportunities for new, compatible development and services within existing commercial areas.*

***Commercial Policy 2-1.1:*** *New commercial uses should be located in existing established commercial areas or shopping centers.*

***Commercial Policy 2-1.2:*** *Protect commercially planned/zoned areas from encroachment by residential only development.*

***Commercial Policy 2-1.3:*** *Ensure viability of existing stores and businesses which support the needs of local residents and are compatible with the neighborhood.*

The proposed Project is the modification of an existing CUB that would permit extended operating hours, expanded product offerings, and a wider variety of events. The Project does not propose the new development or expansion of a use, rather the enhancement of an already existing use within an existing commercial and cultural-promoting establishment. The Project would remove restriction on operating hours and remove an ambiguous and vague restriction regarding Museum patrons, thereby enhancing the existing service enjoyed by a wider range of community members, and will offer local businesspeople, residents, and visitors greater access to affordable quality cuisine in a beautiful location. Enhanced hours and services at the Café will provide additional incentives to engage in the Museum's events and public programs. Removing restrictions on events will also increase the opportunities for cultural knowledge and education regarding the arts. Further, the removal of the valet parking requirement for special events would not adversely affect parking within the museum as there remains more than adequate parking with 700 parking spaces within the existing structure.

As such, the Project helps meet the objectives and policies of the Westwood Community Plan. The Project will help revitalize and facilitate new economic activity in the neighborhood, providing expanded services to neighborhood residents, workers, and visitors while integrating into the fabric of the existing community and adjacent properties.

Pursuant to LAMC 12.24 W.1(a), the Zoning Administrator shall make all of the following findings in addition to the findings otherwise required by LAMC 12.24 E:

**4. *The Proposed use will not adversely affect the welfare of the pertinent community.***

The proposed enhancements and additional events and programs are will not adversely affect the welfare of the pertinent community. The Museum is located at the intersection of Wilshire Boulevard and Westwood Boulevard, in the heart of a vibrant commercial area where the surrounding uses are predominately commercial office and retail space, with residential uses located farther beyond the adjacent commercial uses. Further, the Museum will continue to provide adequate code-required parking based on the existing museum and restaurant uses. Furthermore, the Project will be subject to those conditions deemed necessary by the Los Angeles Police Department and the Department of Alcohol Beverage Control in order to protect against any negative impacts associated with the requested entitlement. Such conditions typically include restrictions on time of operation and restrictions on service, which will act as protective measures on behalf of residents, businesses, and visitors to the area to clearly define the operation parameters for the use of the site.

**5. *The approval of the application will not result in or contribute to an undue concentration of such establishments.***

The Project is located in an area predominately defined with existing commercial and retail space. The expanded sale and dispensing of alcoholic beverages for on-site consumption in conjunction with the meals served at the Museum's café is within the scope of the previously issued CUB, as well as being a generally expected service within the restaurant industry and should not result in or contribute to an undue concentration of such establishments. Further, the Museum's existing Type 47 ABC license already permits the sale of full-line alcohol and ABC would not need to issue a new license as a result of removing the restriction on alcohol sales at the City level. In addition, the enhanced public programs to be features at the Museum and Café are in-line with the evolving and contemporary functions of museums and would take place wholly within the Museum's property and would not result in or contribute to the proliferation of new similar establishments.

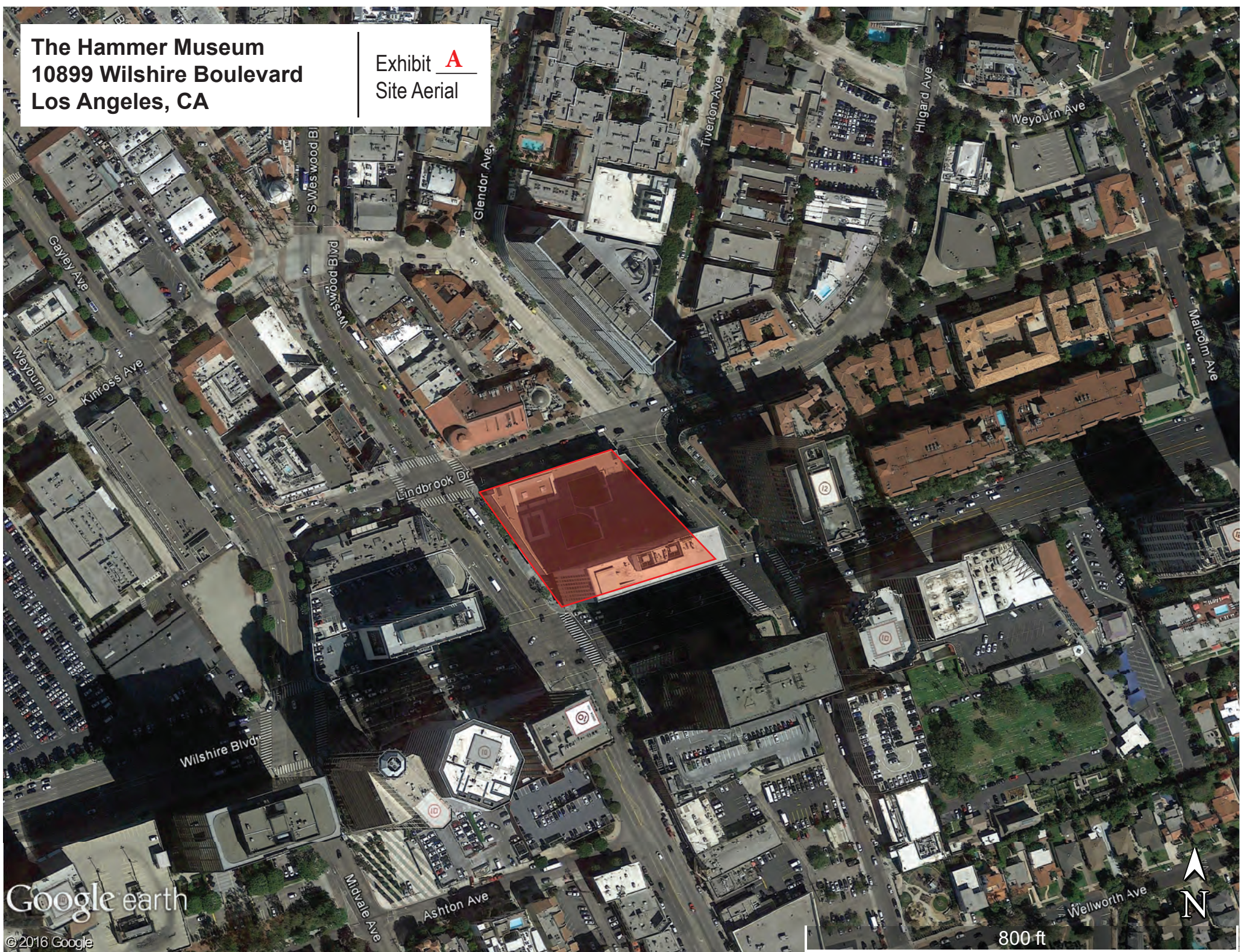
**6. *The use will not detrimentally affect nearby residential zones or uses.***

The Museum is located at the intersection of Wilshire Boulevard and Westwood Boulevard, in the heart of a vibrant commercial area where the surrounding uses are predominately commercial office and retail space, with residential uses located farther beyond the adjacent commercial uses. There are currently two churches and one university-extension campus in close proximity to the site: The Westwood Village Synagogue is located at 1148 Westwood Blvd., Los Angeles, CA 90024. The Westwood Presbyterian Church is located at 10822 Wilshire Boulevard, Angeles, CA 90024. UCLA Extension is located at 10920 Lindbrook Dr., Los Angeles, CA 90024. Nevertheless, full-line alcohol is generally expected service within the restaurant industry and should not detrimentally affect residential uses. Further, the enhanced public programs to be featured at the Museum and Café are in-line with the evolving and contemporary functions of museums and would take place wholly within the Museum's property. Finally, standard

conditions will be imposed on the Applicant by the Los Angeles Police Department and the Department of Alcohol Beverage Control in order to protect against any negative impacts associated with the requested entitlement. Such conditions typically include restrictions on time of operation and restrictions on service, which will act as protective measures on behalf of residents, businesses, and visitors to the area to clearly define the operation parameters for the use of the site. Therefore, the proposed enhancements will not detrimentally affect nearby residential zones or uses.

