

INTRADEPARTMENTAL CORRESPONDENCE

May 6, 2026
1.0

TO: The Honorable Police Permit Review Panel

FROM: Commanding Officer, Commission Investigation Division

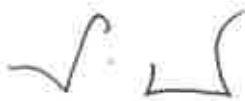
SUBJECT: REVIEW AND CONSIDERATION OF THE GRANTING OF A POLICE COMMISSION PERMIT

PERMIT TYPE: Cafe Entertainment/Show
ACCOUNT: 000349424500014P519
APPLICANT: HILLHURST BAR LLC
DBA: VANDELL
LOCATION: 1966 HILLHURST AVE LOS ANGELES, CA 90027-2722

The permit application and various supporting documentation for the above-mentioned applicant were reviewed by staff of the Commission Investigation Division. The investigation performed as part of the application process revealed that:

- The application conforms to the written application requirements for police permits outlined in Los Angeles Municipal Code section 103.02.1.
- The Police Permit Review Panel may issue this permit pursuant to Los Angeles Municipal Code section 103.102, which regulates the Cafe Entertainment/Show permit.
- No criminal history for the Applicant that should prohibit granting of the permit existed in the California Department of Justice records at the time of investigation.
- No adverse Police Commission permit or disciplinary history was found.
- The Department of Building and Safety has deemed that the business is a permitted use at the location.
- Notice of Application was sent to the appropriate Council District Office and Neighborhood Council. No feedback received from notification
- Notice of Application was sent to the appropriate geographic police division. No feedback received from notification
- Public input: No public input received
- Proposed Conditions: No proposed conditions

It is recommended that the Panel approve the Applicant's permit application.



SCOTT MOFFITT, Lieutenant II
Commanding Officer
Commission Investigation Division



TRANSMITTAL FOR POLICE PERMIT REVIEW PANEL

Los Angeles Police Department (LAPD) Police Permits
100 W. First St., #147 Los Angeles, CA 90012
(213) 996-1210 pcpermits@lapd.lacity.org

| | | |
|---|---|--|
| Legal Name of Applicant Hillhurst Bar LLC | Account Number--Location--Check Digit 000349424500014P519 | |
| Doing Business As (dba) Vandell | Permit Type <input checked="" type="checkbox"/> Cafe Entertainment/Show <input type="checkbox"/> Motion Picture Show <input type="checkbox"/> Picture Arcade | Adult? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Address for Permitted Location 1966 Hillhurst Ave, LA 90027 | | |
| Application Type New <input checked="" type="checkbox"/> Change <input type="checkbox"/> Relocate <input type="checkbox"/> Other/Note: | | |

ATTACHMENTS

- Application Face Sheet
 - Date Initial Received: 03/11/2026
 - Date Application Complete: 03/11/2026

NOTICES SENT

- NOTICE OF APPLICATION for Permit
- NEIGHBORHOOD INFO Printout
- POLICE AREA email
 - Date Sent & Response: 03/11/26, None
- COUNCIL DISTRICT email
 - Date Sent & Response: 03/11/26, None
- NEIGHBORHOOD COUNCIL email
 - Date Sent & Response: 03/11/26, None

APPLICANT BACKGROUND

- Permit System Printout
- PERSONAL APPLICATION for each Owner/Applicant
- Applicant Background Check/Criminal History with nexus to the permit (Seven years only. Expungement information provided. No juvenile history provided.)

ZONING, CONDITIONAL USE PERMITS, OPERATIONS

- Zoning & Use Clearance (Building & Safety)
 - Is there a CUP? Yes No
 - If yes, are there violations of CUP conditions related to this permit? Yes No
- About My Business Form
- Is there an alcohol license? No Yes, attached
 - If yes, are there conditions? No Yes, attached
- Does business have a temporary permit? No Yes, attached
 - Expiration: 06/30/26

If application timeline delayed, explain:



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RECOMMENDATION

Los Angeles Municipal Code 103.31. DENIAL OF APPLICATION.

Grounds for Denial of Application Issued Subject to Sections 103.101.1, 103.102, or 103.109.

