

APPLICATION FOR DETERMINATION OF
"PUBLIC CONVENIENCE OR NECESSITY"
ALCOHOL SALES

Pursuant to Section 23956 and 23858.4
California Business and Professions Code

TO BE SUBMITTED TO CITY CLERK'S OFFICE
ROOM 395, CITY HALL

CD2

COUNCIL FILE NO. 10-0325

BACKGROUND INFORMATION

TIME LIMIT FILE: _____

As part of the application, the applicant must submit the names and addresses of property owners of all property adjacent (including across the street/alley) to the subject property on gummed labels. Applicant must also submit the following information: 1) notarized signature, 2) a site plan prepared by a map maker (see Planning Department for map maker's list), 3) one 4 by 6-inch picture of the property from each side of the site, and 4) a copy of all previous building permits for the site (Room 101, 201 North Figueroa Street). When you meet with ABC to get the crime and license concentration information for your site, you must bring back the ABC information (on the ABC form) to the City Clerk.

Project Name Beverages and More

Address 12123 W. Ventura Blvd., Sherman Oaks, Ca.

Type of Business Retailer of fine wines, beer, spirits, cheese & other products

Applicant Beverages and More, Inc.
 Name 1470 Enea Circle, Suite 1600, Concord, Ca 94520
 Address Contact representative
 Phone Number/Fax Number _____

Property Owner Jeffrey A. & Hillary Fisher Trust
 Name 23901 Calabazas Rd. #1065, Calabazas, Ca 91302
 Address 818-501-0145
 Phone Number/Fax Number _____

Representative Stephen Jamieson
 Name 426 Culver Blvd., Playa del Rey, Ca 90293
 Address 310-822-9848/310-822-3512
 Phone Number/Fax Number _____

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

1. Has the City previously approved a conditional use permit for alcoholic beverage sales at this site? Yes x No ____ If Yes, what is the City case number(s) ZA-2009-2851 (CUB);
2. Have you recently filed for a new conditional use permit? Yes x No ____ If Yes, provide the City case number(s) ZA-2009-2851 (CUB)
3. Has a previous ABC license been issued? Yes ____ No x If Yes, when and what type of license.

4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.):
Full-line of alcoholic beverages for off-site; and on-site wine tastings.
5. Size of Business: 6,800 sq. ft. retail building.
6. % of floor space devoted to alcoholic beverages: Approx. 80%.
7. Hours of Operation:
- What are the proposed hours of operation and which days of the week will the establishment be open? 9am-9pm Monday through Saturday; 10am-9pm on Saturday.
 - What are the proposed hours of alcohol sales? During operational hours.
8. Parking:
- Is parking available on the site? (If so, how many spaces?) Shared parking lot with more than 400 spaces.
 - If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? N/A
 - Where? N/A
 - How many off-site spaces? N/A
9. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons? Provide ABC case number and a copy of final ABC action.
No.
10. Will video game machines or pool or billiard tables be available for use on the subject property and if so, how many? No.
11. Will you have signs visible on the outside which advertise the availability of alcohol? No.
12. How many employees will you have on the site at any given time? Approx. 5-8
13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? All employees who sell alcohol will attend the LAPD's standardized training for Alcohol Retailers.
14. What security measures will be taken including:
- Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy.
 - Will security guards be provided and if so, when and how many?
Due to the new well-lit location and extensive employee-training program, security guards should not be necessary at this location.
15. Will there be minimum age requirements for patrons? If so, how will this be enforced?
Patrons under 21 must be accompanied by an adult. BevMo is dedicated to responsible sale of alcohol and is installing electronic age verification devices and training all employees on their operation.

16. Are there any other alcoholic beverage outlets within a 600-foot radius of the site? Provide names and address of such business and type of business.

See Attached.

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

Carpenter Avenue School-3909 Carpenter Ave.

Osula University-3921 Laurel Canyon Blvd.

18. Will the exterior of the site be fenced and locked when not in use?

The store will be locked after business hours.

19. Will the exterior of the site be illuminated with security lighting bright enough to see patrons from the street? Yes.

B. THE FOLLOWING QUESTIONS ARE TO BE ANSWERED WHERE ONLY THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES IS SOUGHT:

1. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?
See Attached.
2. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? See Attached.
3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)? See Attached.
4. Will "fortified" wine (greater than 16% alcohol) be sold? See Attached.

C. THE FOLLOWING QUESTIONS ARE TO BE ANSWERED WHERE ONLY THE ON-SITE SALE OF ALCOHOLIC BEVERAGES IS SOUGHT:

1. What is the occupancy load as determined by the Fire Department (number of patrons)?
See Attached.
2. What is the proposed seating in all areas? N/A
3. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) No.
4. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining and lounge facilities.
5. Food Service N/A
- a. Will alcohol be sold without a food order? N/A
- b. Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?
N/A
6. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?
No.

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

D. PUBLIC CONVENIENCE AND NECESSITY EVALUATION

The City of Los Angeles is very concerned if a new request to sell alcohol is subject to one of the conditions below. There is a strong likelihood that the City will deny your "public convenience or necessity" application if one of the above listed conditions apply to your site. (It is strongly suggested that you contact your Council Office and discuss your project. If the Council Office does not oppose your project, you should then check with your local area police vice unit as well as the Planning Department Public Counter at (213) 482-7077 for the determination of whether the proposed site is within a Specific Plan area, and the Community Redevelopment Agency (CRA) project staff at (213) 977-1662 or 977-1665, to determine if your site is in a CRA Project Area. If any of the five conditions listed below apply to your site, you should carefully consider if you want to file for a Public Convenience or Necessity finding.

1. The proposed site is in an area with a long-term level of undue concentration of alcoholic beverage outlets.
2. The geographic area is the target of special law enforcement activity, i.e., police task force is working on reducing vice in the area, or eliminating juvenile crime (such as cruising or graffiti) or gang activity.
3. The proposed site is in close proximity to sensitive uses, including schools, parks, churches, youth activities, homeless shelters, mental health or alcohol or drug treatment centers.
4. The geographic area has elevated levels of alcohol-related crimes, including but not limited to: public intoxication, driving under the influence, assault, vandalism, prostitution, drug violations, loitering.
5. The proposed site is located in a Specific Plan or Community Redevelopment Agency Project area which specifically includes a policy to control future alcoholic beverage sales.

E. If the project site is not subject to one of the above criteria, your project will be evaluated by the City Council with consideration given to the following possible benefits and detriments to the community:

1. Possible Benefits

Would the business:

- a. Employ local residents (how many)
- b. Generate taxes (provide estimate)
- c. Provide unique goods and services (which ones)
- d. Result in an aesthetic upgrade to the neighborhood (in what exact way)
- e. Contribute to the long term economic development (how)
- f. Provide a beneficial cultural/entertainment outlet (specify)

2. Possible Detrimental Impacts

Is the immediate area in which the license is sought subject to: (Check with your local Police Department area "Senior Lead Officer")

- a. Excessive calls to the Police Department
- b. Police resources being already strained
- c. High rates of alcoholism, homelessness, etc.
- d. Large "youth" (under 21) population

3. With regard to the operation of the proposed business explain:

- a. The method of business operation: (large volume of alcohol to food sales, "late" hours (after midnight), high % unskilled (no ABC training class) staff, high % of underage (under 21) staff, etc.)
- b. Would the business duplicate a nearby business already in existence?

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof).
- b. The information presented is true and correct to the best of my knowledge.

Dunise M. R. War
Applicant signature

2/16/2010
Date

Jeffrey Fischer
Signature of property owner if tenant or lessee is filing application

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Ventura

On Feb. 16, 2010 before me, Dina A. Capella, notary public
(Insert Name of Notary Public and Title)

personally appeared Jeffrey Fischer who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
[Signature] (Seal)
Signature



The Planning Department has a list of private map makers who will prepare the names and addresses for you. This list is available at the public counter, 201 North Figueroa Street, 4th Floor, or 6262 Van Nuys Boulevard, Van Nuys. Alternatively, you may obtain a list of such adjoining owners from the City Clerk's Office (Room 730, 201 North Figueroa Street) or from a title company and prepare the labels yourself.

ACKNOWLEDGMENT

State of California
County of Contra Costa)

On February 18, 2010 before me, Rocio Clough, Notary Public
(insert name and title of the officer)

personally appeared Denise M. Rowan
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~are~~
subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in
his~~/her/their~~ authorized capacity~~(ies)~~, and that by his~~/her/their~~ signature~~(s)~~ on the instrument the
person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Rocio Clough* (Seal)



ATTACHMENT "A"
APPLICATION TO LPCN APPLICATION

Section A Question 14a:

What security measures will be taken including:

Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy.

Answer to Section A Question 14a:

BevMo shall post signs on the premises stating that "No one under 21 admitted unless accompanied with an adult," and that those that appear under the required age are required to show identification as well as other signs of a similar nature. Each cash register is equipped with a Viage machine that requires an identification to be scanned to complete the transaction; ID's are visually checked for date of birth and other verifying information including, but not limited to, physical description and expiration date. An employee is informed at outset of their employment that the employee will be suspended immediately pending an investigation and will be terminated forthwith if a sale to a minor did occur.

BevMo also hires an outside service to perform "Mystery Shop" that checks that employees are abiding by all procedures instituted to ensure compliance with alcohol rules and regulations.

BevMo also trains its management to be alert to potential problems as gambling, loitering, theft vandalism and truancy and further combats these potential issues by having well-lit stores.

Additionally, the lack of enticements such as cigarettes, video games, magazine sales, pay telephones, lottery tickets or newspapers stands diminishes the likelihood of such potential issues.

BevMo will also install interior and exterior security cameras to reduce the likelihood of gambling, loitering, theft, vandalism and truancy and will share with law enforcement all relevant footage in BevMo's possession.

///
///
///
///
///
///
///
///
///

Section A Question 16:

Are there any other alcoholic beverage outlets within a 600-foot radius of the site? Provide names and address of such business and type of business.

Answer to Section A Question 16:

As a retailer of fine wines, beer, spirits, gourmet foods and other products, as well as a provider of education wine tastings, BevMo will serve the public convenience or necessity due to the unique variety of goods and services it shall provide to the area and will also assist in attracting other high-end retailers to the location. Currently, the following are locations serving alcoholic beverages within 600 feet of BevMo:

- Chin Chin – 12215 Ventura Blvd. #104 – On Site Beer/Wine
- The Spotlight Comedy Club – 12215 #209 Ventura Blvd. – On Site Full Line
- Café Aldente – 12215 Ventura Blvd. #113 Ventura Blvd. – On Site Beer/Wine
- Art’s Deli - 12224 Ventura Blvd. – On Site Beer/Wine
- Flask - 12194 Ventura Blvd. – On Site Full line
- Daily Grill – 12550 #C202 Ventura Blvd. – On Site Full Line
- CVS Pharmacy – 12100 Ventura Blvd. – On Site Full Line
- Louise’s Trattoria – 12550 #A201 Ventura Blvd. – On Site Beer/Wine
- Georgio’s California Pizza & Pasta – 11992 Ventura Blvd. – On Site Beer/Wine
- Trader Joe’s – 11976 Ventura Blvd. – Off Site Full Line
- Artisan Cheese Gallery – 12023 Ventura Blvd. On and Off Site Full Line
- Ralph’s Market – 4033 Laurel Canyon – Off Site Full Line
- Gangadin Restaurant – 12067 Ventura Pl – On Site Beer/Wine
- Sompun Restaurant – 12051 Ventura Blvd. – On Site Beer/Wine
- CVS Pharmacy – 12413 Ventura Blvd. – On Site Beer/Wine
- Mexicali Restaurant – 12161 Ventura Blvd. – On Site Full Line
- The Rukasu Japanese Restaurant – 12229 Ventura Blvd. – On Site Beer/Wine
- Romanov Restaurant & Lounge – 12229 Ventura Blvd. – On Site Full Line

Section B Question 1:

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

Answer to Section B Question 1:

Yes, alcohol sales are the primary use in addition to the gourmet foods and glasswares and other accessory items sold.

///
///
///

Section B Question 2:

Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises?

Answer to Section B Question 2:

Other than the on-site wine tastings permitted by the February 5, 2010 Conditional Use Permit to sell alcoholic beverages, BevMo has a strict policy against on-site consumption and has trained its employees to have a zero tolerance for onsite consumption. Therefore, BevMo is confident it can sell specialty accessories including glassware and not result in the non-permitted on-site consumption of alcohol.

Section B Question 3:

Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 mL)?

Answer to Section B Question 3:

Wine will **not** be sold in packages less than 750 mL. Wine coolers, beer coolers or pre-mixed distilled spirits cocktails must be sold as pre-packaged by the manufacturer.

Section B Question 4:

Will fortified wine (greater than 16% alcohol) be sold?

Answer to Section B Question 4:

No wine will be sold with an alcohol content of greater than 15% by volume, except for "Dessert Wines" that have been aged two years or more, excluding Chardonnay, Viogner "Dessert Wines," ports and sheries that must be aged less than two years.

///
///
///
///
///
///
///
///
///
///
///

Section C Question 1:

What is the occupancy load as determined by the Fire Department (number of patrons)?

Answer to Section C Question 1:

BevMo will have educational beer/wine tastings in the store. Please understand that beer/wine is not "served" in a manner similar to a bar or restaurant but rather is "tasted." A "tasting" includes the sampling of approximately one ounce samples and only for a nominal fee as required by the Department of Alcoholic Beverage Control.

Section E. Question 1. Possible Benefits

On February 5, 2010, Associate Zoning Administrator, Maya Zaitzevsky, approved a Conditional Use Permit for this location to sell a full line of alcoholic beverages and made a finding that the sale of alcoholic beverages at this location would serve the public convenience or welfare. To wit, Ms. Zaitzevsky found that:

"The location of the [BevMo] will be desirable to the public convenience. Many retail stores are located within Ventura Boulevard. The proposed store would provide products and services by selling beer, wine, spirits, gourmet food and related item such as glassware, accessories, etc. to local residents. Also, the store will provide educational beer/wine tastings. The store proposes operating hours from 9:00 a.m. to 9:00 p.m. Monday through Saturdays, and 10:00 a.m. to 7:00 p.m. on Sundays. The store will be desirable to the public since it will be required to rehabilitate the building façade facing Ventura Boulevard, provide an additional handicap ramp in accordance to the American Disabilities Act, and prohibit shopping carts along Ventura Boulevard. These conditions will help promote Ventura as a pedestrian oriented area, while eliminating unattractive elements along the boulevard. Furthermore, to ensure the location will be desirable to the public convenience, the Zoning Administrator has imposed conditions of approval that will serve as a safeguard to the public."

A true and correct copy of the February 5, 2010 decision by Associate Zoning Administrator, Maya Zaitzevsky, approving a Conditional Use Permit to sell a full line of alcoholic beverages and finding that the sale of alcoholic beverages at this location would serve the public convenience or welfare is attached hereto as Exhibit 1.

- a. BevMo will employ approximately 12-15 local residents.
- b. BevMo estimates generating approx. \$50,000 in taxes annually.
- c. In addition to gourmet foods, BevMo will provide fine wines and a selection of beers and spirits not commonly found in nearby outlets. Additionally, BevMo plans to provide educational wine tasting at its location.
- d. BevMo will result in an aesthetic upgrade to the neighborhood as noted by Ms. Zaitzevsky who recognized that BevMo will "rehabilitate the building façade facing Ventura Boulevard." Additionally, BevMo will feature fine wines, gourmet food and a selection of beers and spirits not commonly found in nearby outlets.
- e. As noted by Ms. Zaitzevsky, BevMo will contribute to the long-term economic development of the area because BevMo will "rehabilitate the building façade facing Ventura Boulevard; provide an additional handicap ramp in accordance to the American Disabilities Act, and prohibit shopping carts along Ventura Boulevard. These conditions will help promote Ventura as a pedestrian oriented area, while eliminating unattractive elements along the boulevard." Condition #14 in the recently issued CUB requires BevMo to maintain free of litter the premises and the area adjacent to the premises over which they have control. Additionally, Condition #20 requires BevMo to submit evidence of improvements to building façade along Ventura Boulevard. An operator would only be required to abide by these Conditions if it is permitted to sell alcoholic beverages and therefore granting of this LPCN would be in the best interest of the neighborhood.
- f. BevMo will provide a beneficial cultural/entertainment benefit to the area as it will provide educational wine tastings on Fridays and Saturdays as well as themed tastings around the holidays.

Section E. Question 2. Possible Detrimental Impacts

The Los Angeles Police Department had no opposition to the Conditional Use Permit to sell alcoholic beverages issued just recently on February 5, 2010. BevMo received the Wine Enthusiast Retailer award in 2006 and the company has a history of responsible alcohol sales.