The Hammer Museum  
10899 Wilshire Boulevard  
Los Angeles, CA

Exhibit **A**  
Site Aerial



Google earth

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800 ft



FRANKLIN P. EBERHARD  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JAMES J. CRISP  
DARRYL L. FISHER  
ROBERT JANOVICI  
WILLIAM LILLENBERG  
JOHN J. PARKER, JR.  
JON PERICA  
JACK C. SEDWICK

CITY OF LOS ANGELES  
CALIFORNIA



TOM BRADLEY  
MAYOR

**EXHIBIT B**

DEPARTMENT OF  
CITY PLANNING  
KENNETH C. TOPPING  
DIRECTOR

KEI UYEDA  
DEPUTY DIRECTOR

OFFICE OF  
ZONING ADMINISTRATION

Room 600, City Hall  
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October 22, 1990

Michael A. Hammer  
Armand Hammer Museum  
10899 Wilshire Boulevard  
Los Angeles, CA 90024

Lisa Specht  
Manatt, Phelps and Phillips  
11355 West Olympic Boulevard  
Los Angeles, CA 90064

C. W. Cook Company, Inc.  
11835 West Olympic Boulevard, #375  
Los Angeles, CA 90064

Re: CASE NO. ZA 90-1034(CUB)  
CONDITIONAL USE  
10899 Wilshire Boulevard  
Westwood Planning Area  
Zones C4-2-0 and [Q]C4-2-0  
D.M. 132-153  
C.D. 5  
EIR: EIR 88-310-BP  
Legal Description:  
Lot 1, Tract 24158

Department of Building and Safety

In the matter of the application of Michael A. Hammer for conditional use approval on a site located in the C4-2-0 and [Q]C4-2-0 Zones, please be advised that based upon the findings of fact hereinafter set forth and by virtue of the authority contained in Section 12.24-C of the Municipal Code, the Zoning Administrator hereby authorizes as a conditional use, on a site described as Lot 1 of Tract 24158, located at 10899 Wilshire Boulevard, Westwood Planning Area, for:

the sale and dispensing for consideration of alcoholic beverages (i.e., full line) for on-site consumption in conjunction with a proposed 200 seat restaurant and a total of 12 special events per month attracting a maximum of 1,800 persons, all as part of the function and operation of the Armand Hammer Museum of Art and Cultural Center;

upon the following additional terms and conditions:

1. That the use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A".
2. That all other use, height and area regulations of the Municipal Code be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

3. That 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. That there shall be no exterior advertising of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages.
5. That the sale of alcoholic beverages for consumption off the premises is prohibited.
6. That the herein authorized conditional use shall be confined to the establishment and operation of one restaurant and the selling/serving of alcoholic beverages at special events at the involved museum/cultural center; and, that any expansion of this privilege shall only be permitted after the filing and approval of the proper application for this purpose.
7. Restaurant
  - a. That the operating hours of the restaurant shall only be from 12 noon until 7 p.m. (closed on Tuesdays).
  - b. That wine and beer shall only be served in the restaurant during its regular hours of operation.
  - c. That the seating capacity of the restaurant shall be limited to 200 patrons.
  - d. That there shall be no cocktail lounge, separate bar, nor live entertainment provided in conjunction with the restaurant during regular hours of operation. However, low key live or recorded music shall be permitted such as piano, harp or the like.
  - e. That the restaurant shall be open to museum patrons only.
8. Special events (receptions, cocktail parties, charitable functions and the like).
  - a. That a full line of alcoholic beverages may be served at museum special events.
  - b. That all special events shall be scheduled so that they do not end or begin during the weekday p.m. peak hours of 5 p.m. to 6 p.m.
  - c. That all special events shall be by invitation only.
  - d. That validated parking shall be provided for all special events. Invitations shall so indicate.

- e. That valet and self parking shall be provided for special events.
- f. That music and entertainment shall be permitted at special events.
- g. That there shall be no more than one special event scheduled at the same time for the gallery promenade and outdoor courtyard/garden.

The use hereby authorized is conditional upon the privileges' being utilized (i.e., the use approved being lawfully conducted on the site) within 180 days after the effective date hereof, and if they are not utilized or construction work (i.e., actual substantial physical improvements installed) is not begun within said time and carried on diligently to completion this authorization shall become void and any privilege or use granted hereby shall be deemed to have lapsed unless a Zoning Administrator has granted an extension of the time limit (the request for the extension having been submitted prior to the expiration of the grant and accompanied by the appropriate fee), after sufficient evidence has been submitted indicating that there was unavoidable delay in taking advantage of the grant. Once any portion of the privilege hereby granted is utilized, the other conditions thereof become immediately operative and must be strictly observed. Furthermore, this conditional use approval shall be subject to revocation in the manner as provided under Section 12.24-1 of the Municipal Code if the conditions imposed are not strictly observed.

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. The Zoning Administrator's determination in this matter will become effective after November 6, 1990, unless an appeal therefrom is filed with the Board of Zoning Appeals. Any appeal must be filed on the prescribed forms, accompanied by the required fee and received and receipted at a Public Office of the Department of City Planning on or before the above date or the appeal will not be accepted.

#### FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the report of the Zoning Analyst thereon, the statements made at the public hearing before the Zoning Administrator on October 1, 1990, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find that the requirements for authorizing a conditional use under the provisions of Section 12.24-C of the Municipal Code have been established by the following facts:

1. The subject property is a level, irregularly-shaped parcel of land located on the northerly corner of Westwood and Wilshire Boulevards being bounded by Wilshire Boulevard on the southeast, Westwood Boulevard on the southwest, Lindbrook Drive on the northwest and Glendon Avenue on the northeast. The portion of the property fronting on Wilshire Boulevard is classified in the C4-2-0 Zone for a depth of approximately 155 feet with the remaining portion fronting on Lindbrook Drive classified in the (Q)R4-2-0 Zone. That portion of the property fronting on Wilshire Boulevard is developed with a 15-story highrise structure with surface parking, a parking structure and a subterranean parking garage providing a total of 576 on-site parking spaces. That portion of the property fronting on Lindbrook Drive is developed with the Armand Hammer Museum of Art and Cultural Center having a five level underground parking facility for 579 vehicles. All adjoining properties are similarly zoned and developed with commercial/office development and related parking; Lindbrook Drive is a secondary highway improved on a dedication of 80 feet; Glendon Avenue is a secondary highway improved on a dedication of 85 feet; Wilshire Boulevard is a major highway improved on a dedication of 125 feet; and, Westwood Boulevard is a major highway improved on a dedication of 110 feet.

A review of information attached to the file indicates that it is the intention of the applicant to establish a 200 seat restaurant within the courtyard area of the involved museum/cultural center; and, to hold special events and receptions for up to 1,800 invited guests on a maximum of 12 occasions during any given month. As an amenity to patrons, employees and visitors, it is proposed that alcoholic beverages be served/sold on a regular basis with a full line available at special events and receptions and beer and wine available at the restaurant during established hours of operation from 12 noon to 7 p.m., Wednesday through Monday. Since alcoholic beverage service is only permitted in the C4 Zone after investigation and the establishment of findings, the subject request has been filed seeking conditional use authority for this purpose.

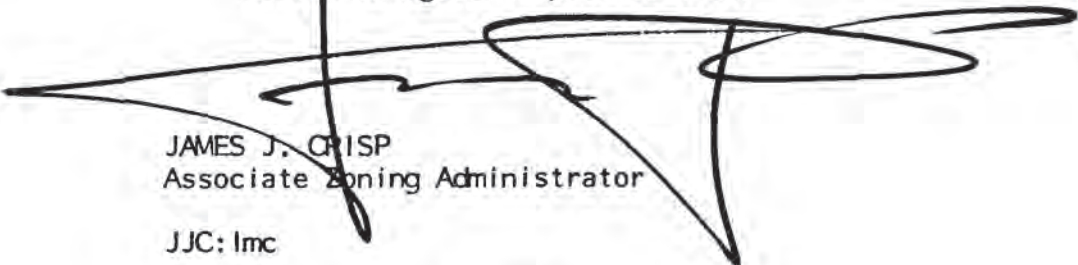
In the opinion of the Zoning Administrator the request has merit. The subject property is located in a commercial core area constructed around a major intersection. Because of the regional attraction of existing commercial and office uses in Westwood Village, amenities such as restaurants are common providing a diversity of food service for the working and visiting population. The serving of alcoholic beverages is expected and desired complimenting said food service; and, the location of the involved restaurant and special events within a building with adequate on-site parking will mitigate against potential adverse effects of operation.