- The applicant made a false or misleading statement of a material fact or omission of a material fact in the application;
- The applicant is under eighteen years of age;
- The applicant has committed or aided or abetted in the commission of any act or omission, which, if committed by a permittee, would be a ground for suspension, revocation, or other disciplinary action under this article;
- The applicant has had a similar type of permit previously denied, suspended or revoked within five years immediately preceding the date of the filing of the application, and the applicant can show no material change in circumstances since the denial, suspension or revocation;
- The business for which the permit is sought is prohibited by any local or state law, statute, rule or regulation, or prohibited in the particular location by the provisions of Chapter I of this Code;
- The business for which the permit is sought has been or is a public nuisance;
- The applicant has within five years immediately preceding the date of the filing of the application been convicted of any misdemeanor or felony classified by the state as a sex-related offense, or of any offense described in California Penal Code Sections 266h, 266i, 315, 318, 653.22, or 647(a) or (b);
- The applicant has within five years immediately preceding the date of the filing of the application been convicted of any offense described in California Penal Code, Part One, Title 9, Chapters 7.5 and 7.6;
- The applicant has within five years immediately preceding the date of the filing of the application been convicted of a charge of violating any lesser included or lesser related offense, including California Penal Code Section 415, in satisfaction of, or as a substitute for, an original charge of any of the offenses listed in this section;
- The applicant has been convicted of any offense that requires registration as a sex offender under California Penal Code Section 290; or
- The business for which the permit is sought has failed to comply with all City business tax and Parking Occupancy Tax laws.

Do any of the above grounds for denial apply to this permit application? Yes No

Recommendation: Grant

**Complaint and Permit Investigation Report
Los Angeles Police Commission
Case No: 2026-03-008**

| | |
|--------------|-------------------------|
| CID/PC # | |
| Permit Type | Cafe Entertainment/Show |
| Investigator | 37890 |
| Dt Assigned | 5/6/2026 |

| | |
|-------------|---------------------|
| Permit # | 000349424500014P519 |
| Inv Type | |
| Medallion # | 386703 |
| Dt Due | 4/10/2026 |

| PERMITEE / APPLICANT | |
|----------------------------|---------------------|
| Last Name First Name | DBA |
| HILLHURST BAR LLC | VANDELL |
| Residential Address | Res/Bus Phones |
| 1966, HILLHURST AVE | Ph1: (213) 523-2640 |
| LOS ANGELES, CA 90027-2722 | Ph1: |

| COMPLAINANT INFORMATION | | | | |
|-------------------------|----------|-------------------|----|----------------|
| Date Created | Taken By | | | |
| 5/6/2026 | | | | |
| Complainant Name | | | | Res/Bus Phones |
| Residential Address | | | | Ph1 (|
| | | | | Ph2 (|
| Date Occ | Time Occ | Location Occurred | RD | Div |
| | | | | Bur |

| ALIAS NAME | |
|---------------------|----------------|
| Complainant Name | |
| Residential Address | Res/Bus Phones |
| | Ph1 (|
| | Ph2 (|

Approving Supervisor

 # 37890

Approved by C/O, Commission Inv Division



Section Supervisor Date

JES 5/6/26

Inv Dispo Date Closed

5/6/26

Complaint and Permit Investigation Report
Los Angeles Police Commission
Case No: 2026-03-008

NARRATIVE

SUMMARY:

On March 12, 2026, Detective Noble, Serial No. 36691, was assigned this case for further investigation, while working the Los Angeles Police Department, Commission Investigation Division (CID), Enforcement Section.

Hillhurst Bar, LLC, DBA "Vandell," located at 1966 Hillhurst Avenue, in Northeast Area, applied for a Café Entertainment/Shows Police Commission permit.

Permit History:

A computer inquiry through the City of Los Angeles, Office of Finance, LA Tax system revealed a pending permit for Hillhurst Bar, LLC, DBA "Vandell," Permit 000349424500014P519 for Café Entertainment and Shows.

"Vandell" has a California Liquor License type 47 (668232) with 6 conditions. This license is for the sale of beer, wine, and distilled spirits at a general eating place.

A query on the ZIMAS database revealed a Conditional Use Beverage (CUB). The location is properly zoned for the proposed activities.