///
///
///
///
///
///

Section E. Question 3. With regard to the operation of the proposed business explain:

BevMo will be a unique retailer in the area as it will provide gourmet food, fine wine, beer, spirits, and related items such as glassware, accessories, etc. to local residents. All employees are highly trained in abiding by applicable alcohol laws and regulations. In fact, BevMo shall install electronic age verification devices to determine the age of any prospective purchaser and shall train its employees on the proper usage of those devices. BevMo received the Wine Enthusiast Retailer award in 2006 and the company has a history of responsible alcohol sales.

EXHIBIT 1

CITY OF LOS ANGELES
CALIFORNIA



MICHAEL LOGRANDE
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

R. NICOLAS BROWN
SUE CHANG
LARRY FRIEDMAN
LOURDES GREEN
LINN K. WYATT
MICHAEL S.Y. YOUNG
MAYA E. ZAITZEVSKY

DEPARTMENT OF
CITY PLANNING

S. GAIL GOLDBERG, AICP
DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX: (213) 978-1334
www.lacity.org/PLN

ANTONIO R. VILLARAIGOSA
MAYOR

February 5, 2010

Rocio Clough (A)
Beverages and More, Inc.
1470 Enea Circle, Suite 1600
Concord, CA 94520

Jeffery A. & Hilary Fisher Trust (O)
2391 Calabasas Road, #1065
Calabasas, CA 91302

CASE NO. ZA-2009-2851(CUB)
CONDITIONAL USE
12123 West Ventura Boulevard
Sherman Oaks-Studio City-Toluca Lake-
Cahuenga Pass Planning Area
Zone : C2-1L
D. M. : 162B165
C. D. : 2
CEQA : ENV-2009-2852-MND
Legal Description: FR Lot 6, Tract 4541

Pursuant to Los Angeles Municipal Code Section 12.24-W,1, I hereby APPROVE:

a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption and on-site wine tastings in conjunction with a liquor store in the C2-1L Zone

upon the following additional terms and 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. 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.
5. 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 Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.
6. Indemnification. 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 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.
7. This approval is tied to ENV-2009-2852-MND. Mitigation measures recommended in ENV-2009-2852-MND noted below and attached as Exhibit "B" to the case file, are required:
 - a. Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
 - b. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91,8104.15.
 - c. The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design Out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.
 - d. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

- e. Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- f. To facilitate onsite separation and recycling of demolition and construction-related wastes, the contractor(s) shall provide temporary waste separation bins onsite during demolition and construction. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
8. The grant made herein shall have a life of five years after which the grant entitlement shall be null and void and the applicant shall file for and win approval of a new grant from the Office of Zoning Administration in order to continue the sale of a full line of alcoholic beverages for on-site consumption and on-site wine tasting.
9. Approved herein is the sale of a full line of alcoholic beverages for off-site consumption and on-site wine tasting in conjunction with a 6,777 square-foot liquor store.
10. Store operation shall be permitted only between the hours of 9:00 a.m. to 9:00 p.m. Monday through Saturday and 10:00 a.m. to 9:00 p.m. Sunday.
11. There shall be no coin-operated games on the premises.
12. Electronic age verification device(s) which can be used to determine the age any individual attempting to purchase alcoholic beverages shall be installed on the premise. These device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
13. No pay phone will be maintained on the exterior of the premises.
14. The Petitioner(s) shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.
15. Any future operator or owner for this site must file a new Plan Approval Application or an equivalent to allow the City of Los Angeles to review the "mode and character" of the usage.
16. Within six months of the opening, all personnel acting in the capacity of a manager and all personnel who sell alcoholic beverages and, including all security personnel, shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the LAPD. All employees who sell alcoholic beverages shall attend initial or follow-up STAR classes every 24 months. The business operator shall submit a copy to the Zoning Administrator of evidence from the Police Department that such training was completed within 30 days of the training event.

17. If at any time during the period of the grant, should documented evidence be submitted showing continued violation of any condition of the grant resulting in a 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 to hold a public hearing. Such public hearing, held in conjunction with the Plan Approval and payment of associated fees, shall be publicly noticed for the purpose of conducting a public review of the Petitioner's compliance with and the effectiveness of the CUP conditions for approval and related enforcement actions. 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 or will be attained.
18. No shopping carts are permitted to exit the store out to Ventura Boulevard.
19. An additional ADA accessible ramp shall be provided at the rear of the store.
20. The applicant shall submit evidence of improvements to building façade along Ventura Boulevard.
21. 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
22. Prior to issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement for CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. This agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

All terms and Conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

TRANSFERABILITY

This authorization runs with the land. 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.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

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. The Zoning Administrator's determination in this matter will become effective after February 22, 2010, unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, 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. **Forms are also available on-line at <http://cityplanning.lacity.org>.** Public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits, which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Department of City Planning Staff thereon, and the statements made at the public hearing on December 15, 2009, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The project site is relatively flat, and located near the northwest corner of Laurel Canyon Boulevard and Ventura Boulevard. The site is irregularly shaped, and is developed within a shopping center that consists of several retail stores, a supermarket, and 410 total parking spaces, on a site that totals 402,113 square feet. The conditional use permit request is only within one free-standing retail store within the shopping center that consists of retail store that totals 6,860 square feet of floor area and provides a total of 15 parking spaces. The store fronts Ventura Boulevard with public access from the rear. The area is fully-developed and well-lit.

The project includes a request for a conditional use permit to allow the sale of a full-line of alcoholic beverages for off-site consumption and on-site wine tastings in conjunction with a tenant improvement to an existing 6,777 square-foot retail store in the C2-1L Zone within the Ventura/Cahuenga Boulevard Corridor Specific Plan.

Adjacent uses include commercial retail uses in the C2-1L Zone surrounding the site. The Los Angeles County Flood Control Channel is located just north of the project site. The nearest single-family uses are those located along Cantura Street, which is located behind the commercial uses that immediately face the project site across Ventura Boulevard.

Previous Cases, Affidavits, Permits, and Orders On the Applicant's Property:

There are no similar or relevant ZA or CPC cases.

Previous Cases, Affidavits, Permits, and Orders On Surrounding Properties:

On November 12, 2009, staff utilized a 600-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages. These cases include:

Case No. CPC 80-228: On October 21, 2009, the Zoning Administrator authorized as conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 2,777 square-foot restaurant in the C2-1VL Zone. The property is located at 12050 West Ventura Boulevard, Unit 202

Case No. ZA 2007-4932(CUB)(1A): On January 21, 2009, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with a new 2,567 square-foot restaurant in an existing tenant space within a multi-tenant shopping center, located at 12117 Ventura Boulevard. The decision was appealed. On May 20, 2009, the South Valley Area Planning Commission denied the appeal and sustained the decision of the Zoning Administrator.

Case No. ZA 2007-4426-CUB: On May 2, 2008, the Zoning Administrator approved a conditional use permit for the sale and dispensing of beer and wine for on-site and off-site consumption indoors and outdoors in conjunction with an existing restaurant, located at 12023, 12025 and 12027 West Ventura Boulevard.

Case No. ZA 93-0991(CUB): On February 9, 1994, the Zoning Administrator denied a conditional use to permit the sale and dispensing of alcoholic beverages for on-site consumption, in a combined total of 2,021 square feet of existing covered patio area in conjunction with three existing second floor restaurants with a maximum occupancy in the subject patio dining area of 150 persons and having hours of operation from 11 a.m. to 12 midnight, daily.

Case No. ZA 90-0678(CUB)(CUZ): On March 15, 1991, the Zoning Administrator approved three conditional uses to permit the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with three restaurants, accommodating up to 120 patrons each, having hours of sales of alcoholic beverages from 11 a.m. to midnight seven days per week, and a conditional use permit to permit the maintenance of an auto repair facility installation of automobile only, incidental to a retail electronics business within 3,000 feet of 4 zoned property. The project site is located at 12050 W. Ventura Boulevard.

Case No. ZA 89-0850 (CUB): On December 13, 1989, the Zoning Administrator dismissed the request to allow the sale of alcoholic beverages for on-site consumption, incidental to meal service, in two restaurants of 4,500 square feet each, with 150 seats per restaurant, with 90 on-site parking spaces. The project site is located at 12050 W. Ventura Boulevard.

The Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan Map designates the property for Community Commercial land uses with corresponding zones of CR, C2, C4, P, and PB and Height District No. 1-L. Building heights are limited to 6 stories or 75 feet, and the floor area ratio is limited to 3:1. The property is located within the Ventura/Cahuenga Boulevard Pass Corridor Specific Plan (Ordinance No. 174,052). However, since the project involves the tenant improvement of an existing building, the application is not affected.

Ventura Boulevard is a Major Highway dedicated to variable widths of 80 to 100 feet.

Laurel Canyon Boulevard is a Secondary Highway dedicated to a width of 95.5 feet.

Public Hearing

Letter of support and opposition (including petitions) were submitted from community members. People in opposition were concerned about potential over saturation of liquor retailers, that the store would not fit with the unique character of the area, the store has poor access, and that it will hurt other liquor stores in the area. Letters of support noted that the applicant is a responsible retailer and is preferable to a marijuana dispensary or adult bookstore. The public hearing was held on December 15, 2010 in the Braude Building in Van Nuys. The hearing was attended by the applicant, his representative, members of the community, a council office representative, and a representative from the Residents Association and the Neighborhood Council.

Jeff Sealy, the Director of Real Estate for BevMo described the proposed conditional use request stating that it was for an approximately 6,800 square foot retail building zoned for commercial uses located at 12123 Ventura Boulevard. BevMo was awarded the Enthusiast Retailer of the year in 2006 and the company has a record of responsible alcohol sales. The company has 90 stores in California and the stores sell a wide variety of wines that are rated by them. They have well trained sales associates and they sell thousands of other products such as cheese, glasses, etc. They are requesting to have on-site wine tastings on Fridays from 4:00 p.m. to 7:00 p.m. and Saturdays from noon to 3:00 p.m. as well as themed tastings around the holidays. He stated it will be a complimentary use to the shopping center and will employ 12-15 people as well as contribute to local sales tax revenues. The project was approved by the Studio City Neighborhood Council land use committee but not by the full board. He met with the Mayor's office and with the incoming Councilmember's office. The Council Office asked that the case be taken under advisement until the applicant could meet with them (approximately January 6, 2010) and the applicant was amenable to this.

The following statements of opposition were made:

- BevMo will hurt small businesses
- There are too many alcohol retailers (Vons, CVS, Flask liquor, Trader Joes) we don't need anymore
- Other liquor stores in the area also sell cheese and related items

- They are the Walmart of wines and they will undercut our prices

The following statements of support were made for the proposed conditional use:

- This store will allow Ventura Boulevard to remain vibrant
- We have Staples and Aaron Brothers on the Boulevard and they lead the country in sales
- There are eight medical marijuana facilities on the Boulevard, this is better
- It won't hurt small retailers
- It closes at 9:00 p.m.
- This is the perfect store for the neighborhood, we don't need more tattoo parlors
- I went to the Sherman Oaks location and it is well run, they are a professional operation and they don't sell cigarettes and don't sell to minors
- This is not a big box store
- We won't have to drive to Sherman Oaks to go their other store
- People were nervous about Urban Outfitters when it moved in and it has been great
- This site has been difficult to rent since Shoe Pavilion left
- I feel fortunate to find a quality retailer to lease my space
- This will keep the other liquor stores honest
- Vacant buildings are a target for vandals
- They are spending money to remodel the property
- They support local schools
- There is plenty of parking and a public lot on Venture Boulevard
- This will draw people to the area
- There are a lot of vacant stores on the Boulevard
- The other stores do not have ABC violations
- People were concerned about the BevMo on Sepulveda Boulevard before it opened, but it has been a responsible retailer
- LAPD likes the early closing time
- We don't have employees under the age of 21
- Unaccompanied minors are not allowed in the store
- We scan CA licenses to make sure they are valid
- We don't sell lottery tickets, or cash checks
- They should add a signal on Ventura Boulevard

Alan Diamond from the Studio City Residents Association said that his group was split on the proposal. Some members like the store and think it will be good for the neighborhood and others feel it is a big box store that does not belong there. There are a number of other liquor stores and parking can be a problem. We are concerned about shopping carts. Lisa Sarkin of the Studio City Neighborhood Council stated that only one person came to their land use committee meeting when they approved the project. The Board did not pass a motion.

The case was taken under advisement to give the applicant a chance to meet with the new Councilmember. On January 15, 2010 a letter of support was received from

Councilmember Krekorian that stated the applicant "seems to have a responsible business with an admirable reputation with the State Alcohol and Beverage Control Administration". The Councilmember requested that the Zoning Administrator impose three conditions that he had discussed with the applicant: no shopping carts on Ventura Boulevard; provide an additional ADA access ramp at the rear of the store; and make façade improvements.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24 of the Los Angeles Municipal Code. In order for the sale of a full line of alcoholic beverages for off-site consumption and on-site wine tasting to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the four standard findings for most other conditional use categories.

MANDATED FINDINGS :

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. The proposed location will be desirable to the public convenience or welfare.

The subject site is located in the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan and has a Community Commercial land use designation. The project site is relatively flat, and located near the northwest corner of Laurel Canyon Boulevard and Ventura Boulevard. The site is irregularly shaped, and the proposed store would be developed within a shopping center that consists of several retail stores, a supermarket, and 410 total parking spaces, on a site that totals 402,113 square feet. The site's proximity to several bus lines running along Ventura Boulevard and Laurel Canyon Boulevard lends itself to be a desirable location to provide for alternative modes of transportation to encourage public safety.

The location of the liquor store will be desirable to the public convenience. Many retail stores are located within Ventura Boulevard. The proposed store would provide products and services by selling beer, wine, spirits, gourmet food and related item such as glassware, accessories, etc, to local residents. Also, the store will provide educational beer/wine tastings. The store proposes operating hours from 9:00 a.m. to 9:00 p.m. Monday through Saturdays, and 10:00 a.m. to 7:00 p.m. on Sundays. The store will be desirable to the public since it will be required to rehabilitate the building façade facing Ventura Boulevard, provide an additional handicap ramp in accordance to the American Disabilities Act, and prohibit shopping carts along Ventura Boulevard. These conditions will help promote Ventura Boulevard as a pedestrian oriented area, while eliminating unattractive elements along the boulevard. Furthermore, to ensure the location will be desirable

to the public convenience, the Zoning Administrator has imposed conditions of approval that will serve as a safeguard to the public.

2. The location is proper in relation to adjacent uses or the development of the community.

Adjacent uses include commercial retail uses in the C2-1L Zone surrounding the site. The proposed location of the BevMo building is within the Studio City Shopping Center consisting of a Von's supermarket, a CVS, restaurants, retail and service stores, a martial arts studio, and a bank. Across Ventura Boulevard, south of the proposed building, are also restaurants and retail stores.

The local area is a highly populated, urban area. The subject location is in proper relation to adjacent uses of the community. The request for sales of alcoholic beverages for off-site consumption and on-site wine tasting would not conflict with other commercial neighbors and their patrons. Conditions imposed with this grant will ensure the uses will operate in a reasonable manner in relation to adjacent uses and development of the community.

3. The use will not be materially detrimental to the character of the development in the immediate neighborhood.

The proposed sale of a full line of alcoholic beverages for off-site consumption and on-site wine tastings in conjunction with a tenant improvement to an existing retail store will not create adverse impacts to the character of the development in the immediate neighborhood. The subject site is currently vacant and the property owner stated at the public hearing that he has had a very difficult time renting the property to a reputable entity since the previous shoe store ended its lease. A number of stores have gone out of business on Ventura Boulevard which has led to a proliferation of medical marijuana facilities.

Some business owners were concerned that this store would harm other wine retailers in the vicinity, and as such should be denied. This fear is understandable given the current recession and the downturn in consumer spending, but the Zoning Administrator does not believe it is a valid reason to deny the applicant the right to operate at this location. A considerable number of letters of support were received regarding this project which shows the demand for the products offered by this retailer.

The BevMo store will operate within an existing shopping center located on Ventura Boulevard. The shopping center is a safe, secured, and well-maintained facility. The store will have hours of operation atypical of other liquor stores. The store will operate from 9:00 a.m. to 9:00 p.m. Monday through Saturdays, and 10 a.m. to 7:00 p.m. on Sundays. On-site wine tastings will occur every Friday from 4:00 p.m. to 7:00 p.m. and on every Saturday from noon to 3:00 p.m. as well as themed tastings around the holidays. The BevMo store will not create any adverse impacts

to the community. The applicant is a responsible operator with over 90 stores in California. The store will also utilize other means to ensure no adverse impacts are created, such as, signs prohibiting any one under the age of 21 from entering the store unless accompanied by an adult, Viage machines to verify identification, extensive employee training programs, etc. Given the content of the conditions and limitations established herein, and based on information from the public, the Police Department, and other parties, the surrounding land uses will not be adversely impacted.

4. **The proposed location will be in harmony with the various elements and objectives of the General Plan.**

There are eleven elements of the General Plan. Each of the elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of Code Requirements of the Los Angeles Municipal Code. Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the Code. The subject site is located in the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan and has a Community Commercial land use designation. The property is also within the Ventura/Cahuenga Boulevard Corridor Specific Plan.