In view of the aforementioned considerations, there is no reason to believe that the proposed restaurant and the holding of special events cannot be undertaken in a reasonable and appropriate manner. The location of the restaurant and special events within an existing building, with the selling/service of alcoholic beverages,



is proper in relation to adjacent uses and to the development of the community being in conformance with the elements and objectives of the General Plan (i.e., the Westwood Community Plan designates use of the site for Regional Center Commercial).

2. It is further deemed that the location of the subject restaurant and the holding of special events will not be materially detrimental to the character of the development in the immediate area nor will it have an adverse impact on the economic welfare of the community. Conditions of approval have been imposed to check potential abuse and the restaurant and special events will provide a needed service. No hospitals, schools, churches, residential use, parks, playgrounds or similar uses are located in close proximity to the site; a situation of undue concentration is nullified by the location of the involved museum as attached to a highrise building within a commercial core area; the EIR issued for the project is deemed to be adequate in its environmental assessment of the project; and, it is noted that the project site is located in a minimal flood hazard area (i.e., Zone C) which is not deemed to be significant under the provisions of the Flood Hazard Management Specific Plan.



JAMES J. CRISP  
Associate Zoning Administrator

JJC:lmc

cc: Director of Planning  
County Assessor  
Councilman Zev Yaroslavsky  
Fifth District  
Los Angeles Police Department  
Alcoholic Beverage Control  
Adjoining Property Owners

CITY OF LOS ANGELES  
CALIFORNIA



TOM BRADLEY  
MAYOR

DEPARTMENT OF  
CITY PLANNING  
MELANIE S. FALLON  
DIRECTOR

FRANKLIN P. EBERHARD  
CHIEF DEPUTY DIRECTOR

OFFICE OF  
ZONING ADMINISTRATION

ROOM 600, CITY HALL  
LOS ANGELES, CA 90012-4801  
(213) 485-3851

ROBERT JANOVICI  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JAMES J. CRISP  
DARRYL L. FISHER  
DANIEL GREEN  
ALBERT LANDINI  
WILLIAM LILLENBERG  
JON PERICA  
ANDREW B. SINCOSKY  
HORACE E. TRAMEL, JR.

April 11, 1991

Michael A. Hammer  
Armand Hammer Museum  
10899 Wilshire Boulevard  
Los Angeles, CA 90024

Re: CASE NO. ZA 90-1034(CUB)  
EXTENSION OF TIME  
ADDRESS 10899 Wilshire Boulevard  
Westwood Planning Area  
D. M. 132 B 153 - C.D. 5

Lisa Specht  
Manatt, Phelps and Phillips  
11355 West Olympic Boulevard  
Los Angeles, CA 90064

C. W. Cook Company, Incorporated  
11835 West Olympic Boulevard, No. 375  
Los Angeles, CA 90064

Department of Building and Safety

In the matter of the request of Michael A. Hammer for an extension of time within which to take advantage of the conditional use authorized under the above-numbered case, please be advised that it has been shown that a delay has been or will be unavoidable. Therefore, the Administrator hereby grants an extension of time as set forth in the above-numbered case within which to start some form of construction work.

This extension of time is to continue for a period of one year or until May 6, 1992.

The Department of Building and Safety is hereby authorized to issue the necessary permits within said additional time, provided that all other conditions are met.

JAMES J. CRISP  
Associate Zoning Administrator

JJC: bah

cc: Director of Planning  
County Assessor  
Councilman Zev Yaroslavsky  
Fifth District  
Los Angeles Police Department  
Alcoholic Beverage Control

# CITY OF LOS ANGELES CALIFORNIA

Exhibit C



ANTONIO R VILLARIAGOSA  
MAYOR

## CERTIFICATE OF OCCUPANCY

<b>OWNER</b>	<b>OXY WESTWOOD CORP</b>
	<b>0 P O BOX 27570</b>
	<b>HOUSTON TX 77227</b>

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC

<b>STATUS:</b>	<b>CofO Issued</b>	<b>DATE APPLIED</b>
<b>BY:</b>	<b>JOHN HYDE</b>	<b>05/31/2007</b>

<b>SITE IDENTIFICATION</b>
<b>ADDRESS: 10889 W WILSHIRE BLVD 90024</b>

<b>LEGAL DESCRIPTION</b>					
TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
TR 24158		1	M B 628-71/72	132B153 290	4363-022-019

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and is subject to any affidavits or building and zoning code modifications whether listed or not.

**COMMENT** TENANT IMPROVEMENT. NEW HANDICAPPED RESTROOMS, DRESSING ROOM, LOBBY, TICKET BOOTH, STORAGE, OFFICE AUDITORIUM SEATS, SCREEN, ADDITIONAL PARKING LAYOUT AND NEW ELEVATOR.

<b>USE PRIMARY</b>	<b>OTHER</b>
<input checked="" type="checkbox"/> Auditorium (3000 seats max)	<input type="checkbox"/> Museum non-profit <input type="checkbox"/> Parking Garage

<b>PERMITS</b>
05016-10000-24655

<b>STRUCTURAL INVENTORY</b>	<b>CHANGED</b>	<b>TOTAL</b>
ITEM DESCRIPTION		
Stories	0 Stories	
Length	0 Feet	
Width	0 Feet	
Height (BC)	0 Feet	
Height (ZC)	0 Feet	
Floor Area (ZC)	0 Sqft	
Type I-F.R. Construction		
NFPA-13 Fire Sprinklers Thru-out		
Foundation - Continuous Footing		
Foundation - Spread (Pad) Footing		
Floor Construction - Concrete Slab on Grade		
Wall Construction - Masonry		
Wall Construction - Metal Stud		
A3 Occ. Group	0 Sqft	
B Occ. Group	0 Sqft	
S1 Occ. Group	0 Sqft	
S3 Occ. Group	0 Sqft	
Parking Req'd for Bldg (Auto+Bicycle)	10 Stalls	700 Stalls
Provided Compact for Bldg	0 Stalls	280 Stalls
Provided Disabled for Bldg	2 Stalls	9 Stalls
Provided Standard for Bldg	10 Stalls	411 Stalls



<b>APPROVAL</b>	
CERTIFICATE NUMBER 27364	
BRANCH OFFICE	WLA
COUNCIL DISTRICT	5
BUREAU:	INSPECTN
DIVISION	RESDINSP
STATUS:	CofO Issued
STATUS BY:	JOHN HYDE
STATUS DATE	05/31/2007
<i>John B. Hyde</i>	
APPROVED BY:	JOHN HYDE
EXPIRATION DATE:	

<u>PERMIT DETAIL</u>			STATUS - DATE - BY
PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	
05016-10000-24655	10889 W Wilshire Blvd	TENANT IMPROVEMENT. NEW HANDICAPPED RESTROOMS, DRESSING ROOM, LOBBY, TICKET BOOTH, STORAGE, OFFICE AUDITORIUM SEATS, SCREEN, ADDITIONAL PARKING LAYOUT AND NEW ELEVATOR.	CoFO Issued - 05/31/2007 JOHN HYDE

<u>PARCEL INFORMATION</u>		
Area Planning Commission: West Los Angeles	LADBS Branch Office: WLA	Council District: 5
Community Plan Area: Westwood	Census Tract: 2653.01	District Map: 132B153
Energy Zone: 9	Fire District: 1 (Entire parcel)	Hillside Grading Area: YES
Earthquake-Induced Liquefaction Area: Yes	Lot Size: IRR	Lot Type: Through
Near Source Zone Distance: .6	Thomas Brothers Map Grid: 632-B3	Zone: [Q]C4-2-O