INVESTIGATION:

On March 11, 2026, Permit Processing Section (PPS) received an application for a Café Entertainment/Shows Police Commission permit.

On March 11, 2026, a notice of application for permit was sent to Northeast Area (Vice), Detective Support and Vice Division (DSVD), Councilperson Nithya Raman's Office, and the neighborhood council. No opposition was received.

A review of Hillhurst Bar LLC, State of California, Office of the Secretary of State, Statement of Information, Limited Liability Company, dated January 24, 2025, indicates the business is managed by more than one manager.

Ownership is as follows:

*Feliz Hillhurst LLC is 100% owner of Hillhurst Bar LLC

*Park Hospitality Management is 63.75% owner of Feliz Hillhurst LLC (thus, 63.75% owner of Hillhurst Bar LLC). Since Park Hospitality Management is ultimately the majority owner of the entity applying, Hillhurst Bar LLC, owners of Park Hospitality Management are the individuals who applied for the permit.

*Matthew Glaser owns 50% of Park Hospitality Management (thus, owns 31.87% of Hillhurst Bar LLC)

*Francesconi Family Trust owns 50% of Park Hospitality Management (thus, Michael Francesconi owns 15.94% of Hillhurst Bar LLC and Kristel Francesconi owns 15.94% of Hillhurst Bar LLC)

*This ownership amounts to the majority, 63.75%. Other ownership includes Reasonable and Restrained (7.58%), John Brunner (1.67%), Aero Build (.75%), Double Dragon LA (7.5%), John Borghetti (2.25%) and Xandre Borghetti (1.5%). Since these are not considered controlling interest, these entities/individuals were not required to submit an application.

On March 12, 2026, I reviewed a criminal background check for Matthew Glaser, owner

Complaint and Permit Investigation Report
Los Angeles Police Commission
Case No: 2026-03-008

(31.87%) of "Vandall." A review of Glaser's criminal history revealed a valid California Driver License, no arrests or convictions in the time prescribed under 103.31 of the Los Angeles Municipal Code and no wants/warrants.

On March 12, 2026, I reviewed a criminal background check for Michael Francesconi, owner (15.94%) of "Vandall." A review of Francesconi's criminal history revealed a valid California Driver License, no arrests or convictions in the time prescribed under 103.31 of the Los Angeles Municipal Code and no wants/warrants.

On March 12, 2026, I reviewed a criminal background check for Kristel Francesconi, owner (15.94%) of "Vandall." A review of Francesconi's criminal history revealed a valid California Driver License, no arrests or convictions in the time prescribed under 103.31 of the Los Angeles Municipal Code and no wants/warrants.

On April 13, 2026, at approximately 9:00 a.m., Detective Victor Ruiz, Serial No. 35238, and Officer Alex Sok, Serial No. 42093 conducted an up-front inspection at "Vandell," located at 1966 Hillhurst Avenue Boulevard, Los Angeles, CA, 90027, on the east side of Hillhurst Avenue between Franklin Avenue and Finley Avenue.

Detective Ruiz met with the manager, Shanna who advised that Hillhurst is a gastropub that is having occasional acoustic musicians perform. The musicians will be performing inside the location only. Vandell is open seven days a week, from 12:00 p.m. to 1:00 a.m., although they are currently closed on Mondays and Tuesdays. Vandall only allows patrons who are 21 and over. Vandell has a bar with seating and a few booths.

Vandell serves cocktails, beer, and spirits with food such as salad, burgers and steak. All staff is RBS trained and utilizes an age verification machine. There is street parking as well as a parking lot to the rear of the location.

The business has a multi-camera surveillance system consisting of 12 cameras, with a 30-day memory. No graffiti was observed.

No violations were observed during the approximately 30-minute inspection. Several photos of the location were taken, and a temporary permit was issued (Expires on 6/30/26).

On April 16, 2026, at approximately 6:30 p.m., Detective Ruiz and Officer Sok conducted a night inspection. Upon arrival, they were met by the manager, Jay. There were approximately 40 patrons inside the business and staff was utilizing an age verification machine. No violations were observed during the approximate 30-minute inspection.

There was no opposition received from Northeast Area, Detective Support and Vice Division (DSVD), Councilperson Nithya Raman's office, or the neighborhood council. There were no zoning issues.