The issue of alcoholic beverages is not specifically addressed by the General Plan. Conditional authorization for the sale of alcoholic beverages on-site is allowed through the approval of the Zoning Administrator subject to findings for this request. Given the content of the Conditions and limitations established herein, and based on information from the public, the Police Department, Council Office, and other parties, the surrounding land uses will not be adversely impacted. As such, the proposed use will be in harmony with the Plan goals and objectives and will be in harmony with the General Plan.

5. **The proposed use will not adversely affect the welfare of the pertinent community**

The proposed retail store will not adversely affect the welfare of the community. The BevMo store will help create jobs by hiring 12-15 employees, and will contribute to the community by bringing tax revenues to the City and competitively priced consumer goods to the local residents. Additionally, the store will occupy a vacant site along Ventura Boulevard. The area is supported by local worker, residents and visitors who visit this area to meet their consumption and entertainment needs. Improvements through new entitlements will attract positive businesses to the surrounding vicinity which will further stimulate growth throughout the neighborhood.

6. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration**

to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

According to the local California State Department of Alcoholic Beverage Control licensing criteria, 5 on-site (Type 42) and 3 off-site (Type 21) licenses are allocated to the subject Census Tract No. 1439.01, which has a population of approximately 3,863. There are currently 28 on-site, 3 off-site within this census tract. Over-concentration can be undue when the addition of a license will negatively impact a neighborhood. Over-concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. Although the census tract is numerically over-concentrated, the project will not adversely affect community welfare because the wine and spirits store is a desirable use in an area designated for such.

Statistics from the Los Angeles Police Department reveal that in the subject Crime Reporting District No. 1595, which has jurisdiction over the subject property, a total of 175 crimes were reported in 2008, compared to the citywide average of 235 crimes and 282 crimes in the high crime reporting district for the same period. Crime reporting statistics for 2009 are not yet available. There is no established link between the above information and the subject property, as the statistics cover an entire district. LAPD did not oppose the application, and the Zoning Administrator has required conditions of approval to mitigate the impacts to the surrounding area.

7. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Map designates the property for Community Commercial land uses. Sensitive land uses within 1,000 Feet of the BevMo Store include:

- The Carpenter Avenue School located at 3909 Carpenter Avenue,
- Osula University located at 3921 Laurel Canyon Boulevard.

There are no residential uses immediately abutting the subject site. The nearest residential uses are located south of the project site, behind the commercial uses which are located across Ventura Boulevard.

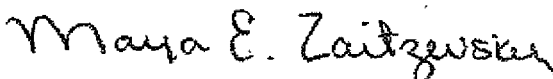
The term grant allows for a subsequent consideration of the request taking into account any changes in the area which may create impacts. This grant has placed numerous conditions on the proposed project. The area surrounding the project currently includes a wide variety of commercial and residential uses. The Neighborhood Council approved the request for a conditional use for the sale a full-line of alcoholic beverages for off-site consumption. The Zoning Administrator finds that the conditional use will not detrimentally affect the neighboring residential properties or any other sensitive uses in the area.

ADDITIONAL MANDATORY FINDINGS

8. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
9. On November 4, 2009, the Department of City Planning issued Mitigated Negative Declaration No. ENV-2009-2852-MND. This Mitigated Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level. I hereby adopt that action. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

I concur with the report prepared by Henry Chu, Planning Staff for the Office of Zoning Administration, on this application and approve same.

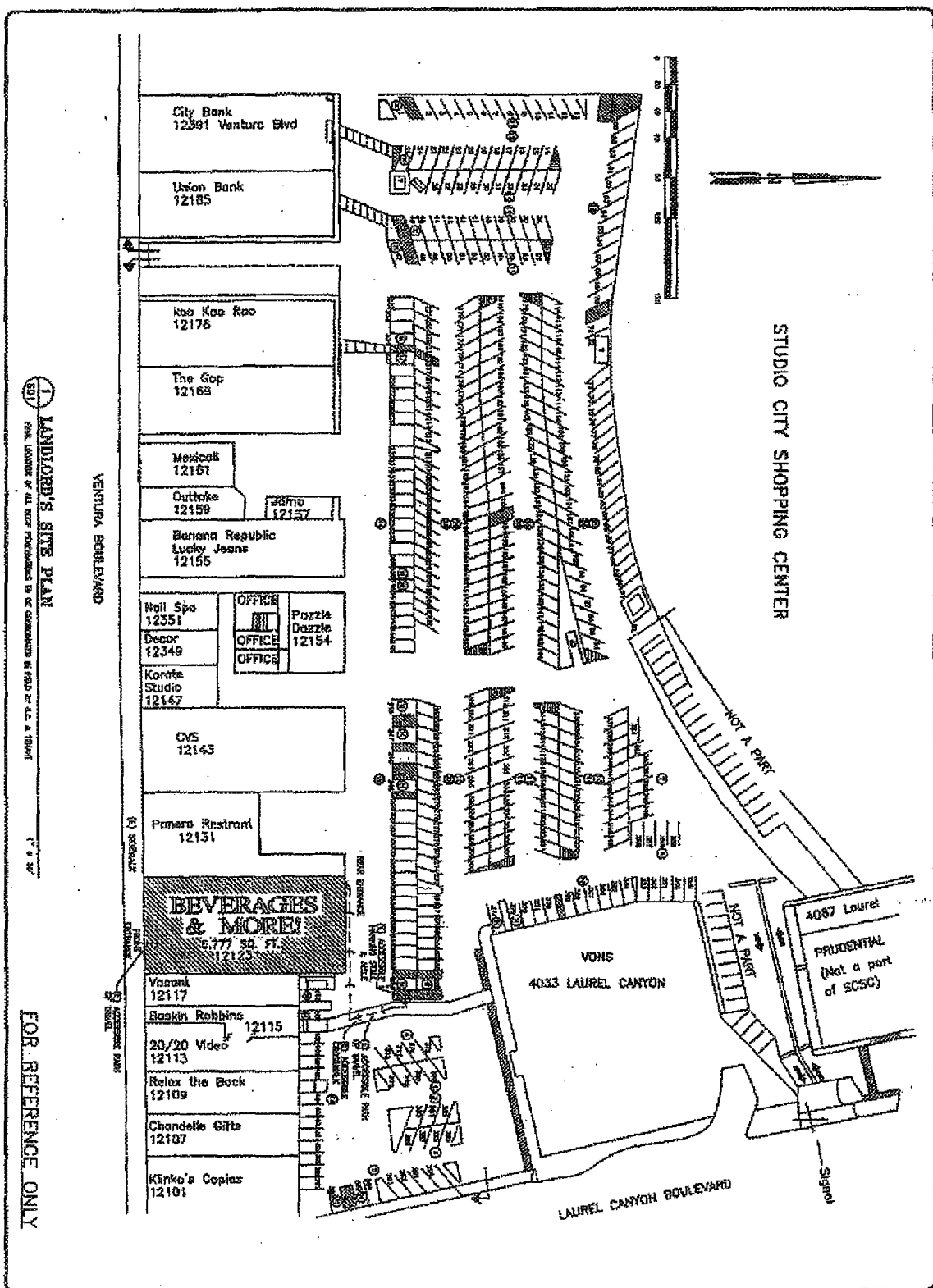
HENRY CHU
City Planning Associate
(213) 473-9919



MAYA E. ZAITZEVSKY
Associate Zoning Administrator
Direct Telephone No. (213) 978-1416

MEZ:HC:jjq

cc: Councilmember Paul Krekorian
Second District
Adjacent Property Owners



LANDWARD'S SITE PLAN

VENTURA BOULEVARD

1" = 30'

FOR REFERENCE ONLY

7A 2009 2851

EXHIBIT "A"

SD1

LANDWARD'S SITE PLAN (SHP, MARY)

REVISIONS

Beverages & more!
12123 Ventura Blvd.
Studio City, CA. 91604

REKASHUK & ASSOCIATES
A PROFESSIONAL CORPORATION
1205-046 Blvd, Suite 300
Beverly Hills, CA 90210
Tel: 310.224.2001
Fax: 310.224.2002
www.rekashuk.com



I hereby certify that the information contained herein is true and correct in accordance with the records in the City Clerk's and City Planning Department Offices.

I further hereby certify that to the best of my knowledge and under penalty of perjury the attached ownership list correctly shows the latest names and addresses on the City Clerk's records and the Los Angeles County Tax Assessor's Role as of:

Peter Elias
Peter Elias (mb)

11 / 9 / 2009
Date

The following is a color-coded key for distribution of this material:

- GREEN CLIENT COPY
- BLUE BTC, INC
- PINK CITY OF LOS ANGELES, ORIGINAL
- RED ADJACENT LABELS (for Zoning Administration Cases only)
- PURPLE VALLEY OFFICE COPY (for projects in the San Fernando Valley only)
- GOLDEN COUNCIL DISTRICT (for 5 or 11 only)
- WHITE NEIGHBORHOOD COUNCIL COPY

Situs Address: 12123 Ventura Blvd Total Notification: 47

CAUTION: THIS MAP MUST BE FILED WITHIN (90) NINETY DAYS FROM THE DATE ON THE MAP.

1)
DANE WHEATON LLC
361 N GUNSTON DR
LOS ANGELES CA 90049-2016

2)
L A CO FLOOD CONTROL DIST
500 W TEMPLE ST #754
LOS ANGELES CA 90012-2700

3)
SIX POINT CO
8383 WILSHIRE BLVD #510
BEVERLY HILLS CA 90211-2406

4)
KOPELL BERNARD M
2337 ROSCOMARE RD #2
LOS ANGELES CA 90077-1833

5)
FIRST INTERSTATE BANK
PO BOX 13519
ARLINGTON TX 76094-0519

6)
HANESSION ANNE R
6589 N MAROA AVE #113
FRESNO CA 93704-1245

7)
L A DEDEYNE LLC
5300 TOPEKA DR
TARZANA CA 91356-3931

8)
12155 VENTURA PTSHP
1225 S CAMDEN DR
LOS ANGELES CA 90035-1111

9)
BARCHESTER CALIFORNIA STUDIO
PO BOX 4900
SCOTTSDALE AZ 85261-4900

10)
RAZNICK DAVID & DOROTHY & FAMILY
5415 GENESTA AVE
ENCINO CA 91316-2621

11)
FISCHER JEFFREY & HILARY & J & H /TR
23901 CALABASAS RD #1065
CALABASAS CA 91302-1560

12)
FIRST INTERSTATE BANK
PO BOX 13519
ARLINGTON TX 76094-0519

13)
DANE WHEATON LLC
361 N GUNSTON DR
LOS ANGELES CA 90049-2016

14)
RICHCOR INVESTMENTS LESSEE
12903 VENTURA BLVD #800
STUDIO CITY CA 91604

15)
T S VENTURES
12215 VENTURA BLVD #204
STUDIO CITY CA 91604-2533

16)
DENNIS ALLEN C & RUBY & FAMILY
5500 RHODES AVE
VALLEY VILLAGE CA 91607-1656

17)
SINCLAIR PROPERTIES I LLC & RETAIL
ASSOCIATES LLC
5400 ARMOUR RANCH RD
SANTA YNEZ CA 93460-9398

18)
ROBERTS RICHARD & JANIE F ROBERTS
2147 CENTURY WOODS WAY
LOS ANGELES CA 90067-6305

19)
GLENDALE FEDERAL SAV & LN ASSN
PO BOX 981173
WEST SACRAMENTO CA 95798-1173

20)
SITKIN JOSEPH & GUSSIE P & /TR
12334 LANDALE ST
STUDIO CITY CA 91604-1218

21)
KAMBOURIAN KARNIG & FAMILY
20640 VERCELLI WAY
NORTHRIDGE CA 91326-4156

22)
FLAIR CLEANERS INC
4060 LAUREL CANYON BLVD
STUDIO CITY CA 91604-2017

23)
NAI ASSOCIATES 1976
801 N BRAND BLVD #1010
GLENDALE CA 91203-1299

24)
HOME SAVINGS & LOAN ASSN
PO BOX 4900
SCOTTSDALE AZ 85261-4900

25)
HOME SAVINGS OF AMERICA
PO BOX 4900
SCOTTSDALE AZ 85261-4900

26)
LAUREL PLAZA LLC
12080 VENTURA PL
STUDIO CITY CA 91604-2632

27)
MARKARIAN ALBERT V & FAMILY
4219 COSTELLO AVE
SHERMAN OAKS CA 91423-4211

28)
12206 VENTURA BOULEVARD LLC
17547 VENTURA BLVD
ENCINO CA 91316-3853

29)
BROWN DOUGLAS L & JEAN K & D & J /TR
862 PRINCETON DR
SONOMA CA 95476-4186

30)
VANVENT PROPERTY LLC
12930 VENTURA BLVD #800
STUDIO CITY CA 91604-2200

31)
PLK INVESTMENT CO
5111 BEEMAN AVE
VALLEY VILLAGE CA 91607-2928

32)
HICKS CHRISTINE L
11831 BROOKDALE LN
STUDIO CITY CA 91604-4204

33)
12190 VENTURA BOULEVARD ASSOC
31166 VIA COLINAS
WESTLAKE VILLAGE CA 91362-3923

34)
VAN VLIET ALAN
23801 CALABASAS RD #2017
CALABASAS CA 91302-1565

35)
KEM STUDIO LLC
920 N FORMOSA AVE
LOS ANGELES CA 90046-6702

36)
CARR PATRICIA J
5254 GOODLAND AVE
VALLEY VILLAGE CA 91607-2316

37)
THORSCH BERNWARD & DORIS & FAMILY
19338 OXNARD ST
TARZANA CA 91356-1123

38)
BORUN ELMER R
3336 E 32ND ST #217
TULSA OK 74135-4442

39)
ABS FAMILY LLC
12110 VENTURA BLVD
STUDIO CITY CA 91604-2514

40)
RUTHBARD ROBERT & FAMILY
23317 PARK COLOMBO
CALABASAS CA 91302-2811

41)
M F P DEVELOPMENT
28024 DOROTHY DR
AGOURA HILLS CA 91301-2610

42)
GOLDWATER BLDG LLC
636 ERSKINE DR
PACIFIC PALISADES CA 90272-4249

43)
GROVE RANCH LLC
21650 BURBANK BLVD #110
WOODLAND HILLS CA 91367-6471

44)
ROTHMAN SELIMA
21650 BURBANK BLVD #110
WOODLAND HILLS CA 91367-6471

45)
LAUREL CENTER GROUP
6380 WILSHIRE BLVD #1106
LOS ANGELES CA 90048-5019

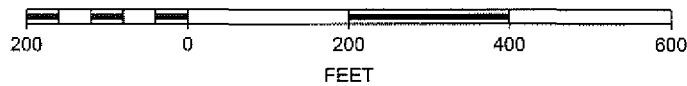
BEVMO!
1470 ENEA CIRCLE SUITE 1600
CONCORD CA 94520
ATTN: ROCIO CLOUGH

09-236
QUALITY MAPPING SERVICE
14549 ARCHWOOD STREET #301
VAN NUYS CA 91405

ADJACENT NOTIFICATION MAP - 12123 VENTURA BLVD.