<u>PARCEL DOCUMENT</u>		
Affidavit (AFF) AF-89-163623-MB	Affidavit (AFF) AF-92-724320	City Planning Cases (CPC) CPC-12142
City Planning Cases (CPC) CPC-12607-CU	City Planning Cases (CPC) CPC-1984-440-	City Planning Cases (CPC) CPC-1998-460-ICO
City Planning Cases (CPC) CPC-1999-3354-ZC	City Planning Cases (CPC) CPC-21143	City Planning Cases (CPC) CPC-22062
City Planning Cases (CPC) CPC-24131	City Planning Cases (CPC) CPC-27033	City Planning Cases (CPC) CPC-27033-CU
City Planning Cases (CPC) CPC-3422	City Planning Cases (CPC) CPC-6577	Community Development Block Grant (CDBG) BID-Westwood Village
Director's Determination (DTRM) DIR-2002-5730-DI-A1	Modification Dated: (MODF) 2/10/06 (SEPARATION OF EXITS)	Modification Dated: (MODF) 2/24/06 (EXIT THROUGH MORE THAN 1 INTERVENING ROOM)
Ordinance (ORD) ORD-144881	Ordinance (ORD) ORD-159787	Ordinance (ORD) ORD-163185
Ordinance (ORD) ORD-163192	Ordinance (ORD) ORD-172814	Ordinance (ORD) ORD-173680-SA1
Parking Layout (PKLY) PKG-2288	Parking Layout (PKLY) PKG-2506	Specific Plan Area (SPA) West LA Transportation Improvement and Mitigation
Zoning Administrator's Case (ZA) ZA-1990-1034-CUB	Zoning Administrator's Case (ZA) ZA-1990-1044-CUB	Zoning Administrator's Case (ZA) ZA-2001-3839-CUB-ZAD
Zoning Administrator's Interpretation (ZAI) ZAI-1977-571	Zoning Information File (ZI) ZI-1802 Hillside Grading Ordinance Exemption Area	Zoning Information File (ZI) ZI-2192 WLA Transportation Improvement/Mitigation

<u>CHECKLIST ITEMS</u>		
Attachment - Plot Plan	Fabricator Req'd - Structural Steel	Special Inspect - Anchor Bolts
Special Inspect - Field Welding	Special Inspect - Fire Proofing	Special Inspect - Structural Observation

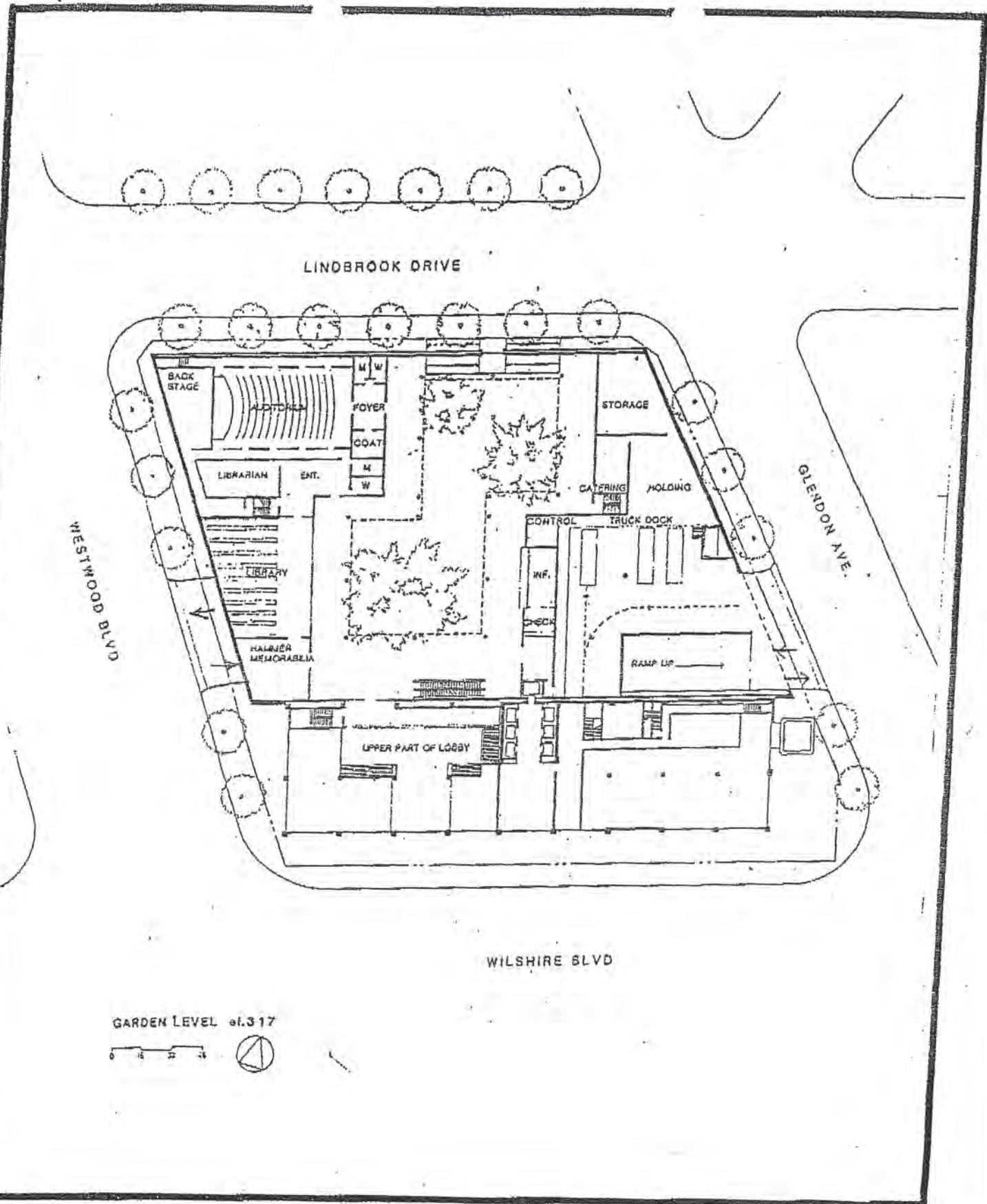
<u>PROPERTY OWNER, TENANT, APPLICANT INFORMATION</u>			
<u>OWNER(S)</u>			
Oxy Westwood Corp	0 P O-Box 27570	HOUSTON TX 77227	
<u>TENANT</u>			
- Hammer Museum	10899 Wilshire Boulevard	LOS ANGELES, CA 90024	(310) 443-7000
<u>APPLICANT</u>			
Relationship: Architect			
-Michael Maltzan Architecture	2801 Hyperion Avenue Suite 107	LOS ANGELES, CA 90027	(323) 913-3098

BUILDING RELOCATED FROM:

<u>(C)ONTRACTOR, (A)RCHITECT &amp; (E)NGINEER INFORMATION</u>				
NAME	ADDRESS		CLASS LICENSE #	PHONE #
(A) Maltzan, Michael Thomas	1104 E Elizabeth Street,	Pasadena, CA 91104	NA C23729	(323) 913-3098
(C) Matt Construction Corporation	9814 Norwalk Blvd #100,	Santa Fe Springs, CA 90670	B 631020	
(E) Strenk, Nicholas Joseph	1068 El Paso Dr Apt B,	Eagle Rock, CA 90042	NA S4646	