It is CID's recommendation that the application for a Café Entertainment/Shows permit be granted.

Recommendation: Grant Permit



Business Information - Face Sheet

A Face Sheet must be completed for each permit type for each location. For example, if a business needs a CES Permit and a Pool permit, two Face Sheets must be completed.

For Police Commission Use Only - Do Not Write In This Section

| | |
|----------------------|------------------------------|
| Type of Permit: | CAFE ENTERTAINMENT AND SHOWS |
| PC Account No: | 80034942450001MPT519 |
| PC File No: | |
| Grant Date: | |
| LAPD Area: | Northwest (11) |
| RD No: | 1142 |
| Council District No: | 4 |

RECEIVED

CID Staff Stamp Here

PERMIT PROCESSING SECTION

Complete All Fields - Do Not Leave Anything Blank

Type of Business Entity: (Please check one)

Sole Proprietorship _____ Partnership _____ Limited Liability Company (LLC): _____
 Corporation _____ Non-Profit _____ Other: _____

Entity Name: Hillhurst Bar LLC

Doing Business as (DBA): Vandell

Business Address: 1964-66-68 Hillhurst Ave.
(Must include: Apartment, Suite, Space, Unit numbers, etc.)

City: Los Angeles Zip Code: 90027

Mailing Address: Same
(If address is same as above, write "same")

City: _____ State: _____ Zip Code: _____

Contact Phone No: 213 804-5403 Business Phone No: 213 804-5403

Email of Business: hello@thevandell.com



CITY OF LOS ANGELES NOTICE of POLICE PERMIT APPLICATION



Cafe Entertainment/Show VANDELL

1966 HILLHURST AVE 90027-2722

HILLHURST BAR LLC

Dates (if temporary event):

Comments, concerns, objections?
Contact LAPD, Investigator: E. Mendoza

Email: PCPermits@lapd.online (Put address above in subject field.)

Phone: (213) 996-1210

Notice of Application for Police Permit Cafe Entertainment/Show @ 1966 HILLHURST AVE
000349424500014P519
Police Area: 11 Council District: 4 3/11/2026

ABOUT POLICE PERMITS

Some businesses are required to obtain a police permit before starting operation. The police permit application process allows the City to obtain information concerning ownership of a business and to inspect the ongoing operation during normal business hours. A background check is also performed during the processing of the application. On October 15, 2014, a procedure was adopted to inform neighborhood councils of First Amendment* applications pending action by the Police Permit Review Panel.

Objections may or may not be cause to deny a Police Commission Permit. However, conditions governing the operation of the business may be imposed based on verifiable adverse information of the applicant. (New applicants are not responsible for previous owner actions.)

LAPD POLICE COMMISSION, PERMITS & RECORDS
100 W. FIRST ST., ROOM 147 LOS ANGELES, CA 90012

More information about Police Permits: <http://bit.ly/2k5KvZl>
See Police Permit Review Panel Agenda: <http://bit.ly/2j6Db0c>
000349424500014P519

POSTED NOTICE, DO NOT REMOVE BEFORE: _____

CITY COUNCIL OFFICES

Please contact CID as soon as you are aware of issues related to this application.

LAPD AREAS objecting to the granting of the permit:

Contact CID. Specify objection on 15.2. Include arrest reports, preliminary investigative reports, injury reports, CAD runs, calls for service reports, citizen complaints, etc.

PUBLIC & NEIGHBORHOOD COUNCILS

Contact CID as soon as possible. Your general communications are public documents subject to posting on the City's website. You are not required to provide personal information in order to comment.

The select descriptions below are provided to answer common questions. The descriptions are general and do not contain the full details and requirements of the Los Angeles Municipal Code. The Los Angeles Municipal Code is available at cityofla.org, under City Government --> "City Charter, Rules and Codes."

=====FIRST AMENDMENT PERMITS=====

* "First Amendment Permits" are permits for business activities which have been deemed to be protected under the First Amendment to the Constitution ("free speech"). These applications generally are processed within 30 days from the date of receipt of a complete application by the Board of Police Commissioners. Persons objecting to the granting of these permits should present reason(s) for the objection quickly.