SCALE 1 : 2,700

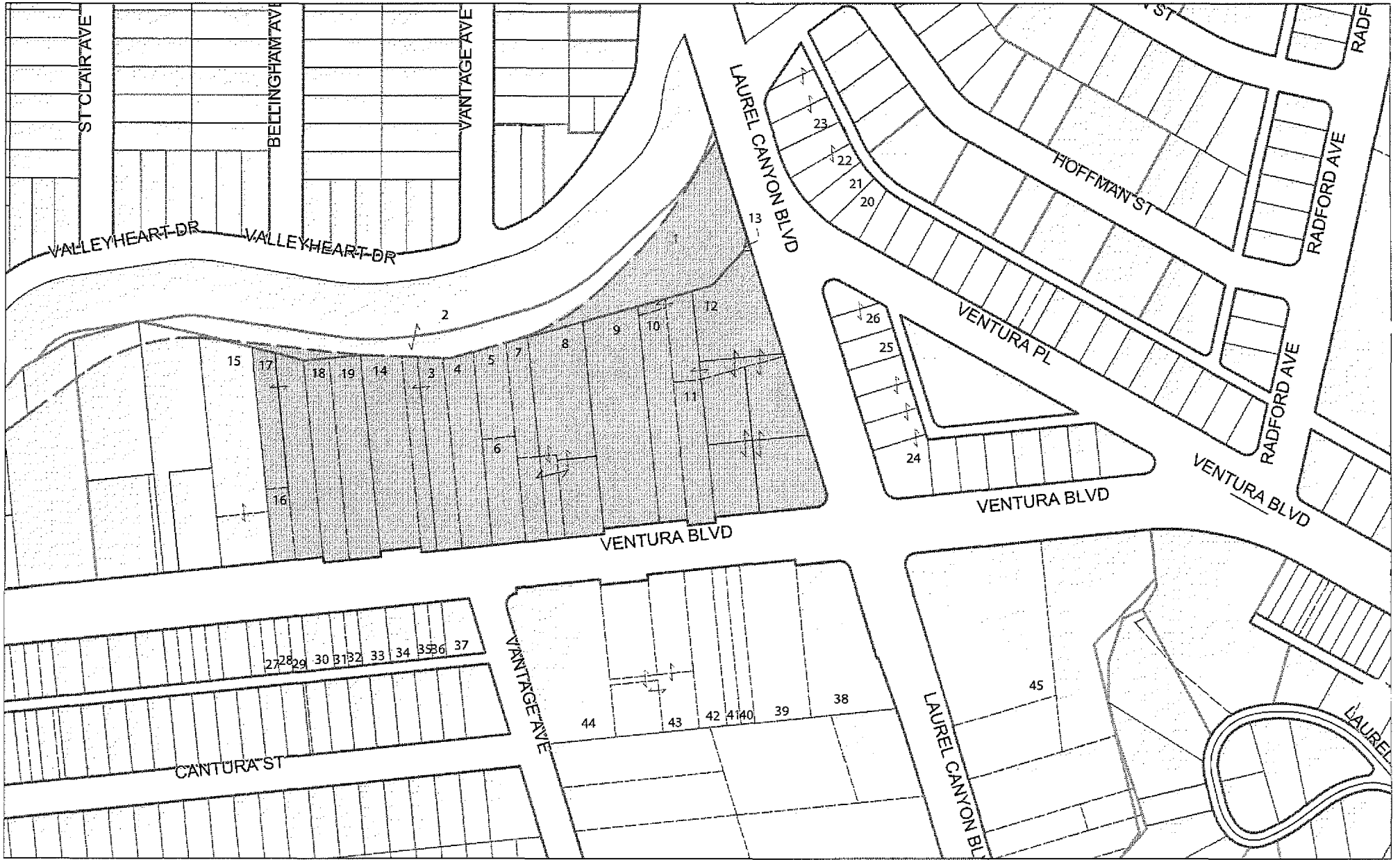


QMS:09-236

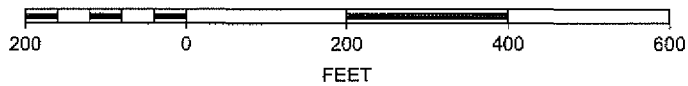


Monday, November 09, 2009 4:27 PM

ADJACENT NOTIFICATION MAP - 12123 VENTURA BLVD.



SCALE 1 : 2,700



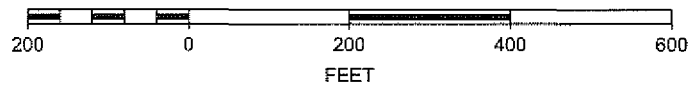
QMS:09-236

Monday, November 09, 2009 4:27 PM

ADJACENT NOTIFICATION MAP - 12123 VENTURA BLVD.



SCALE 1 : 2,700



QMS:09-236

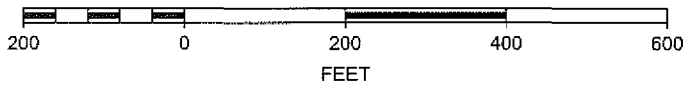


Monday, November 09, 2009 4:27 PM

ADJACENT NOTIFICATION MAP - 12123 VENTURA BLVD.



SCALE 1 : 2,700



QMS:09-236

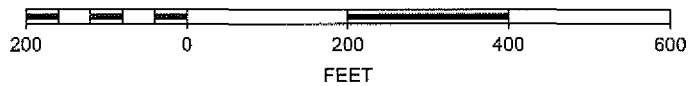


Monday, November 09, 2009 4:27 PM

ADJACENT NOTIFICATION MAP - 12123 VENTURA BLVD.



SCALE 1 : 2,700

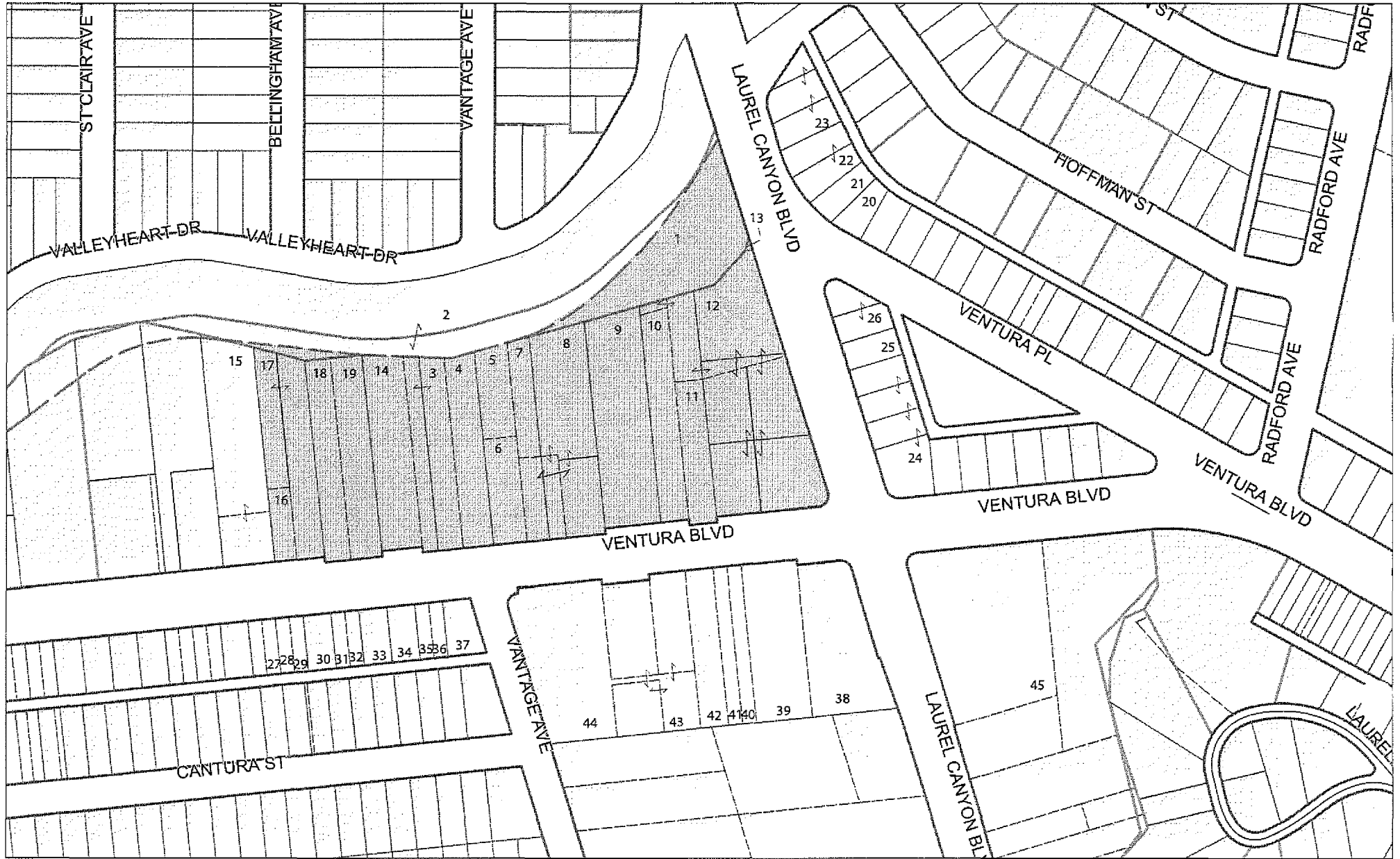


QMS:09-236

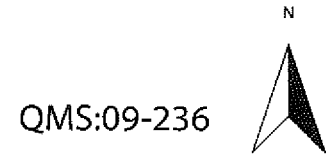
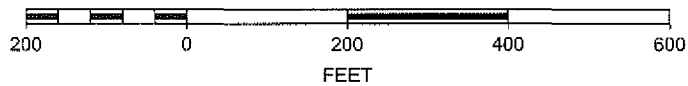


Monday, November 09, 2009 4:27 PM

ADJACENT NOTIFICATION MAP - 12123 VENTURA BLVD.



SCALE 1 : 2,700



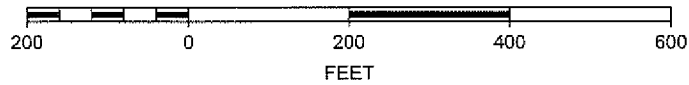
QMS:09-236

Monday, November 09, 2009 4:27 PM

ADJACENT NOTIFICATION MAP - 12123 VENTURA BLVD.



SCALE 1 : 2,700



QMS:09-236

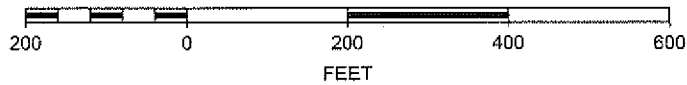


Monday, November 09, 2009 4:27 PM

ADJACENT NOTIFICATION MAP - 12123 VENTURA BLVD.



SCALE 1 : 2,700



QMS:09-236



Monday, November 09, 2009 4:27 PM

ADJACENT NOTIFICATION MAP - 12123 VENTURA BLVD.



SCALE 1 : 2,700



QMS:09-236

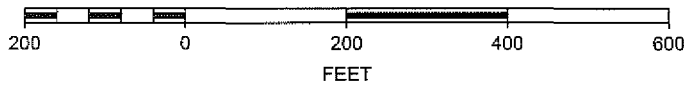


Monday, November 09, 2009 4:27 PM

ADJACENT NOTIFICATION MAP - 12123 VENTURA BLVD.



SCALE 1 : 2,700



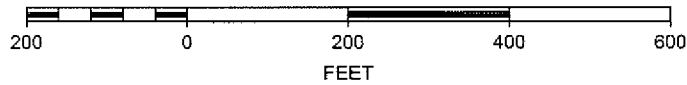
QMS:09-236

Monday, November 09, 2009 4:27 PM

ADJACENT NOTIFICATION MAP - 12123 VENTURA BLVD.



SCALE 1 : 2,700

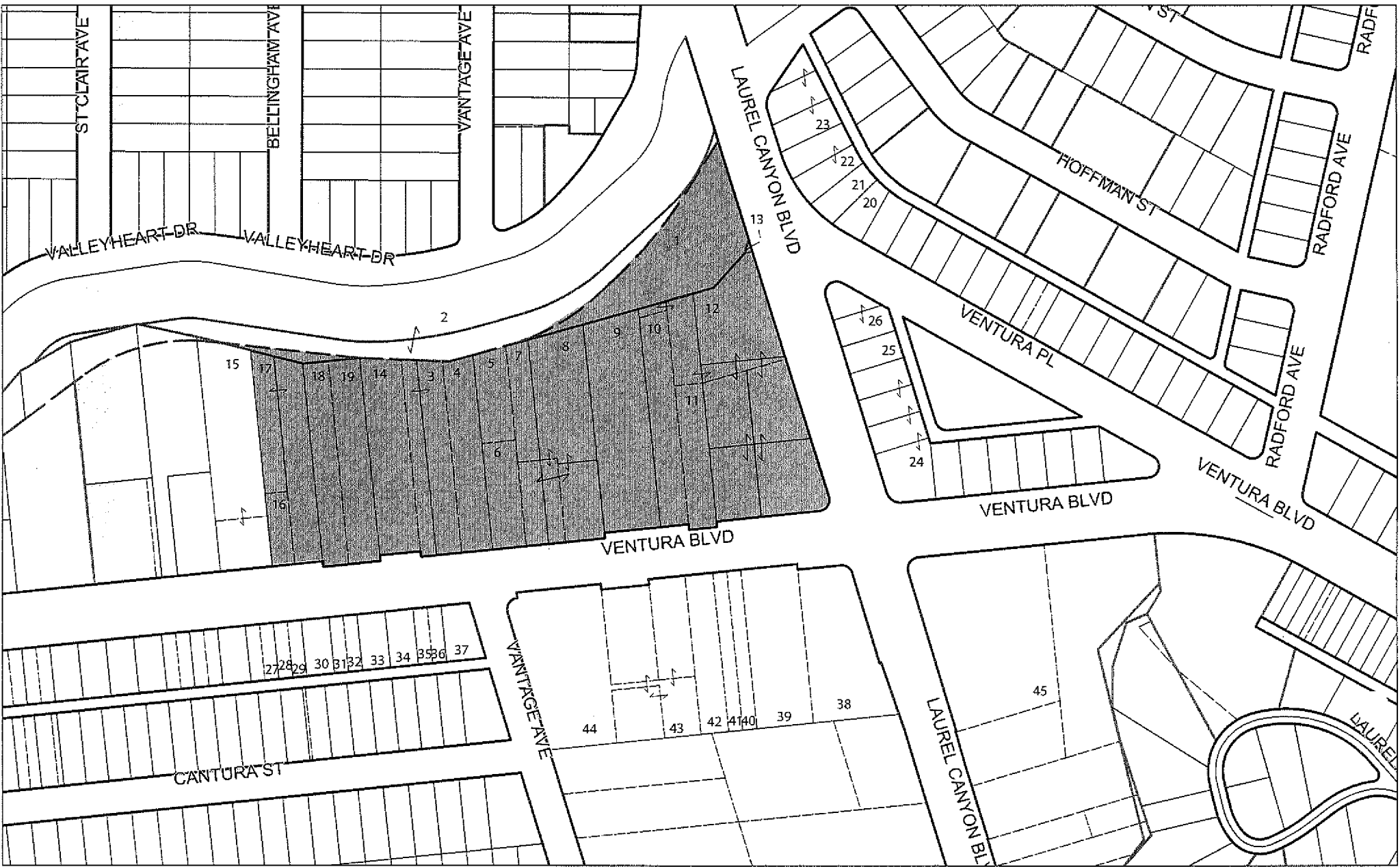


QMS:09-236

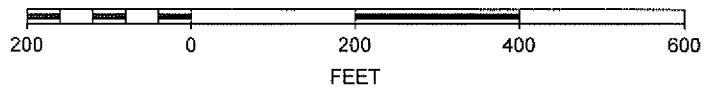


Monday, November 09, 2009 4:27 PM

ADJACENT NOTIFICATION MAP - 12123 VENTURA BLVD.



SCALE 1 : 2,700



QMS:09-236



Monday, November 09, 2009 4:27 PM

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the form of "number / number" implies "change in numeric value / total resulting numeric value") 00048 - 20000 - 00584

(P) # 99076: # of Faces
(P) # 99076: Height from Grade: 13 Feet
(P) # 99076: Illuminated Sign
(P) # 99076: Sign Area
(P) # 99076: Sign Length: 24 Feet
(P) # 99076: Sign Width: 3 Feet
(P) # 99076: Street Frontage: 50 Feet

<u>14. APPLICATION COMMENTS</u>	
---------------------------------	--

15. Building Relocated From:

<u>16. CONTRACTOR, ARCHITECT, & ENGINEER NAME</u>	<u>ADDRESS</u>	<u>CLASS</u>	<u>LICENSE#</u>	<u>PHONE #</u>
(C) Sign Xpress	41785 Enterprise Circle So #D,	Temecula, CA 92590	C45 659562	

12123 W Ventura Blvd

Permit Application #: 00048 - 20000 - 00584

Sign

City of Los Angeles - Department of Building and Safety

Plan Check #:

Initiating Office: VAN NUYS

Over the Counter Permit

PLOT PLAN ATTACHMENT

Printed on: 03/22/00 14:17:56

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

SIGN "A"

SIGN "B"

VONS

VENTURA BLVD.

LAUREL CANYON BLVD.