SITE IDENTIFICATION-ALL  
ADDRESS: 10889 W WILSHIRE BLVD 90024

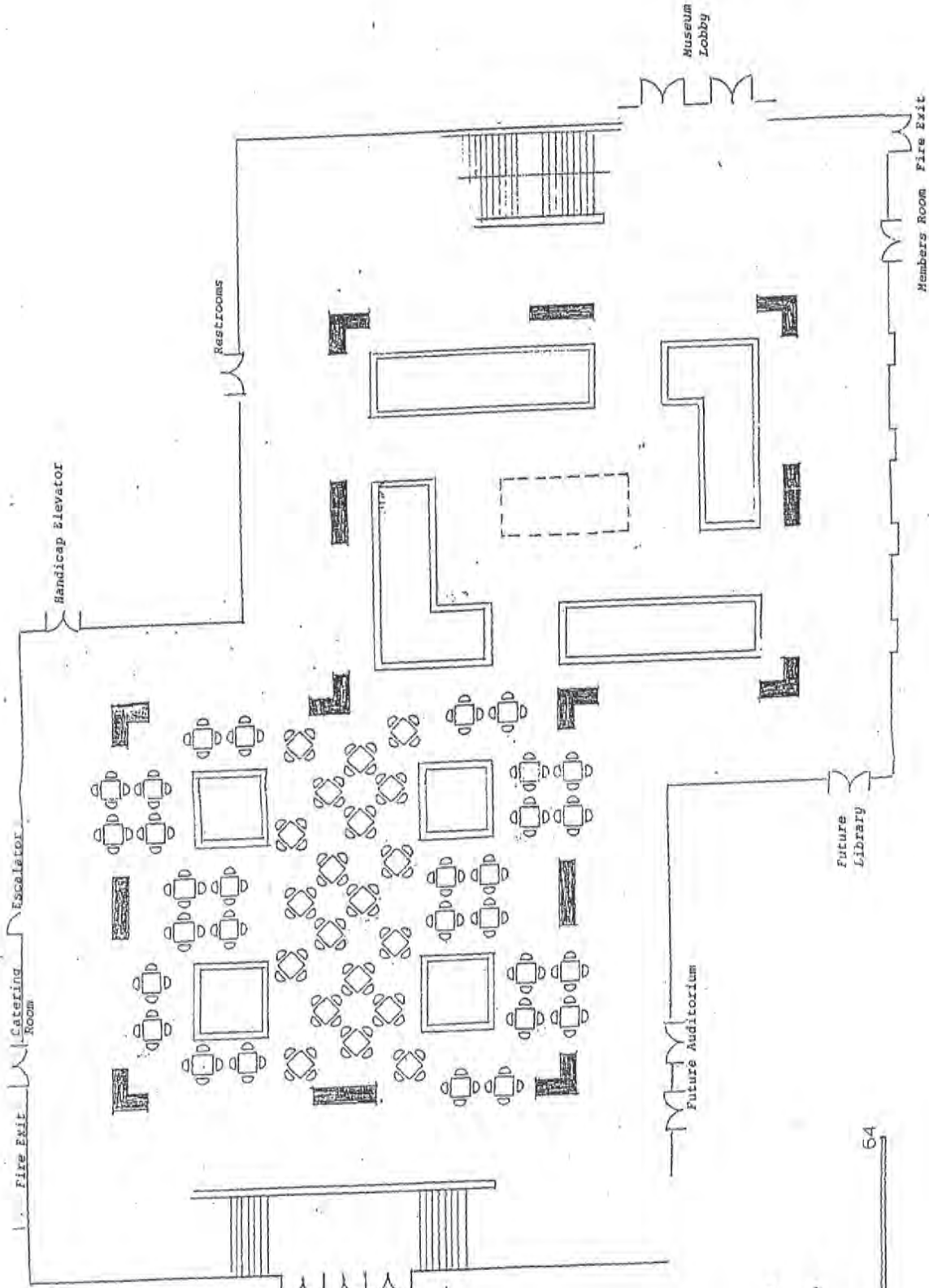
<u>LEGAL DESCRIPTION - ALL</u>					
TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
TR 24158		1	M B 628-71/72	132B153 290	4363-022-019



GARDEN LEVEL at 3.17

0 16 32 48





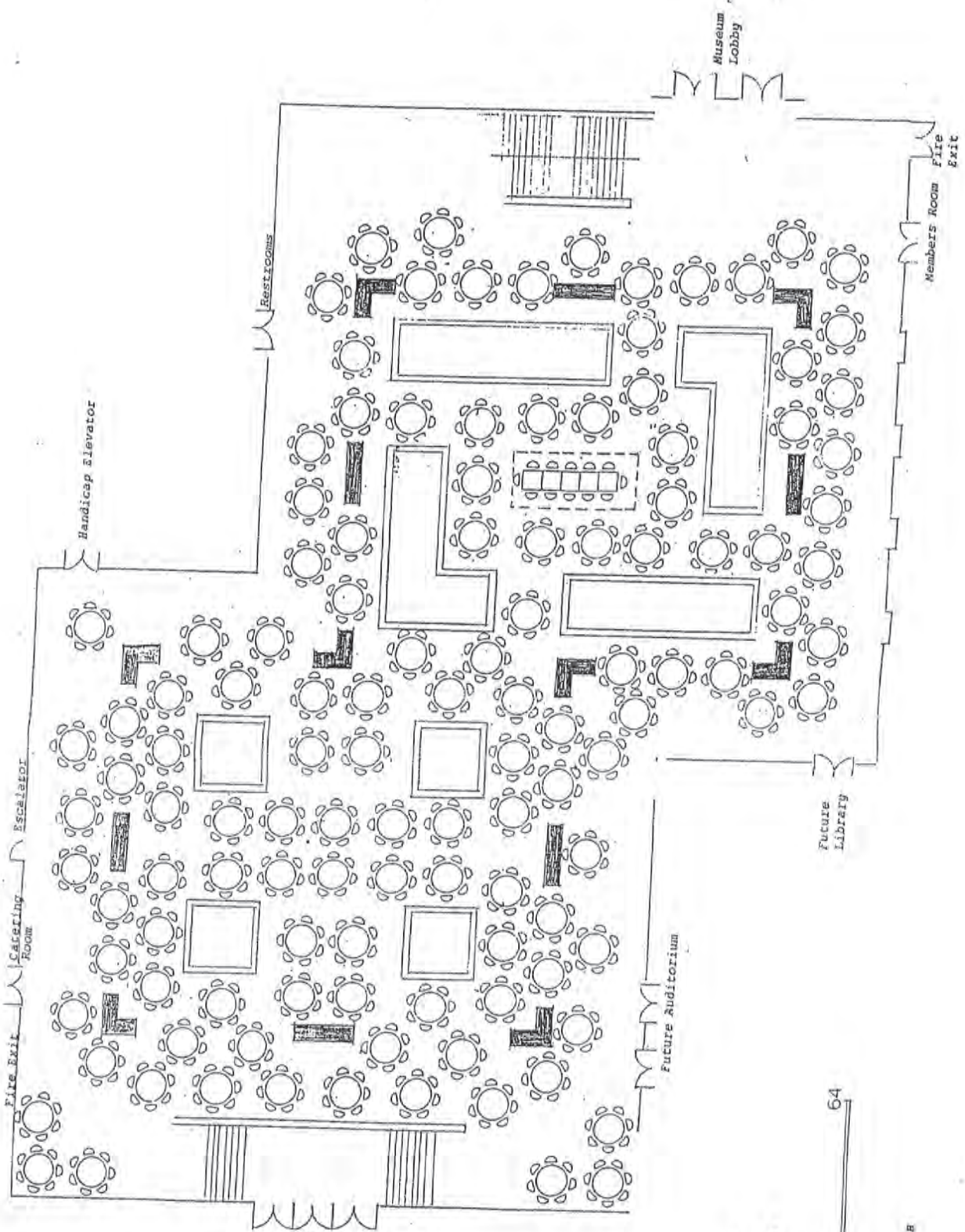
Grand Hammer Museum of Art  
and Cultural Center  
14141 Culver Boulevard, Los Angeles, California 90024

North

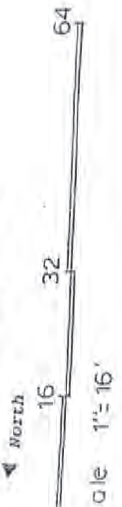
16 32 64

Scale 1"=16'