CAFE ENTERTAINMENT/SHOW (LAMC 103.102)*

Live entertainment. Includes a disc jockey (DJ) to the extent the DJ performs for/entertains the public. Includes karaoke.

CAFE ENTERTAINMENT/SHOW-ADULT (LAMC 103.102)*

Is the Cafe Entertainment/Show permit at an establishment where the applicant has indicated that entertainment will include a person who performs specified sexual activities or displays specified anatomical parts in the business. See LAMC 103.01. Shall conform to additional requirements.

PICTURE ARCADE (LAMC 103.101)*

Coin-type or electrically controlled still or motion picture machines, image producing devices maintained to display images, or still or motion pictures to five or fewer persons per machine at any one time.

PICTURE ARCADE-ADULT (LAMC 103.101)*

Is the Picture Arcade permit at an establishment where the applicant has indicated the picture arcade has displays which are distinguished or characterized by an emphasis on specified sexual activities or specified anatomical parts. See LAMC 103.01.

MOTION PICTURE SHOW (LAMC 103.109)*

Exhibiting motion pictures to the public in any theater, show house or other place of entertainment.

MOTION PICTURE SHOW-ADULT (LAMC 103.109)*

Is the Motion Picture Show permit at an establishment where the applicant has indicated that a substantial portion of the total presentation time is devoted to the showing of material which is characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical parts. See LAMC 103.01.

Neighborhood Info

 Translate

Enter an address within the City of Los Angeles to find important information about the neighborhood (e.g. "14410 Sylvan St" or "Sunset Blvd / Vermont Ave")

1964 Hillhurst

FIND

 Locate Me

1964 N Hillhurst Ave, 90027 [Clear Address](#)

Elected Officials

| | |
|-----------------------------|------------------------------------|
| Mayor of Los Angeles | Karen Bass |
| Los Angeles City Controller | Kenneth Mejia |
| Los Angeles City Attorney | Hydee Feldstein Soto |
| City Council | District 4: Nithya Raman |
| County Supervisor | District 5: Kathryn Barger |
| State Senate | District 26: Maria Elena Durazo |
| State Assembly | District 52: Jessica M. Caloza |

| | |
|----------------------|-----------------------------------|
| US Congress | District 30: Laura Friedman |
| LAUSD Schoolboard | District 2: Rocio Riyas |

Regional Services

| | |
|---|----------------------------------|
| TV Service | Charter Spectrum - Eagle Rock |
| LASAN Waste Collection Day | Thursday |
| RecyclA Waste Collection Provider | Universal Waste Systems, Inc |
| Parking Enforcement Area Offices | Hollywood-Wilshire |
| Transportation District Office | Hollywood-Wilshire |
| LA Unified School District | Eagle Rock/Franklin/Marshall |

Planning / Construction

| | |
|-----------------------------|---|
| Community Planning Area | Hollywood |
| Engineering District | Central |
| Area Planning Commission | Central APC |
| Building and Safety | Check For Permits Check Code Enforcement |

Public Safety

| | |
|------------------------------|--|
| Neighborhood Fire Station | 35 |
| Community Police Station | Northeast |
| Red Flag Parking Zone | This address is not within a Red Flag Parking Zone. |

Other

| | |
|--------------|--------|
| Census Tract | 129101 |
|--------------|--------|

Neighborhood Council

| | | | |
|-----------------------|----------|----------------------|----------------|
| Voter Precinct Number | 9004239A | Neighborhood Council | 36 - Los Feliz |
|-----------------------|----------|----------------------|----------------|

| | | | |
|-------------------------|--------|--|--|
| Thomas Brother Map Grid | 594-A3 | Community Emergency Preparedness Contact | Emergency Management Department: 213-978-2222 |
|-------------------------|--------|--|--|

Places of Interest in Your Neighborhood

- Libraries

Los Angeles Public Library - Los Feliz Branch

Los Angeles Public Library - Cahuenga Branch

Braille Institute

Los Angeles Public Library - Silverlake Branch



Know Your Community

For more neighborhood-level data insights, explore the Know Your Community site at <https://knowyourcommunity.lacity.org/>