NOT VISIBLE FROM
FREEMWAY

PLOT PLAN

N

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the form of "number / number" implies "change in numeric value / total resulting numeric value") 00016 - 20000 - 03606

14. APPLICATION COMMENTS

15. Building Relocated From:

<u>16. CONTRACTOR, ARCHITECT, & ENGINEER NAME</u>	<u>ADDRESS</u>	<u>CLASS</u>	<u>LICENSE#</u>	<u>PHONE #</u>
(C) Tetras Construction Corporation	209-A W Crowther Avenue,	Placentia, CA 92870	B 617073	8006473211

12125 W Ventura Blvd

Permit Application #: 00000 - 00000 - 03000

Building Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #:

Commercial

Initiating Office: VAN NUYS

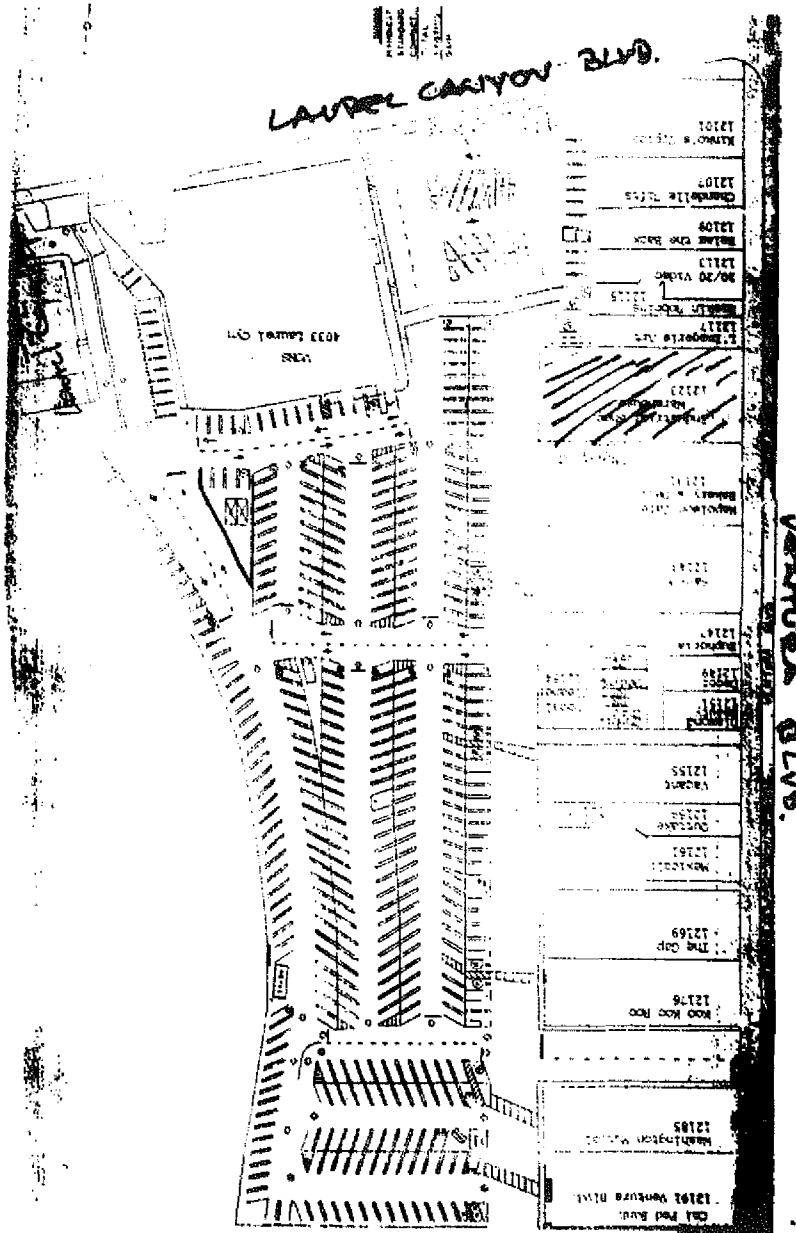
Over the Counter Permit

PLOT PLAN ATTACHMENT

Printed on: 03/02/00 09:02:47

U 7 0 9 0 2 3 0 4 0 2

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)





Bldg-Alter/Repair Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued On: 09/11/2009 Last Status: Issued Status Date: 09/11/2009
---	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 4541		14	3	M B 49-33	162B165 76	2367 - 016 - 012

3. PARCEL INFORMATION Area Planning Commission - South Valley LADBS Branch Office - VN Bldg. Line - 10 Council District - 2 Certified Neighborhood Council - Studio City	Community Plan Area - Sherman Oaks-Studio City-Tolu Census Tract - 1439.01 District Map - 162B165 Energy Zone - 9 Fire District - 2	Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - 04/07/1960 Near Source Zone Distance - 1.7 Thomas Brothers Map Grid - 562-G5
--	---	---

ZONE(S): C2-1L /

4. DOCUMENTS

ZI - ZI-2358 LA River Revitalization Ma	ORD - ORD-156378	CPC - CPC-1985-381	CPC - CPC-29224
ZA - ZA-14809	ORD - ORD-171240	CPC - CPC-1999-1-SP	CDDBG - BID-Studio City
SPA - Ventura / Cahuenga Boulevard C	ORD - ORD-171241	CPC - CPC-2006-48-ICO	
PKLY - PKG-LAYOUT-24	ORD - ORD-174052	CPC - CPC-2007-3036-CA	

5. CHECKLIST ITEMS

Special Inspect - Concrete>2.5ksi	Fabricator Req'd - Shop Welds	Std. Work Descr - Seismic Gas Shut Off Valve
Special Inspect - Epoxy Injection	Fabricator Req'd - Structural Steel	
Special Inspect - Field Welding	Std. Work Descr - Interior Non-struct. Remo	

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s): Fischer, Jeffrey And Hilary Trs J And H Fisch 23901 Calabasas Rd I065	CALABASAS CA 91302	818-917-9256
Tenant: - Beverages And More!	1470 Enca Circle SUITE 1600 CONCORD, CA 94520	925-609-6047
Applicant: (Relationship: Agent for Contractor) Clint Worley -	1651 E Main St CA 920221	(510) 579-9501

7. EXISTING USE

(16) Retail Store or Business

PROPOSED USE

8. DESCRIPTION OF WORK

COMMERCIAL TENANT IMPROVEMENT FOR RETAIL STORE SPACE ; NEW LOADING DOCK AND NEW STORE FRONT.

9. # Bldgs on Site & Use: MINI SHOPPING CENTER

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Chiharu Suzuki	DAS PC By: Ronald Allen	
OK for Cashier: Kathleen Raygoza	Coord. OK:	
Signature: _____	Date: _____	

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
 Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
 (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: 91610684

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$265,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	1,772.21
Permit Fee Subtotal Bldg-Alter/Rept	1,487.81
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rep	0.00
Off-hour Plan Check	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	55.65
O.S. Surcharge	30.87
Sys. Surcharge	92.61
Planning Surcharge	89.27
Planning Surcharge Misc Fee	5.00
Green Building Fee	11.00
Permit Issuing Fee	0.00
Jewer Cap ID:	Total Bond(s) Due:

Payment Date: 09/11/09
 Receipt No: LA06158390
 Amount: \$1,772.21
 Method: Refer to ACS

2009LA41712

12. ATTACHMENTS

Plot Plan



* P 0 9 0 1 6 1 0 0 0 0 1 0 6 8 4 F N *

(P) Floor Area (ZC): 0 Sqft / 6777 Sqft
 (P) M Occ. Group: 0 Sqft / 6777 Sqft
 (P) M Occ. Load: 0 Max Occ. / 207 Max Occ.
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 14 :
 (P) Type III-A Construction

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. ** Certificate of Occupancy #1948VN04693 shows 1 story, type III-A, 50'x140' store building. No change of occupancy or use. Project is located in Community Commerical and Pedestrian Oriented Area per Specific Plan Map.

15. Building Relocated From:

<u>16. CONTRACTOR, ARCHITECT, & ENGINEER NAME</u>	<u>ADDRESS</u>		<u>CLASS</u>	<u>LICENSE#</u>	<u>PHONE #</u>
(A) Inaba, Donald Yoshio	705 Gelston Place,	El Cerrito, CA 94530		C14121	510-428-2491
(C) Terra Nova Industries	1607 Tice Valley Blvd,	Walnut Creek, CA 94595	B	460854	510-719-6065
(E) Yan, Kam Wing	25 Killybegs Rd,	Alameda, CA 94501		S3312	510-562-0581

3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

TO ADD, ALTER, REPAIR, DEMOLISH OR OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	pt of 14	BLOCK	--	TRACT	4541	COUNCIL DISTRICT NO.	13	DIST. MAP	162-165	
2. PRESENT USE OF BUILDING (16)	Retail	NEW USE OF B'LDING	16	same				1439-01	C2-IVL	
3. JOB ADDRESS	12123 Ventura Bl								FIRE DIST	two
4. BETWEEN CROSS STREETS AND	Laurel Grove/Laurel Cyn Bl								LOT TYPE	int
5. OWNER'S NAME	Warehouse Record's								LOT SIZE	irreg
6. OWNER'S ADDRESS	12123 Ventura Bl								ALLEY	--
7. ENGINEER	IA								BLDG. LAW	10' front
8. ARCHITECT OR DESIGNER									APPROVAL	2P 15576
9. ARCHITECT OR ENGINEER'S ADDRESS									ord 156,378	
10. CONTRACTOR	Ervant Org 313246-55 365357 770-0155								ord 6-29-62	
11. SIZE OF EXISTING BLDG	WIDTH	LENGTH	STORIES	HEIGHT	NO OF EXISTING SUITCASES ON LOT AND USE					PLAN legal
12. CONST MATERIAL OF EXISTING BLDG	EXT WALLS	ROOF	wood		FLOOR	conc				no (P)
13. JOB ADDRESS	12123 Ventura Bl								DISTRICT OFFICE	VN
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 21,000.00								SEISMIC STUDY	ZONE
15. NEW WORK (Describe)	built-up/tear off existing replace w/hot asphalt class "B" or better								CARBIDE	FLC
NEW USE OF BUILDING	(16) Retail (same)		SIZE OF ADDITION	n/c		STORIES	HEIGHT	FORMED BY A Wang		
TYPE	VN	CRG-P	B-2	F-FOR AREA	n/c	PLANS CHECKED	FILE WITH			
DWELL UNITS	MAX	OCC	n/c		TOTAL	APPLICATION	TYPED			
GUEST ROOMS	PARKING REQ'D	n/c	PARKING PROVIDED		STD.	COMB	GER.	MAJ.S	COMB	
PC	FM	NSP	CASHIER'S USE ONLY							
138.50	3.15		Checks for return of bond paid on permits must be filed: 1. Within one year from date of payment of fee or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept of B & S SECTION 22.12 & 22.13 - A.M.C.							
n/a	2.83		SPRINKLERS REQ'D SPEC							
DIST OFFICE	VN	ENERS	ENERG							
101/14/88	101/14/88	101/14/88	138.50 BDR 3.15 E.L. 2.83 DES 148.77 CHD 11.79 NERS 1.07 CRTD							

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

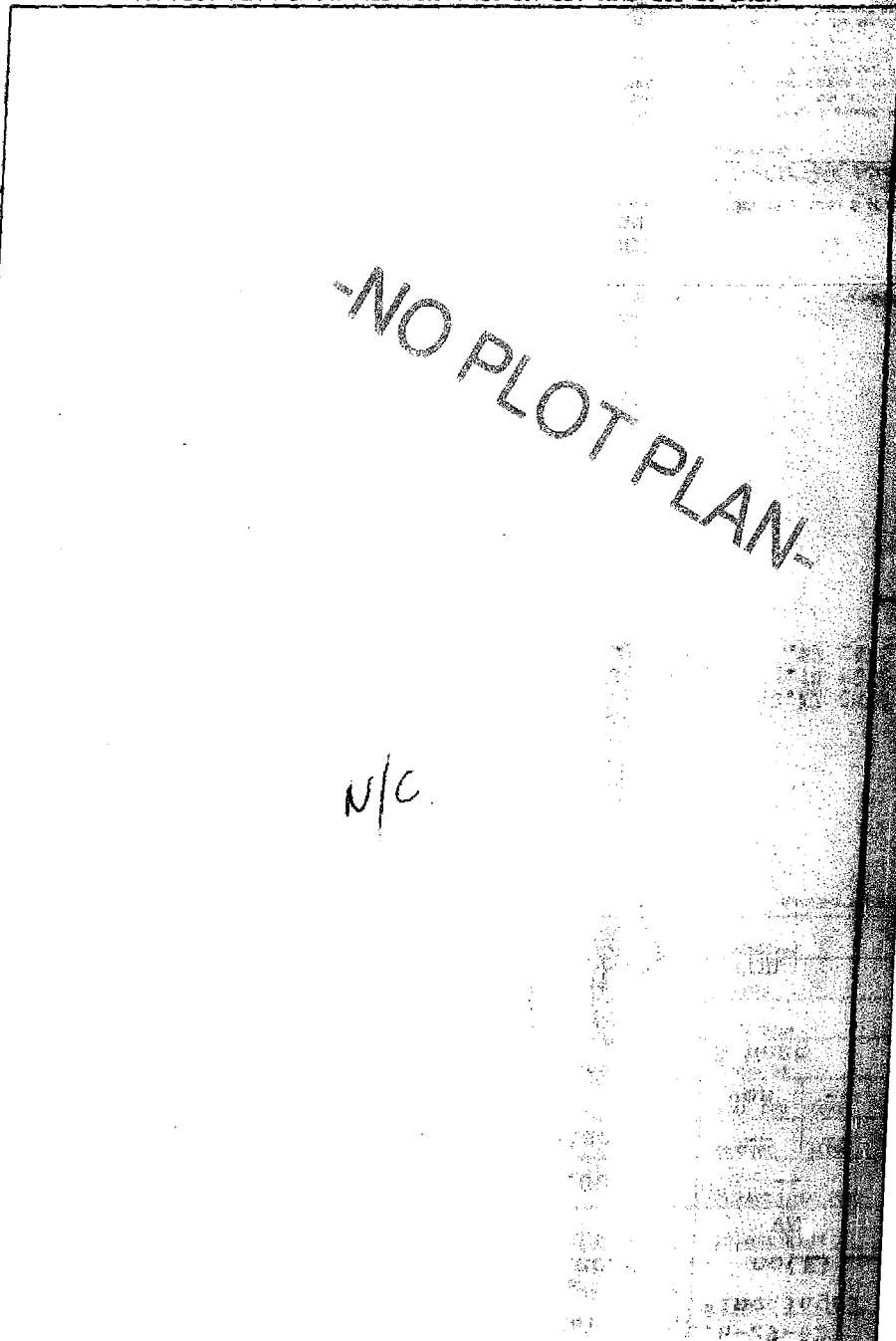
16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date 1/14/88 Lic. Class C-37 Lic. Number 365357 Contractor [Signature]

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7001.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, and requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7001.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 as owner of this property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of a property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)
 as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)
 B. A. P. C. for this reason.

Bureau of Engineering		ADDRESS APPROVED		01 1-14-88	
		DRIVEWAY			
		HIGHWAY	REQUIRED		
		DEDICATION	COMPLETED		
		FLOOD CLEARANCE			
SEWERS		SEWERS AVAILABLE			
		NOT AVAILABLE			
		SFC PAID			
		SFC DUE			
Grading		PRIVATE SEWAGE SYSTEM APPROVED			
Conservation		APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>			
Fire		APPROVED (TITLE 19) (L.A.M.C.-8700)			
Housing		HOUSING AUTHORITY APPROVAL			
Planning		APPROVED UNDER CASE #			
Traffic		APPROVED FOR			
Construction Tax		RECEIPT NO.	DWELLING UNITS		
LEGAL DESCRIPTION					

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

S

APPLICATION FOR INSPECTION

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

334

OF SIGNS

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original

1. LEGAL DESCR	LOT 14	BLOCK	TRACT 4541	COUNCIL DISTRICT NO 2	DIST MAP 7347
					CENSUS TRACT 1439.01
2. TYPE OF SIGN OR NEW WORK <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL					ZONE C2-1/PL
3. JOB ADDRESS 12123 Ventura Blvd					FIRE DIST. II
4. BETWEEN CROSS STREETS AND Laurelgrove AND Laurel Canyon Blvd					LOT (TYPE) Int
5. OWNER'S NAME Wherehouse Entertainment					LOT SIZE Irreg.
6. OWNER'S ADDRESS CITY ZIP same as #3					
7. ARCHITECT OR ENGINEER BUS LIC. NO. ACTIVE STATE LIC. NO. PHONE					ALLEY /
8. ARCHITECT OR ENGINEER ADDRESS CITY ZIP					BLDG. LINE 10'
9. QUALIFIED INSTALLER BUS LIC. NO. ACTIVE STATE LIC. NO. PHONE Luminous Neon Ltg 311536 213-927-4701					AFFIDAVITS see map
10. INSTALLER'S ADDRESS CITY ZIP 7449 Scout Ave Bell Gardens 90201					PC req NO
11. SIZE OF EXISTING BUILDING TYPE STORIES NO. OF EXISTING BUILDINGS ON LOT AND USE					
12. SIZE OF SIGN TOTAL COPY AREA OVERALL HEIGHT FROM GRADE FROM ROOF HIGHWAY DED. 1-0X10-0 19 Sqft 14-0 Yes					
13. JOB ADDRESS STREET GUIDE DIST. OFFICE 12123 Ventura Blvd 23 C4 VN					
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN \$ 1300- GRADING /					
15. MATERIAL OF SIGN CONSTRUCTION SUPPORTING FRAME FRAME OF COPY SURFACE OF SIGN CONS. metal metal duplex /					
16. TYPE OF SIGN OR NEW WORK <input type="checkbox"/> SINGLE FACE <input type="checkbox"/> DOUBLE FACE <input type="checkbox"/> OTHER ZONED BY wall mount channel letters /					
17. ILLUMINATION <input type="checkbox"/> NONE <input type="checkbox"/> INTERNAL <input type="checkbox"/> EXTERNAL <input type="checkbox"/> FLASHING <input type="checkbox"/> REVOLVING <input checked="" type="checkbox"/> NONE FREEWAY CLEARANCE 53.13 CHTR					
18. NO. OF SIGNS OR GAS TUBE SYSTEMS NO. OF ADDITIONAL BRANCH CIRCUITS NO. OF CONTROL DEVICES CONT. INSP. FILED WITH TYPYST 1 1 1 pb					