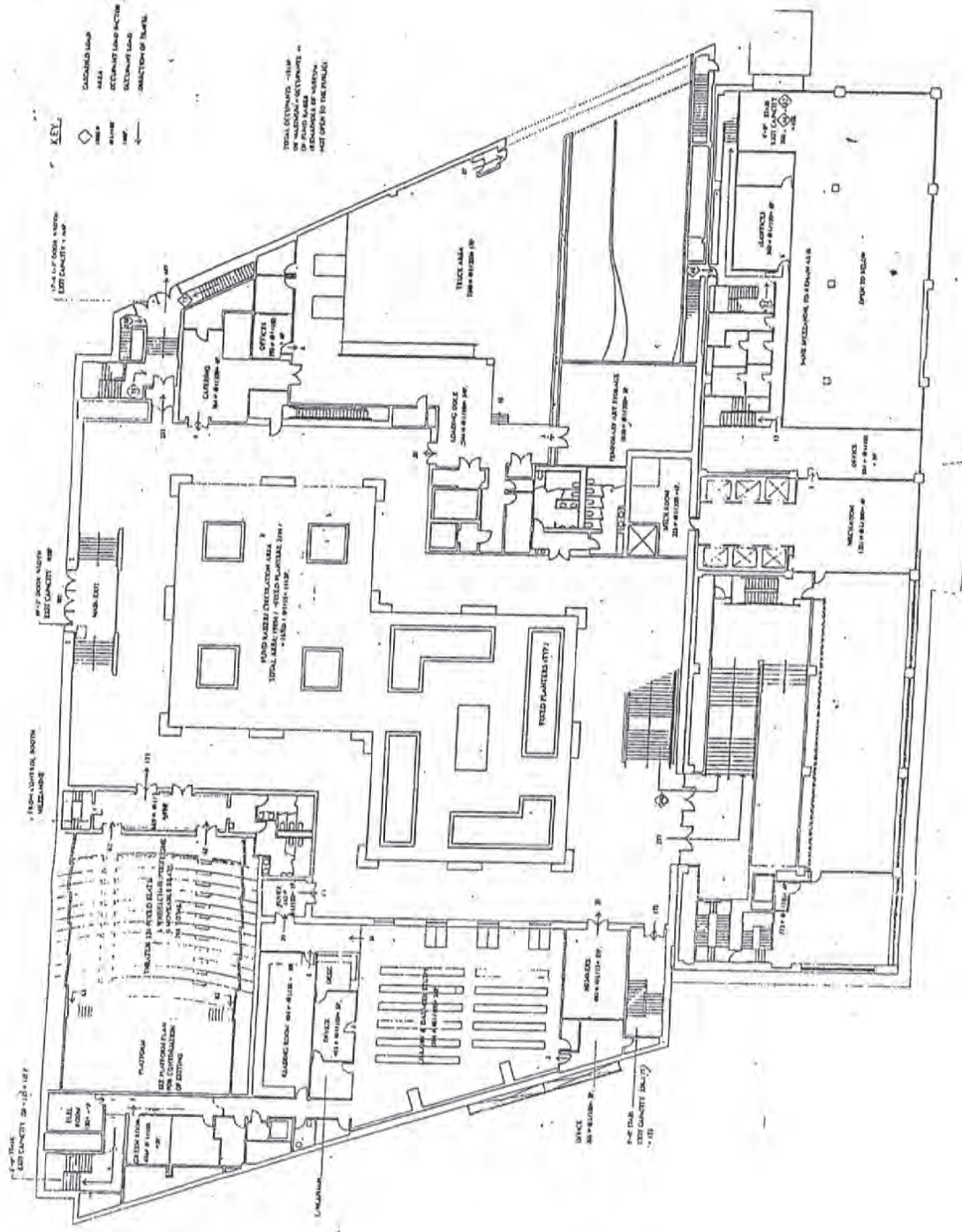
Seating Plan A



e. Armand Hammer Museum of Art  
and Cultural Center  
9 Wilshire Boulevard, Los Angeles, California 90024



Seating Plan B



GARDEN LEVEL PLAN

The Armand Hammer Museum of Art  
and Cultural Center

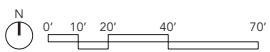
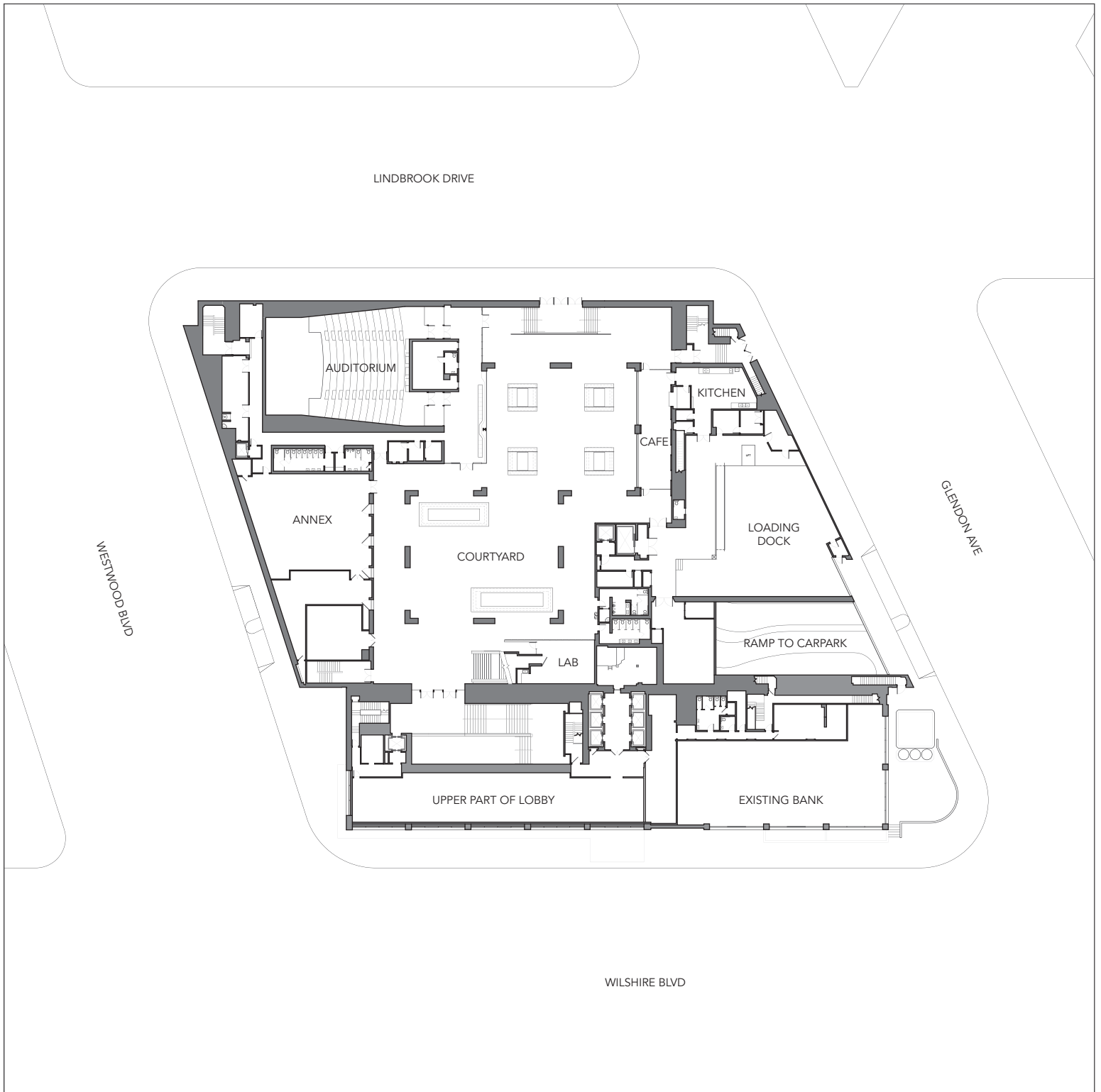
10889 Wilshire Boulevard, Los Angeles, California 90024

Garden Level Floor Plan North ▲

NO SCALE



**EXHIBIT E**





GARDEN LEVEL

**BRUNCH**

Fresh squeezed **orange juice** 4

**Scone** crème fraiche, homemade jam 4

**AMMO Muffin** of the Day 4

Gluten Free + Sugar Free **banana chocolate muffin** 4

**Farmer's market berries** yogurt, AMMO granola 11

**Warm quinoa** almond milk, roasted nuts, dates, cranberries, coconut oil, maple syrup, cardamom 11

**Brown rice breakfast bowl** house made chicken sausage, mushrooms, roasted carrots, kale, pickled fennel 12 Add fried egg 2

**Fried egg sandwich** prosciutto, arugula, tapenade, aioli on sourdough 14

**Avocado toast** radicchio, dandelion greens, shaved radish, chili flake, lemon, olive oil on wholegrain 11 Add fried egg 2

**Wholegrain Waffles** Market berries, maple syrup 10

**Eggs** roasted breakfast potatoes, applewood smoked bacon or home made chicken sausage patty 13

**Steak + Eggs** grilled hanger steak, two fried eggs, breakfast potatoes 18

**Alexander's brown rice chicken** or **organic tofu** broccoli, snap peas, asparagus, pico de gallo, 17

**Smoked salmon** Benedict, sautéed spinach, Dijon & herb sauce on home-made whole grain English muffin 16

\*contains egg

Ask us about our specialty drinks!