PERMIT FEES		FREEWAY CLEARANCE	PLANS CHECKED	FILED WITH
SIGNS/G. T. SYSTEMS	15.00	820	APPROVED	lic 28
ADDITIONAL CIRCUITS				
ELECTRICAL SERVICE		DATE 7/30/85		
CONTROL DEVICES	5.00			
ISSUING FEE	10.00			
BLDG. PERMIT	21.80			
P.C.	53.80			
S.P.C.	50			
IF	0.55			
DISTRICT OFFICE	1.03			
VN				
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT TWO YEARS AFTER OR 180 DAYS IF WORK IS NOT BEGUN				

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

19. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date 7-30-85 Lic. Class C-15 Lic. No. 31536 Contractor's Signature [Signature]
 Contractor's Mailing Address LAUREL CANYON AND BELL GARDENS CA 90201

OWNER-BUILDER DECLARATION

20. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 [] I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.
 [] I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
 [] I am exempt under Sec. B & P C for this reason
 Date _____ Owner's Signature _____

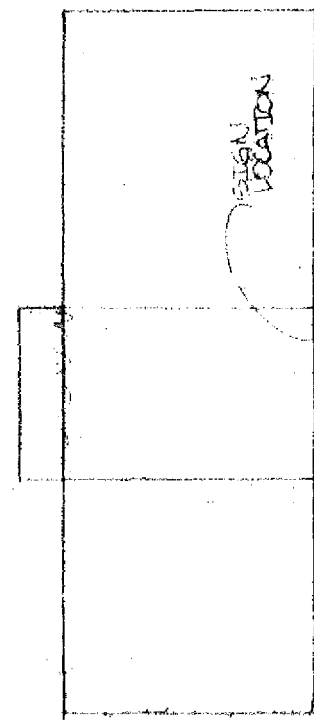
WORKERS' COMPENSATION DECLARATION

21. I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C).
 Policy No. [Signature] Insurance Company [Signature]
 [] Certified copy is hereby furnished
 [] Certified copy is filed with the Los Angeles City Dept. of Building & Safety
 Date [Signature] Employer's Signature [Signature]
 Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

22. I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Date _____ Applicant's Signature _____
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation Laws of California, you should immediately advise the Department of Building and Safety.

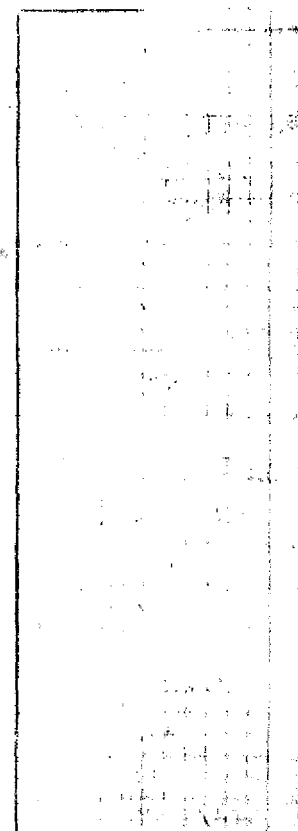
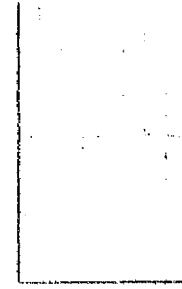
CRIS



DESIGN
LOCATION

LAUREL GROVE VEUTUA FUND

LAUREL CANYON BLVD.



3

APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

332

TO ADD-ALTER-REF 1-DEMOLISH AND A CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 14	BLOCK	TRACT 4541	COUNCIL DISTRICT NO 2	DIST MAP 7347
2. PRESENT USE OF BUILDING	(16) Retail Store		NEW USE OF BUILDING () Same	CENSUS TRACT 1439.01	
3. JOB ADDRESS	12123 Ventura Blvd.				ZONE C2-1/P-1L
4. BETWEEN CROSS STREETS	Laurel Grove AND Laurel Cyn. Blvd.		LOT TYPE Int	FIRE DIST. 11	
5. OWNER'S NAME	Wherehouse Entertainment		LOT SIZE Irreg.	PHONE	
6. OWNER'S ADDRESS	Same as #3 North Hollywood		CITY ZIP	ALLEY	
7. ENGINEER	BUS. LIC. NO.		ACTIVE STATE LIC. NO.	PHONE	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.		ACTIVE STATE LIC. NO.	PHONE	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY		ZIP		BLDG. LINE 10'
10. CONTRACTOR	BUS. LIC. NO.		ACTIVE STATE LIC. NO.	PHONE	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
WIDTH 50 LENGTH 100			1-commercial retail		
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS stucco		ROOF	FLOOR	
13. JOB ADDRESS	12123 Ventura Blvd			STREET GUIDE	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 2000-			DISTRICT OFFICE VN	
15. NEW WORK (Describe)	PVC Arch. Projection on front of building			SEISMIC STUDY ZONE /	
NEW USE OF BUILDING	Retail sales		SIZE OF ADDITION	STORIES	HEIGHT
TYPE VN	GROUP OCC B2	FLOOR AREA	TOTAL	PLANS CHECKED Ghosn	
DWELL UNITS -	MAX OCC. N/C	TOTAL		APPLICATION APPROVED [Signature]	
GUEST ROOMS -	PARKING REQ'D N/C	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY		TYPIST hp
PC 22.10	GPI	CONT INSP	COMB GEN. MAJ. S. COMS.		INSPECTOR
SFC	PM		B & S 8-3 (R 1 82)		
BP 26.00	EI	Claims for refund of fees paid on previous must be filed. 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept of B & S SECTIONS 22.12 & 22.13 LAMC.	CARRIER'S USE ONLY		
IF 26.00	OS		48.50 CHTD		
DVS 26.00	OS		VN 87082		
DIST OFFICE VN	DO	SPRINKLERS RECD SPEC			
PC NO.		ENERGY			
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect

Date 4-30-85 Lic. Class C-45 Lic. Number 31536 Contractor [Signature]

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

[] as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

[] as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

[] am exempt under Sec. B & P C for this reason

Date Owner's Signature

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to sell insurance or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. C).

Policy No. [Signature] Insurance Company [Signature]

[] Certified copy is hereby furnished

[X] Certified copy is filed with the Los Angeles City Dept. of Building & Safety

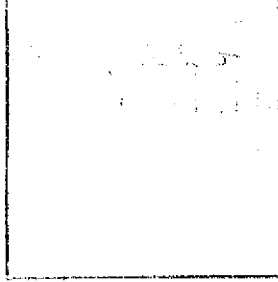
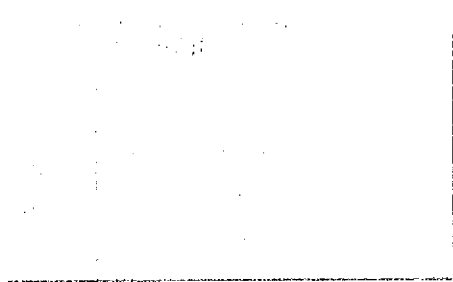
Date Applicant's Signature

Applicant's Mailing Address

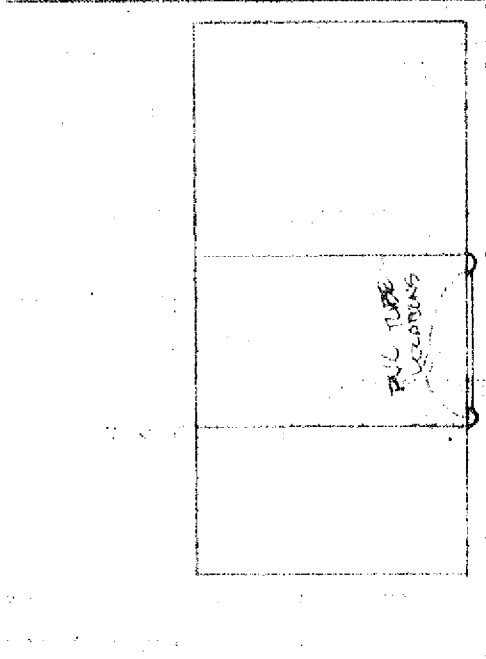
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California

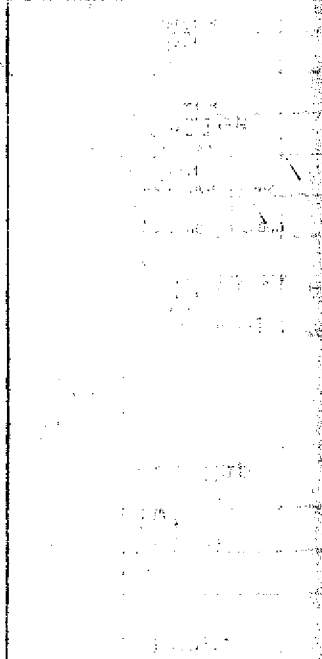
Date Applicant's Signature



200201 042002



TO LABEL GIVE VENTURA BLD



ALMA COA OF
HEALTH DEPARTMENT
SAN FRANCISCO
CALIFORNIA

S

APPLICATION FOR INSPECTION

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

330

OF SIGN

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original

1. LEGAL DESCR	LOT 14	BLOCK	TRACT 4541	COUNCIL DISTRICT NO. 2	DIST. MAP 7347
2. TYPE OF SIGN OR NEW WORK <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL					DIST. MAP 7347 CENSUS TRACT 1439.01 ZONE C2-1/PLL
3. JOB ADDRESS 12123 Ventura Blvd					FIRE DIST. II
4. BETWEEN CROSS STREETS Laurel Grove AND Laurel Canyon					LOT (TYPE) Int
5. OWNER'S NAME Wherehouse Entertainment					LOT SIZE Irreg
6. OWNER'S ADDRESS same as #3					
7. ARCHITECT OR ENGINEER					ALLEY /
8. ARCHITECT OR ENGINEER ADDRESS					BLDG. LINE 10-0
9. QUALIFIED INSTALLER Luminous Neon Ltg					AFFIDAVITS see map
10. INSTALLER'S ADDRESS 7449 Scout Ave Bell Gardens 90201					PC req
11. SIZE OF EXISTING BUILDING TYPE STORIES NO. OF EXISTING BUILDINGS ON LOT AND USE					NO
12. SIZE OF SIGN TOTAL COPY AREA OVERALL HEIGHT FROM GRADE FROM ROOF					HIGHWAY DED. Yes
13. JOB ADDRESS 12123 Ventura Blvd					DIST. OFFICE VN
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN \$ 8100					GRADING /
15. MATERIAL OF SIGN CONSTRUCTION SUPPORTING FRAME FRAME OF COPY SURFACE OF SIGN					CONS. /
16. TYPE OF SIGN OR NEW WORK					ZONED BY Tales
17. ILLUMINATION					FREEWAY CLEARANCE 520
18. NO. OF SIGNS OR GAS TUBE SYSTEMS					CONT. INSP. LIC FAB

PERMIT FEES		FREEWAY CLEARANCE	PLANS CHECKED	FILED WITH
SIGNS/G. T. SYSTEMS	15 00		APPLICATION APPROVED	TYPYST pb
ADDITIONAL CIRCUITS	6 50			
ELECTRICAL SERVICE		DATE		
CONTROL DEVICES	5 00	APPROVALS REQUIRED		
ISSUING FEE	10 00	Yes No		
BLDG. PERMIT	62 60	FREEWAY SURVEY		
P.C.	99 10	TRANS DEPT		
S.P.C.	81	INSP. ACTIVITY BMI		
IF	0.55	INSPECTOR		
DISTRICT OFFICE	1 98	P.C. NO		
VN				
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT TWO YEARS AFTER OR 180 DAYS IF WORK IS NOT BEGUN.				

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

19. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 1-30-85 Lic. Class 45 Lic. No. 21536 Contractor's Signature [Signature]

Contractor's Mailing Address 12123 VENTURA AVE BELL GARDENS, CA 90201

OWNER-BUILDER DECLARATION

20. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500). I:

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. 7031.5, B. & P. C. for this reason:

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

21. I hereby affirm that I have a certificate of consent to self insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. C-1000 Insurer/Company EST-AVEZ

Certified copy is hereby furnished

Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety

Date 1-30-85 Applicant's Signature [Signature]

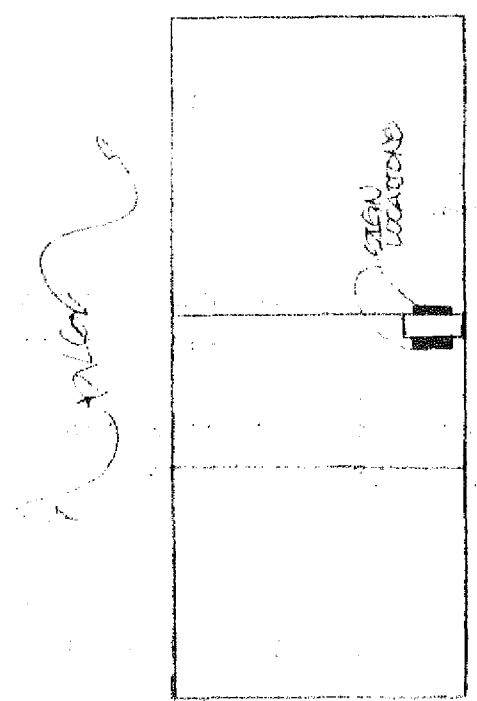
Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

22. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation Laws of California, you must file a certificate of consent to self insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof.



20428 A FINEST

ST TO LABEL CORNER VENTURA BLVD

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original

1. LEGAL DESCOR	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
	14		4541	2	7347 1439.01
2. TYPE OF SIGN OR NEW WORK		<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL		ZONE	
1 Wall mount channel letters 3 sets				C2-1/PL	
3. JOB ADDRESS		S.C.		FIRE DIST.	
12123 Ventura Blvd				11	
4. BETWEEN CROSS STREETS		AND		LOT (TYPE)	
Laurel Grove		Laurel Canyon Blvd		Int	
5. OWNER'S NAME		PHONE		LOT SIZE	
Wherehouse Entertainment				Irreg.	
6. OWNER'S ADDRESS		CITY		ZIP	
same as #3					
7. ARCHITECT OR ENGINEER		BUS. LIC. NO.		ACTIVE STATE LIC. NO.	
				PHONE	
8. ARCHITECT OR ENGINEER ADDRESS		CITY		ZIP	
				BLDG. LINE	
				10-0	
9. QUALIFIED INSTALLER		BUS. LIC. NO.		ACTIVE STATE LIC. NO.	
Luminous Neon Lts		311536		213-927-4701	
10. INSTALLER'S ADDRESS		CITY		ZIP	
7449 Scout Ave Bell Gardens		90201		AFFIDAVITS	
				see map	
11. SIZE OF EXISTING BUILDING TYPE		STORIES		NO. OF EXISTING BUILDINGS ON LOT AND USE	
WIDTH		LENGTH		1 commercial	
12. SIZE OF SIGN		TOTAL COPY AREA		OVERALL HEIGHT	
2-0X28-4		56X3		14'0"	
13. JOB ADDRESS		STREET GUIDE		DIST. OFFICE	
12123 Ventura Blvd		23 C4		VN	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN		\$		GRADING	
		8300-		/	
15. MATERIAL OF SIGN CONSTRUCTION		SUPPORTING FRAME		FRAME OF COPY	
		metal		metal	
16. TYPE OF SIGN OR NEW WORK		FRAME OF COPY		SURFACE OF SIGN	
wall mount channel letters 3 sets		metal		plex	
17. ILLUMINATION		FRAME OF COPY		SURFACE OF SIGN	
<input type="checkbox"/> NONE <input type="checkbox"/> INTERNAL <input checked="" type="checkbox"/> EXTERNAL		<input type="checkbox"/> FLASHING <input type="checkbox"/> OTHER		<input type="checkbox"/> NONE	
		<input type="checkbox"/> REVOLVING		<input type="checkbox"/> NONE	
18. NO. OF SIGNS OR GAS TUBE SYSTEMS		NO. OF ADDITIONAL BRANCH CIRCUITS		NO. OF CONTROL DEVICES	
1		1		1	
PERMIT FEES		FREEWAY CLEARANCE		PLANS CHECKED	
SIGNS/G. T. SYSTEMS 15 00		SRE		APPROVAL APPROVED	
ADDITIONAL CIRCUITS		DATE		TYPIST	
ELECTRICAL SERVICE 6. 50				db	
CONTROL DEVICES 5 00		APPROVALS REQUIRED		CASHIER'S USE ONLY	
ISSUING FEE 10 00		Yes No		100.35 B-CH	
BLDG. PERMIT 63 80		FREEWAY SURVEY <input checked="" type="checkbox"/>		1.50 A.1.	
P.C. TOTAL 100 30		TRANS DEPT <input type="checkbox"/>		2.02 SSS	
S.P.C. E.I. 50		INSP. ACTIVITY BMI		67480 0651	
I.F. O.S.S. 2.00		INSPECTOR		108.82 CHTO	
DISTRICT OFFICE S.O.S.S. 2.00		P.C.N.		VN 87080	
VN		PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT TWO YEARS AFTER OR 180 DAYS IF WORK IS NOT BEGUN.			

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

19. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 1-30-85 Lic. Class CAS Lic. No. 311536 Contractor's Signature [Signature]
 Contractor's Mailing Address 7449 SCOUT AVE BELL GARDENS CA 90201

OWNER-BUILDER DECLARATION

20. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P. C. for this reason: _____
 Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

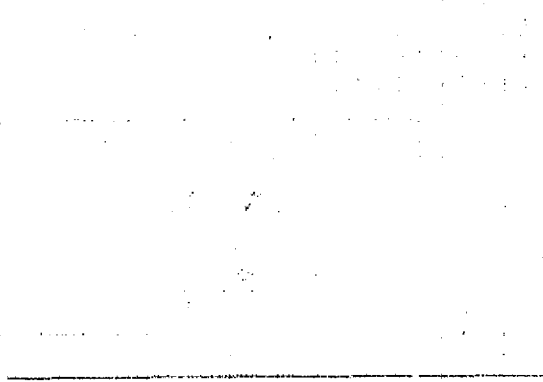
21. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 04400 Insurance Company EEA INC.
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date 1-30-85 Applicant's Signature [Signature]
 Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

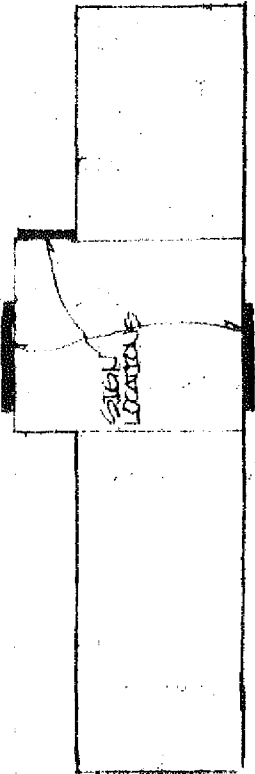
22. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature _____
 NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation Laws of California, you shall be liable for the cost of the insurance.



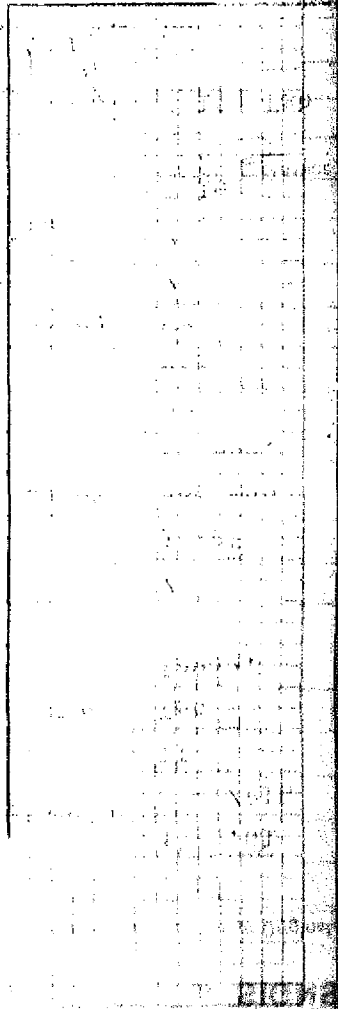
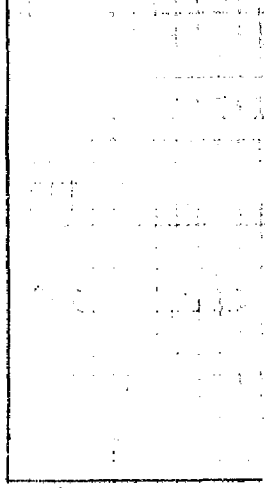
DO NOT CROSS THIS LINE

PIG



VENTURA BLD

TO LAUREL GROVE



3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

TO ADD-ALTER-REF AND DEMOLISH CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO	7347 MAP
Frac 15			4541		1439 CENSUS TRACT
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		ZONE		
10 Retail sales	same		C2-1L		
3. JOB ADDRESS	FIRE DIST.				
12123 Ventura Blvd.	12123 Ventura				
4. BETWEEN CROSS STREETS	AND	LOT TYPE		COR	
Laurel Canyon Blvd.		Laurel Grove Ave		COR	
5. OWNER'S NAME	PHONE		LOT SIZE		
The Wherehouse			irreg		
6. OWNER'S ADDRESS	CITY	ZIP			
14108 Western Ave		90803			
7. ENGINEER	BUS LIC NO	ACTIVE STATE LIC NO	ALLEY		
Gk. Claesson	439-6457				
8. ARCHITECT OR DESIGNER	BUS LIC NO	ACTIVE STATE LIC NO	BLDG. LINE		
Gk. Claesson	439-6457		10 vent		
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP		AFFIDAVITS	
4021 A.E. First St.	Long Beach	90803		AFF32636	
10. CONTRACTOR	BUS LIC NO	ACTIVE STATE LIC NO	PHONE		
Rich Corbin Constr.	532-5351	(714)	PKG3258		
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO OF EXISTING BUILDINGS ON LOT AND USE		
WIDTH 48 LENGTH 138	1	20	1 Retail sales		
12. CONST. MATERIAL	EXT. WALLS	ROOF	FLOOR		
OF EXISTING BLDG.	masonry	wood truss	conc		
13. JOB ADDRESS	STREET GUIDE		DISTRICT OFFICE		
12123 Ventura	12123 Ventura		VN		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 35,000		SEISMIC STUDY ZONE		
15. NEW WORK (Describe)	Interior remodel		GRADING FLOOD		
			yes		
			HWY DED CONS		

NEW USE OF BUILDING	SIZE OF ADDITION		STORIES	HEIGHT	ZONE BY
110 RET SALES					Permit
TYPE	GROUP OCC	FLOOR AREA	PLANS CHECKED	FILE WITH	
UN	B-2		Permit	ts	
DWELL UNITS	MAX OCC	TOTAL	APPLICATION APPROVED	INSPECTOR	
			Permit	ts	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY		
			COMB MAJ S CONS		
PC 16532	GPI	CON INSPE	B & S B-3 (R 1.83)		
SPC 17121	PM				
BP 19450	FI 245	Claims for refund of fees paid on permits must be filed 1. Within one year from date of payment of fee or 2. Within one year from date of expiration of extension for bonding or grading permits granted by the Dept. of B & S SECTIONS 22 12 & 22 13 LAMC			
IF 20150	OS 725	CASHIER'S USE ONLY			
OS 750	SOS 750				
DIST OFFICE VN	C/O	SPRINKLERS REQ'D SPC			
PC NO		ENERGY NONE			

DECLARATIONS AND CERTIFICATIONS

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 4900) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date: _____ Lic. Class: _____ Lic. Number: _____ Contractor (Signature) *[Signature]*

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county who requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a sworn statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 4900 of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employee with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (See 404, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves, provided that such improvements are not intended or offered for sale. However, the burden of proof of improvement is laid within one year of completion. The owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves the project, and who contracts for such projects with a contractor (and licensee) pursuant to the Contractor's License Law.

I am exempt under Sec. _____ B & P C for the reason: _____

Date: _____ Owner's Signature: _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of contract to and means of compliance with Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C):

Policy No: _____ Insurance Company: _____

Certified copy is hereby furnished

Certified copy is filed with the Los Angeles City Dept. of B & S

Date: _____ Applicant's Signature: *[Signature]*

Applicant's Mailing Address: _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I do not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date: _____ Applicant's Signature: _____

-NO PLOT PLAN-

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 14	BLK	TRACT 4541	DIST. MAP 7347
2. PRESENT USE OF BUILDING	Store		NEW USE OF BUILDING	SAME
3. JOB ADDRESS	12123 Ventura Blvd. NH			DIST. OFFICE VN B49
4. BETWEEN CROSS STREETS	Laurel Canyon Blvd. AND Laurelgrove		CRIT. SOIL /	
5. OWNER'S NAME	Lightning Enterprises		PHONE	
6. OWNER'S ADDRESS	406 S. Lake Pasadena		CITY ZIP	
7. ENGINEER	STATE LICENSE No.		PHONE	ALLEY
8. ARCHITECT OR DESIGNER	STATE LICENSE No.		PHONE	BLDG. LINE 10'
9. CONTRACTOR	STATE LICENSE No.		PHONE	FIDAVITS
10. BRANCH LENDER	ADDRESS		CITY	
11. SIZE OF EXISTING BLDG.	WIDTH 50	LENGTH 125	STORIES 1	HEIGHT 18
12. CONST. MATERIAL OF EXISTING BLDG.	Masonry		ROOF blt.up	FLOOR conc
13. JOB ADDRESS	3 12123 Ventura Blvd.			DIST. OFFICE VN B49
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 10,000			GRADING /
15. NEW WORK: (Describe)	Interior Alterations			HIGHWAY DED. Yes
NEW USE OF BUILDING	Store		SIZE OF ADDITION	none
TYPE N/C	GROUP OCC. G 1	STORIES 1	HEIGHT 18	FLOOD /
BLDG. AREA N/C	MAX. OCC. N/C	TOTAL	PLANS CHECKED	CONS. /
WELL UNITS 0	GUEST ROOMS 0	PARKING REQ'D N/C	PROVIDED	ZONED BY Spier
INSURERS	COM. INSP.		INSURATION ACTIVITY	FILE WITH
48.02	S.P.C.	S.P. 56.50	I.P.	INSPECTOR

P.C. No. PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

85289 ECVN:13798 F=1 88.56

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

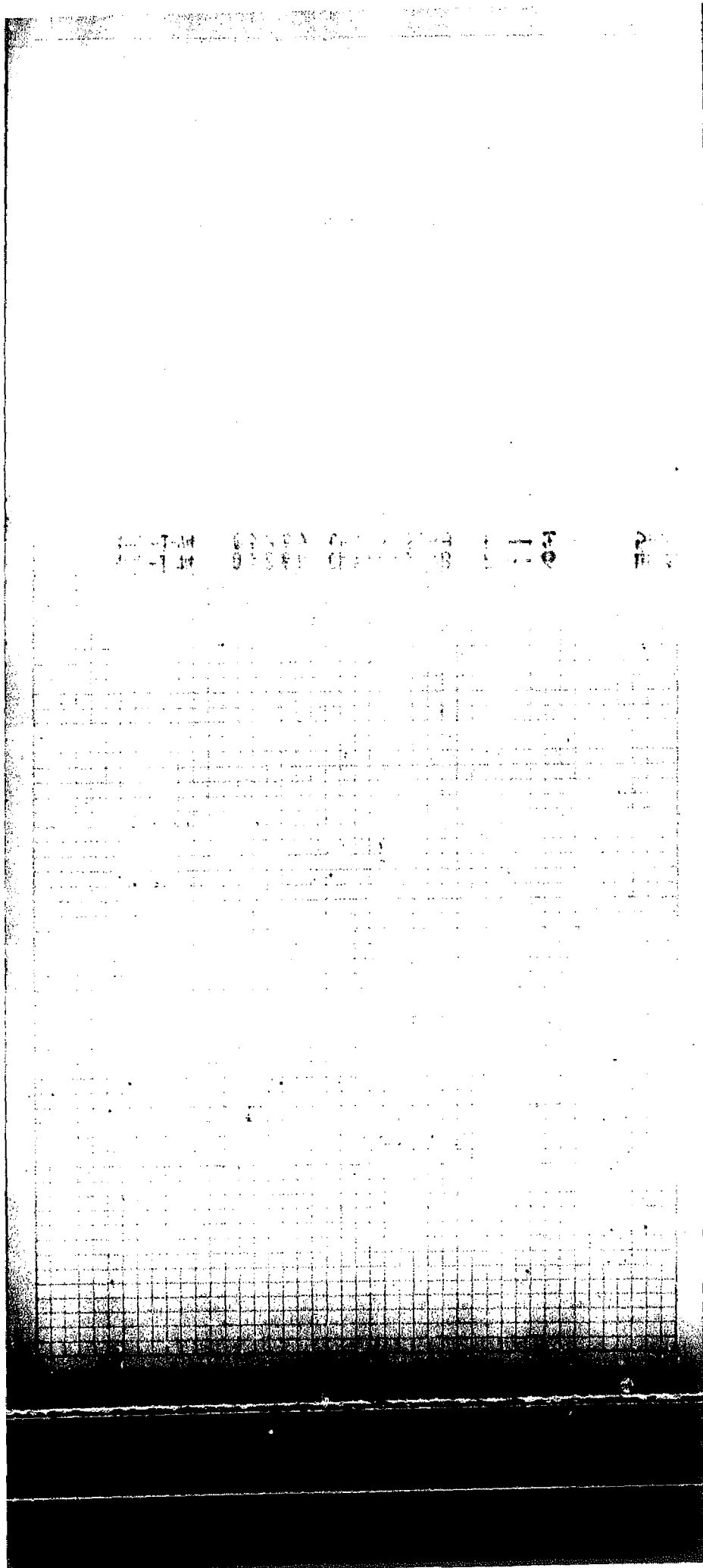
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed: *[Signature]* Signature/Date

Bureau of Engineering	ADDRESS APPROVED		
	SEWERS	SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	NO SEWER/PLUMBING REQ'D.
	SFC DUE	SFC NOT APPLICABLE	
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
	FLOOD CLEARANCE		
Inspection	APPROVED FOR ISSUE <input type="checkbox"/>	NO FILE <input type="checkbox"/>	
	APPROVED (TITLE SHOWN)		

-NO PLOT PLAN-

11-11-68 000000 000000 11-11-68 21-11-68



3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

BAS Form B-3

AC-2

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only 2. Plot Plan Required on Back of Original.

Form with fields for LEGAL DESCR, PRESENT USE OF BUILDING, JOB ADDRESS, ARCHITECT OR DESIGNER, ENGINEER, CONTRACTOR, etc.

3

Table with columns for CASHIER ONLY, NOV--96, 55184, 55185, 35874, X-2 CK, 1.30, X-1 CK, 2.00

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

Signed: [Signature] (Owner or Agent)

Table with columns for Bureau of Engineering, Conservation, Plumbing, Planning, Fire, Traffic and rows for ADDRESS APPROVED, SEWERS AVAILABLE, etc.

NO PLOT PLAN

NO CHANGE IN PLOT PLAN

NOV 9 06 35874
LA

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B 3

CITY LOS ANGELES

DEPT OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR 14 BLK TRACT 4541
2. PRESENT USE OF BUILDING 10 store NEW USE OF BUILDING 10 same-sign
3. JOB ADDRESS 12123 Ventura Blvd.
4. BETWEEN CROSS STREETS Laurel Canyon AND Vantage
5. OWNER'S NAME Magnovox
6. OWNER'S ADDRESS 12123 Ventura
7. ARCHITECT'S DESIGNER
8. ENGINEER
9. CONTRACTOR Triple 'A' Neon
10. SIZE OF EXISTING BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE
11. MATERIAL OF CONSTRUCTION EXT. WALLS ROOF FLOOR
12. JOB ADDRESS 12123 Ventura Blvd.
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 2100.00
14. NEW WORK (Describe) Roof sign

CENSUS TRACT DIST. MAP 7347 ZONE C-2/P-2 FIRE DIST. INSIDE COR. LOT REV. CTS EST. SIZE irreg. REAR ALLEY SIDE ALLEY BLDG. LINE 10' AFFIDAVITS ZA 14003 PK 1-24 DISTRICT OFFICE VN GRADING CRIT. SOIL HIGHWAY DED no 705 FLOOD

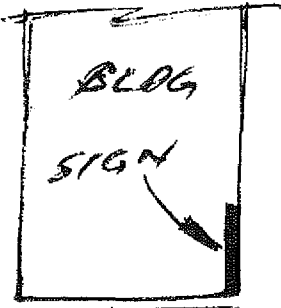
NEW USE OF BUILDING SAME SIGN SIZE OF ADDITION STORIES HEIGHT TYPE GRIP SPRINKLERS REQ'D SPECIFIED TOTAL VALUATION APPROVED PLANS CHECKED PLANS APPROVED APPLICATION APPROVED
E.L.G. AREA MISC MAX OCC TOTAL
SHELL UNITS GUEST ROOMS SPACES PARKING REQ'D PROVIDED CONT INSP
P.C. No. mm
P.C. 672 S.P.C. G.P.I. B.P. 1040 I.F. 1 O.S. C/O TYPIST ks

Fwy OK only
OCT--7-66 50529 E •34240 Z-2 CK 6.76
OCT--7-66 50530 E •34240 Z-1 CK 10.40

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized herein I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.
(This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or quality of any work described herein, or the condition of the property involved upon which such work is performed. See Sec. 91.0202 L.A.M.C.)