**Cobb salad** romaine, grilled chicken, bacon, chopped egg, cherry tomatoes, snap peas, avocado, Point Reyes Blue, lemon vinaigrette 16

**Butter lettuce** avocado, fennel, radish chive, green goddess dressing 10

**B.L.T.A. Sandwich** bacon, lettuce, tomato, avocado, aioli on sourdough 13  
Add fried egg 2

**Grilled chicken breast sandwich** fontina, bacon, avocado, butter lettuce on sourdough 16

**Vegetable sandwich** avocado, tomato, cucumber, onion sprouts, feta, lemon, olive oil on wholegrain 13

**Grilled cheese sandwich** braised kale, Emmental on sourdough 12  
Add fried egg 2

**Turkey Burger** caramelized onions, arugula, Emmental cheese, brioche bun and side salad or french fries 16

**SIDES**

Market **fruit** 6

Two **eggs** 4

Applewood smoked **bacon** 5

House made chicken **sausage** 5

Roasted breakfast **potatoes** 5

Grilled **chicken breast** 6

French **fries** 5

**DESSERTS**

**Seasonal crostata** whipped mascarpone 7

**Market fruit bread pudding** whipped mascarpone 7

Whole wheat chocolate chip **cookie** 2

Chocolate **brownie** 3

**BEVERAGES:**

<b>Organic lemonade</b>	3
<b>Iced green tea</b>	3
<b>Mexican coke</b>	4
<b>French press coffee (single)</b>	3
<b>French press (large press)</b>	8
<b>Cappuccino / Latte</b>	4
<b>Espresso</b>	3
<b>Natura Sparkling Water</b>	4
<b>Hot Tea</b>	5
White Peach Tea	
Gen Mai Cha	
Fresh Mint	
English Breakfast	
Chamomile	

**Beer & Wine Available.**

Visit us for Happy Hour \$4 wine & draught Beer  
4:00pm - 7:30pm (Tuesday - Friday)



**BRUNCH MENU**

**Market | Fresh | Seasonal**

using farmer's market and locally sourced produce

**AMMO TO GO**

We Deliver!

**CALL #310.443.7037**

**Enjoy AMMO for your next Event!**

**We Cater!**

[www.ammocafe.com](http://www.ammocafe.com)

AMMO at the Hammer

10899 Wilshire Boulevard | LA 90024

Visit AMMO on Melrose | 6909 Melrose Avenue

between La Brea and Highland

## HAPPY HOUR

**AMMO crackers** 5

**French fries** salt & herbs 5

**House made potato chips** 4

**Assorted olives** roasted almonds, thyme and sea salt 5

**Wild mushroom flatbread** fontina, thyme 8

**Prosciutto flatbread** arugula, parmigiano Reggiano, olive oil 10

**Chicken sausage flatbread** kale, chicken sausage, fontina, fresno chili 9

**Steak quesadillas** hanger steak, aged cheddar, avocado, cabbage salad 9

**Tandoori style chicken skewers** cucumber salad, yogurt sauce 9

**Ahi tuna poke** fennel, Persian cucumbers, Meyer lemon, fresno chili, olive oil with crostini 11

**Shrimp tacos** (2) pico de gallo, avocado, cabbage salad 10

**Beet deviled eggs** 6

**Classic hummus** market vegetables 9

**Roasted asparagus** prosciutto, burrata, olive oil 11

**Cheese board** parmigiano Reggiano, Emmental, Humboldt Fog, Fontina with local honey, roasted almonds, cranberry bread AMMO crackers 11

## HAPPY HOUR SPECIALS!

AMMO Section Red Wine 4

AMMO selection White Wine 4

Selection of Draught Beer 4

**Visit us for All Day Brunch**  
11:30am - 5:00pm (Saturday + Sunday)

**Visit us for Lunch**  
11:30am - 4:00pm (Tuesday - Friday)

## SOUPS + SALADS + SANDWICHES

**Soup of the Day** bowl 7 cup 5

**Gazpacho** grilled marinated shrimp, tomatoes, cucumber, onions, peppers, fennel, almonds, basil, garlic, sherry vinegar, olive oil 10

**Butter lettuce** avocado, fennel, radish, chive, green goddess dressing 10

**Israeli couscous** cucumber, tomato, olives, fennel, red onion, lemon, olive oil, parsley oregano, mint 10

**Beef burger sliders** (2) California grass-feed beef, aged cheddar, marinated grilled onions, arugula, aioli on a brioche bun, AMMO Chips 9

**Turkey burger sliders** (2) caramelized onions, arugula, Emmental cheese on a Brioche Bun, AMMO Chips 9

**Falafel slider** (2) eggplant puree, tzatziki on a brioche bun, AMMO chips 8

**Beef hot dog** grilled peppers, onions, house-made relish, AMMO chips 6

## DESSERTS

**Seasonal crostata** whipped mascarpone 7

**Market fruit bread pudding** whipped mascarpone 7

Whole wheat chocolate chip **cookie** 2

Chocolate **brownie** 3

**BEVERAGES:**

<b>Organic lemonade</b>	3
<b>Iced green tea</b>	3
<b>Mexican coke</b>	4
<b>French press coffee (single)</b>	3
<b>French press (large press)</b>	8
<b>Cappuccino / Latte</b>	4
<b>Espresso</b>	3
<b>Natura Sparkling Water</b>	4
<b>Hot Tea</b>	5
White Peach Tea	
Gen Mai Cha	
Fresh Mint	
English Breakfast	
Chamomile	

**Beer & Wine Available.**



**HAPPY HOUR MENU**

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between La Brea and Highland

## SOUPS & SALADS

**Soup of the day** bowl 7 cup 5

**Gazpacho** grilled marinated shrimp, tomatoes, cucumber, onions, peppers, fennel, almonds, basil, garlic, sherry vinegar, olive oil 10

**Cup of soup** & half grilled Emmental **sandwich**, braised kale on sourdough 10

**Butter lettuce** avocado, fennel, radish, chive, green goddess dressing 10

**Israeli couscous** cucumber, tomato, olives, fennel, red onion, lemon, olive oil, parsley, oregano, mint 10 Add shrimp 8

**Falafel salad** butter lettuce, radicchio, cucumber, tomatoes, yogurt vinaigrette 14

**Grilled steak salad** market lettuces, snap peas, beets, red onion, cherry tomatoes, Point Reyes Blue, mustard vinaigrette 18

**Cobb salad** romaine, grilled chicken, bacon, chopped egg, cherry tomatoes, snap peas, avocado, Point Reyes Blue, lemon vinaigrette 16

**Market vegetable salad** arugula, snap peas, fennel, celery, cherry tomatoes, parmesan Reggiano, lemon vinaigrette 14

## SANDWICHES served with a side salad

**Grilled chicken breast sandwich** fontina, bacon, avocado, butter lettuce on sourdough 16

**Steak sandwich** dandelion greens, red onion, tomato, radicchio, horseradish crème fraiche on sourdough 18

**Vegetable sandwich** avocado, tomato, cucumber, sprouts, feta, lemon and olive oil on wholegrain 13

**Grilled cheese sandwich** braised kale, Emmental on sourdough 12

**B.L.T.A. Sandwich** bacon, lettuce, tomato, avocado, aioli on sourdough 13

**Prosciutto sandwich** with arugula, shaved fennel, radishes, parsley pesto on sourdough 15

Visit us for Happy Hour!  
Tuesday - Friday 4:00pm - 7:30pm  
\$4 Wine | \$4 Draft Beer

## SIGNATURE

**Orecchiette** kale, cherry tomatoes, spring garlic, Meyer lemon zest, chili flakes, olive oil, parmesan 17

**Oven roasted salmon** asparagus, radish cucumber vinaigrette 20

**Alexander's brown rice** broccoli, snap peas, asparagus, pico de gallo, chicken or organic tofu 17

**Turkey meatloaf** whipped potatoes, sautéed kale 17

**Turkey Burger** caramelized onions, arugula, Emmental cheese, brioche bun and side salad or french fries 16

## SIDES

Grilled **chicken breast** 6

Oven roasted **salmon** 10

Grilled **shrimp** 8

Sautéed **kale** 6

Oven roasted **asparagus** 7

Whipped **potatoes** 6

French **fries** salt & herbs 5

## DESSERTS

**Seasonal crostata** whipped mascarpone 7

**Market fruit bread pudding** whipped mascarpone 7

Whole wheat chocolate chip **cookie** 2

Chocolate **brownie** 3

**BEVERAGES:**

<b>Organic lemonade</b>	3
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Fresh Mint	
English Breakfast	
Chamomile	

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Visit AMMO on Melrose | 6909 Melrose Avenue  
between La Brea and Highland



WINTER/SPRING 2017

AND PUBLIC PROGRAMS ARE FREE

HOURS Closed Mondays and national holidays



JANUARY

3-25 TUE, WED, FRI & SAT, NOON-4PM (P. 8)  
IN REAL LIFE: FILM & VIDEO

**The Workshop Years: Black British Film and Video after 1981**

5 THU 7:30PM (P. 20)  
SCREENINGS  
**The White Helmets**

7-8 SAT-SUN, 2-4PM (P. 9)  
IN REAL LIFE: PERFORMANCE  
**Simone Leigh**

8 SUN 11AM (P. 25)  
HAMMER KIDS | FAMILY FLICKS  
**Homeward Bound: The Incredible Journey**

10 TUE 7:30PM (P. 20)  
SCREENINGS  
**The Uncondemned**

11 WED 7:30PM (P. 21)  
SCREENINGS  
**13th**

14-15 SAT-SUN 3-4PM (P. 9)  
IN REAL LIFE: PERFORMANCE  
**Trajal Harrell: Judson Church Is Ringing in Harlem (Made to Measure) / Twenty Looks or Paris Is Burning at the Judson Church**

21-22 SAT-SUN (P. 9)  
IN REAL LIFE: PERFORMANCE  
**At night the states**

17 TUE 7:30PM (P. 15)  
HAMMER FORUM  
**Election Postmortem**

19 THU 7:30PM (P. 19)  
READINGS | POETRY  
**Amaranth Borsuk**

22 SUN 11AM (P. 24)  
HAMMER KIDS | 826LA@HAMMER  
**Speech! Speech! Speech!**

24 TUE 7:30PM (P. 17)  
TALKS  
**Ian Bogost: Play Anything**

29 SUN 11AM-1PM (P. 23)  
HAMMER KIDS | ART WITHOUT WALLS  
**A is for Art and Activism**

29 SUN, 2-3PM AND 2:30-3:30PM (P. 23)  
JIMMIE DURHAM | TOURS  
**With Anne Ellegood, senior curator, and MacKenzie Stevens, curatorial assistant**

30 MON 7:30PM (P. 21)  
SCREENINGS  
**I Am Not Your Negro**

31 TUE 7:30PM (P. 18)  
READINGS | SOME FAVORITE WRITERS  
**Rachel Cusk**

FEBRUARY

1 WED 7:30PM (P. 21)  
SCREENINGS  
**Cameraperson**

2 THU 7:30PM (P. 21)  
SCREENINGS  
**The Nine**

5 SUN 11AM (P. 25)  
HAMMER KIDS | FAMILY FLICKS  
**Star Trek: "The Trouble with Tribbles"**

5 SUN 11AM-1PM (P. 24)  
HAMMER KIDS | POP-UP STUDIO  
**Reuse, Reclaim, Recycle: Art from Parts**

7 TUE 7:30PM (P. 23)  
HAMMER PRESENTS  
**Flux**

8 WED 7:30PM (P. 15)  
HAMMER FORUM  
**Minority Reports**

9 THU 6PM (P. 5)  
JIMMIE DURHAM | ARTIST WALK-THROUGH

9 THU 7:30PM (P. 16)  
CONVERSATIONS  
**Walter Murch & Lawrence Weschler**

12 SUN 11AM (P. 24)  
HAMMER KIDS | 826LA@HAMMER  
**LIST-O-RAMA: The Easiest Poem You'll Ever Write**

15 WED 7:30PM (P. 17)  
TALKS  
**Immersive Journalism: Nonny de La Peña**

16 THU 7:30PM (P. 17)  
TALKS  
**The Art and Life of Louise Bourgeois: Robert Storr**

21 TUE 6PM (P. 5)  
JIMMIE DURHAM | ARTIST WALK-THROUGH  
**James Luna**

21 TUE 7:30PM (P. 5)  
JIMMIE DURHAM | TALKS  
**Interrogate, Complicate, Implicate: The Work of Jimmie Durham**

23 THU 1:30-3PM (P. 11)  
PUBLIC ENGAGEMENT  
**The New York Times Feminist Reading Group**

23 THU 7:30PM (P. 19)  
READINGS | POETRY  
**Robert Pinsky**

26 SUN 11AM-1PM (P. 23)  
HAMMER KIDS | ART WITHOUT WALLS  
**How Would You Defeat Racism?**

28 TUE 7:30PM (P. 5)  
JIMMIE DURHAM | TALKS  
**Benjamin Madley**

MARCH

1 WED 6PM (P. 5)  
JIMMIE DURHAM | ARTIST WALK-THROUGH  
**Sam Durant**

1 WED 7:30PM (P. 15)  
HAMMER FORUM  
**Standing Tall for Tribal Rights**

2 THU 1:30-3PM (P. 11)  
PUBLIC ENGAGEMENT  
**The New York Times Feminist Reading Group**

2 THU 6PM (P. 6)  
DUBUFFET DRAWINGS | ARTIST WALK-THROUGH  
**Caitlin Lonegan**

2 THU 7:30PM (P. 19)  
READINGS | POETRY  
**Evie Shockley**

4 SAT 3-4PM (P. 11)  
PUBLIC ENGAGEMENT  
**TELETHON**

5 SUN 11AM (P. 24)  
HAMMER KIDS | 826LA@HAMMER  
**King or Queen for a Day**

7 TUE 6PM (P. 5)  
JIMMIE DURHAM | ARTIST WALK-THROUGH  
**Lisa Anne Auerbach**

7 TUE 7:30PM (P. 18)  
UCLA DEPT OF ART LECTURE SERIES  
**Roger Herman**

8 WED 7:30PM (P. 22)  
JIMMIE DURHAM | SCREENINGS  
**Incident at Oglala**

9 THU 7:30PM (P. 5)  
JIMMIE DURHAM | TALKS  
**The Politics and Problematics of Representation**

12 SUN 11AM (P. 25)  
HAMMER KIDS | FAMILY FLICKS  
**Betty Boop and Friends: Classic Toons Come Alive!**

14 TUE 7:30PM (P. 6)  
DUBUFFET DRAWINGS | TALKS  
**Aruna D'Souza**

19 SUN 11AM-1PM (P. 23)  
HAMMER KIDS | ART WITHOUT WALLS  
**Monument to Rad Women**

26 SUN 11AM-1PM (P. 24)  
HAMMER KIDS | POP-UP STUDIO  
**Kids' Campaign to Correct History**

28 TUE 7:30PM (P. 14)  
HER DREAM DEFERRED | TALKS  
**Say Her Name: An Evening of Arts and Action**

29 WED 7:30PM (P. 14)  
HER DREAM DEFERRED | TALKS  
**Latasha Harlins: The Victimization of Black Girls**

30 THU 7:30PM (P. 14)  
HER DREAM DEFERRED | TALKS  
**The Not So Silver Screen: Black Women in Media**

APRIL

4 TUE 6PM (P. 6)  
DUBUFFET DRAWINGS | ARTIST WALK-THROUGH  
**Sterling Ruby**

5 WED 7:30PM (P. 5)  
JIMMIE DURHAM | READINGS  
**The Writings of Jimmie Durham with Simon J. Ortiz**

6 THU 7:30PM (P. 16)  
CONVERSATIONS  
**Terry George, Eric Esrailian & Stephen D. Smith**

9 SUN 11AM (P. 24)  
HAMMER KIDS | 826LA@HAMMER  
**Emporium Juvenalium: Creating the World's Greatest Megastore for Kids by Kids**

11 TUE 7:30PM (P. 18)  
READINGS | SOME FAVORITE WRITERS  
**Rabih Alameddine**

12 WED 7:30PM (P. 22)  
JIMMIE DURHAM | SCREENINGS

13 THU 7:30PM (P. 1)  
UCLA DEPT OF ART LECTURE SERIES  
**Michael Smith**

18 TUE 7-10PM (P. 2)  
HAMMER STUDENTS  
**Arts Party 2017**

19 WED 7:30 (P. 2)  
HAMMER PRESENTS  
**From the Highlands to the Concert Hall: Classical Music of Armenia**

23 SUN 11AM (P. 2)  
HAMMER KIDS | FAMILY FLICKS  
**Spirited Away**

26 WED 7:30PM (P. 1)  
HAMMER FORUM  
**Keeping the DREAM Alive**

27 THU 7:30PM (P. 2)  
HAMMER PRESENTS  
**Open Projector Night**

30 SUN 11AM-1PM (P. 2)  
HAMMER KIDS | POP-UP STUDIO  
**Cut It Out: Imaginary Family Portraits**

30 SUN, 2-2:30PM & 2:45-3:15PM (P. 6)  
DUBUFFET DRAWINGS | TOURS  
**With Connie Butler, chief curator and Emily Gonzalez-Jarett, curatorial associate**

TICKETING

Free tickets are required for public programs. Tickets are available at the box office, one ticket per person on a first-come, first-served basis. Hammer members enjoy priority seating and seat selection, subject to availability. Membership does not guarantee seating.