Signed: [Signature] Name: Date:
Bureau of Engineering ADDRESS APPROVED SEWERS AVAILABLE NOT AVAILABLE DRIVEWAY APPROVED HIGHWAY DEDICATION REQUIRED COMPLETED CLEARANCE APPROVED APPROVED FOR ISSUANCE
Conservation PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED
Plumbing PLUMBING UNDER
Planning APPROVED UNDER L.A.M.C. 5709
Fire APPROVED UNDER L.A.M.C. 5709
Traffic APPROVED FOR



VENTURA BLYD

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

645 Form 5-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

S-2-a

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only 2. Plot Plan Required on Back of Original.

Form with fields 1-14: LEGAL DESCR., PRESENT USE OF BUILDING, JOB ADDRESS, BETWEEN CROSS STREETS, OWNERS NAME, OWNERS ADDRESS, ARCHITECT OR DESIGNER, ENGINEER, CONTRACTOR, SIZE OF EXISTING BLDG., MATERIAL OF CONSTRUCTION, JOB ADDRESS, VALUATION, NEW WORK.

Form with fields: NEW USE OF BUILDING, TYPE, BLDG. AREA, DWELL UNITS, P.C. No., S.P.C., G.P.I., B.P., I.F., O.S., C/O, TYPIST.

No. For C.O.S.

43542 E •31777 X-1CK 2.00

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law.

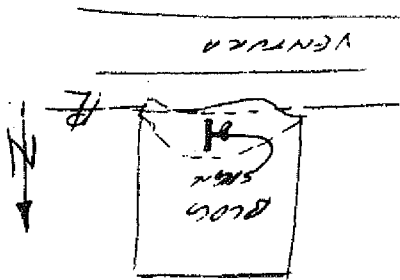
Signed [Signature] (Owner or Agent)

Table with columns: Department (Bureau of Engineering, Conservation, Plumber, Planning, Fire, Traffic), Status (ADDRESS APPROVED, SEWERS AVAILABLE, etc.), Name, Date.

AUG 25 36 31777

LA

10-520 112000 0 0 0 0 0 0



No
Projection

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

S&S Form 9-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only 2. Plot Plan Required on Back of Original.

Form with fields for LEGAL DESCR, LOT, BLK, TRACT, PRESENT USE OF BUILDING, NEW USE OF BUILDING, JOB ADDRESS, BETWEEN CROSS STREETS, OWNERS NAME, OWNERS ADDRESS, ARCHITECT OR DESIGNER, ENGINEER, CONTRACTOR, SIZE OF EXISTING BLDG, MATERIAL OF CONSTRUCTION, JOB ADDRESS, VALUATION, NEW WORK, NEW USE OF BUILDING, TYPE, BLDG. AREA, DWELL. UNITS, P.C. No., P.C., S.P.C., G.P.I., B.P., I.P., O.S., C/O, TYPIST.

Flow OK A J
CITY OF LOS ANGELES USE ONLY

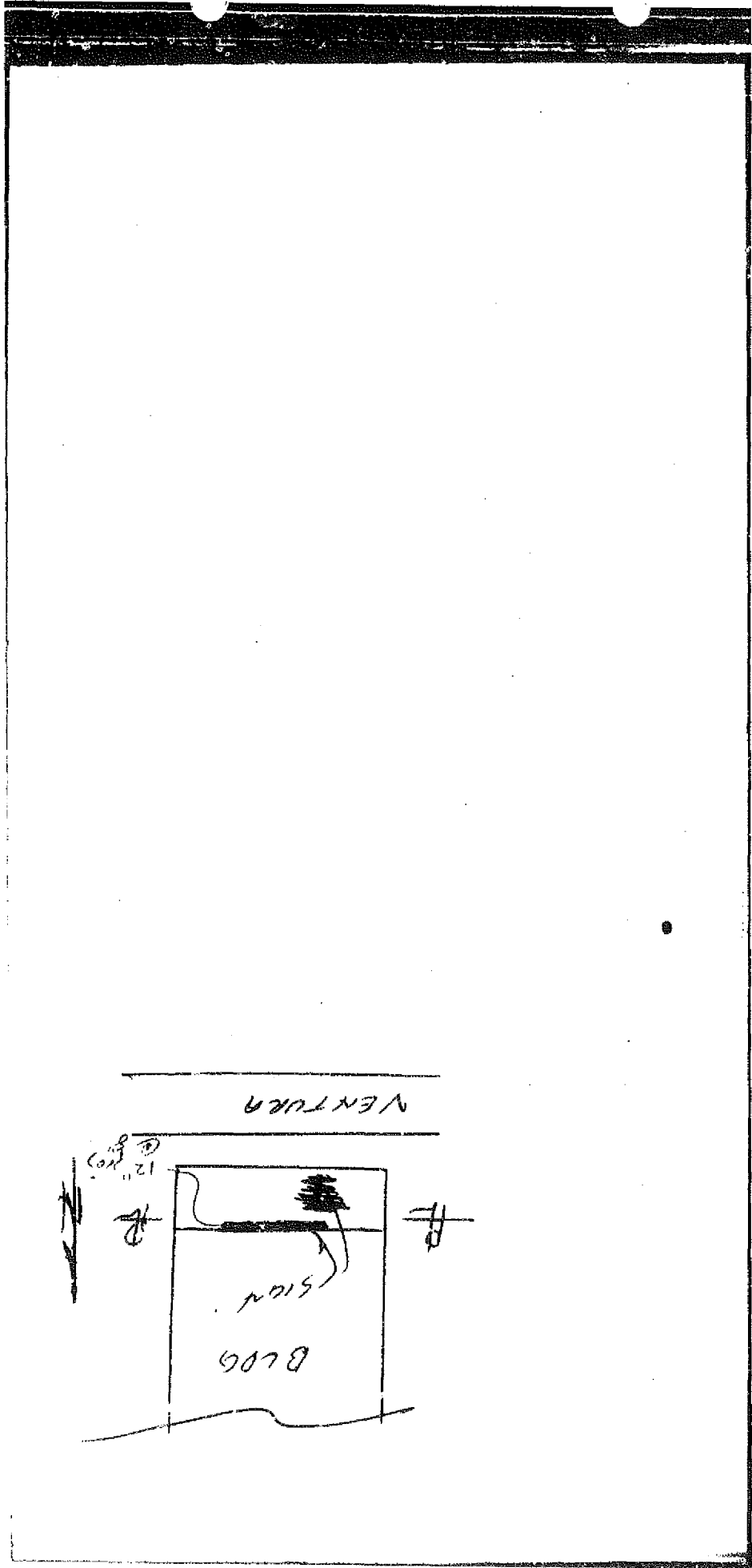
AUG-19-66 42654 E •31482 Z-1CK 450

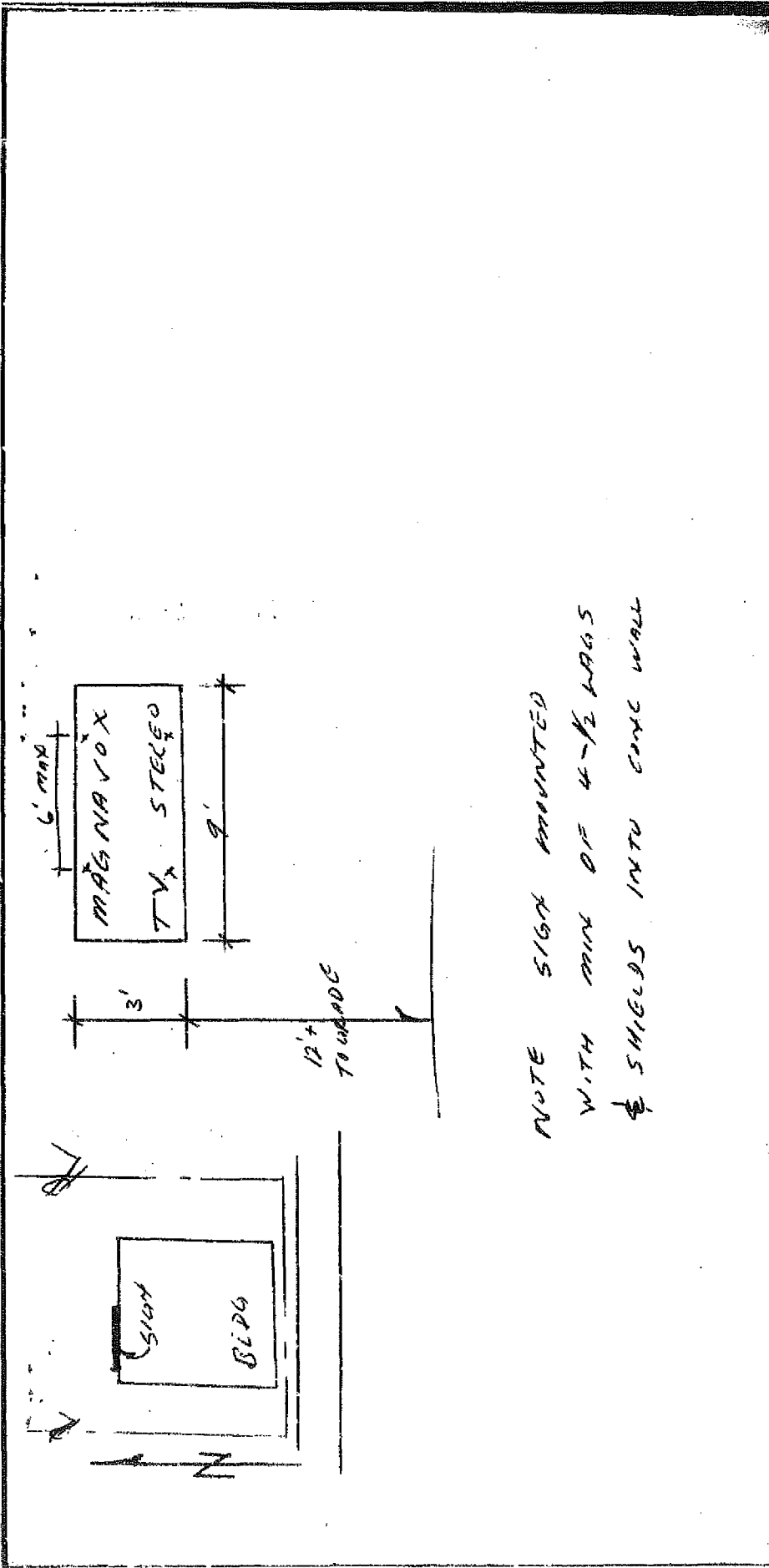
STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, office or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Table with columns: Signed, Name, Date. Rows include Bureau of Engineering, Conservation, Plumbing, Planning, Fire, Traffic with various approval checkboxes.





NOTE SIGN MOUNTED
 WITH MIN OF 4" LAGS
 & SHIELDS INTO CONC WALL

3 No-505

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDINGS AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete ~~Required~~ Items Only.
2. Plat Plan Required on ~~Original~~ Original.

1. LEGAL DESCR.	LOT 14	BLK -	TRACT 454	ADDRESS NUMBER 7347
2. BUILDING ADDRESS	12123 Ventura Blvd. BETWEEN OTHER STREETS			7347
3. PRESENT USE OF BUILDING	Laurel Canyon Blvd and Laurel Canyon Ave			C-2-2
4. PRESENT USE OF BUILDING	Appliance Store			PI - OVER 60
5. OWNER'S NAME	Cliff Swanson			REV. COR. -
6. OWNER'S ADDRESS	P.O.			LOT SIZE
7. CERT. ARCH.	STATE LICENSE			IRR.
8. LIC. ENGR.	STATE LICENSE			BEAR ALLEY -
9. CONTRACTOR	Luminart Neon Co.			SIDE ALLEY -
10. CONTRACTOR'S ADDRESS	4031 Whittier Blvd. Los Angeles			BEAR LINE
11. SIZE OF EXISTING BLDG	STORIES 1	HEIGHT 20'	NO OF EXISTING BUILDINGS	BLDG AREA

SEWER (Available) (Not Available)

12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF	<input type="checkbox"/> WOOD	<input type="checkbox"/> STEEL	<input type="checkbox"/> ROOFING	OPERATING
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST.	<input type="checkbox"/> CONC.	<input type="checkbox"/> OTHER		NEWLY SPECIFIED
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 300.00							APPROPRIATE
14. SIZE OF ADDITION	STORIES	HEIGHT						
-1-4'x6' D. P. Projection Sign								
15. NEW WORK:	EXT. WALLS	ROOFING						
<p>4' x 6' Sign</p> <p>I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application.</p> <p>Signed <i>Cliff Swanson</i> This Form When Properly Validated is a Permit to Do the Work Described.</p>								

CRITICAL SOIL

TYPE	GROUP	MAX. D.C.	P.C.	S.P.C.	G.P.I.	B.P. 50	LP.	O.S.	C/O
N/C			-	-	-	2			

CASHIER'S USE ONLY

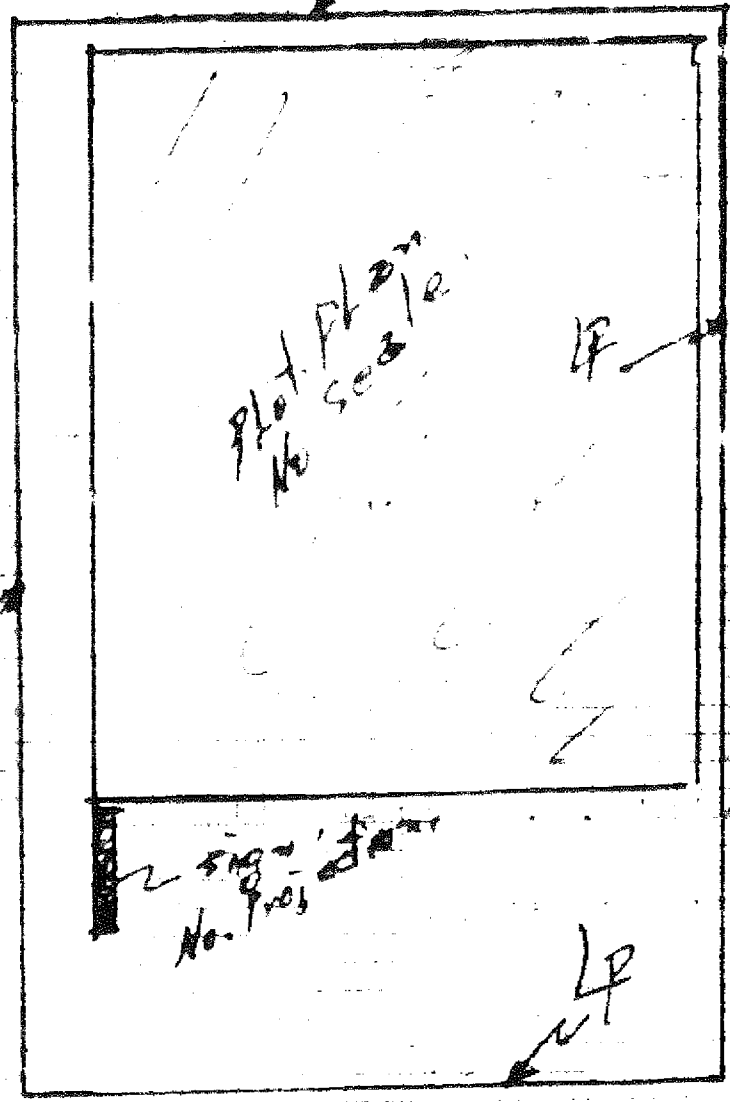
FW OK HJA

JUL 18 1955 36055 5 •99507 2-1 CK 2.50

P.C. No. GRADING CRIT. SOIL CONS.

SCOPE OF PERMIT

Ventura B1.



ON PLOT PLAN SHOW...

3 *EV*

**APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY**

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plat Plan Required on Back of Original.

1. LEGAL LOT	BLK	TRACT	DIST MAP
<i>Pl. of 14</i>		<i>4541</i>	<i>7347</i>
2. MAILING ADDRESS	APPROVED		ZONE
<i>12123 Ventura Blvd.</i>	<i>[Signature]</i>		<i>C-3</i>
3. BETWEEN CROSS STREETS	NEW USE OF BUILDING		FIRE DIST
<i>Laurel Canyon Blvd. and Laurel Grove Ave.</i>	SEE 2		<i>II 80</i>
4. PRESENT USE OF BUILDING	PHONE		INSIDE
<i>Office & warehouse</i>	<i>RI 70271</i>		KEY
5. CONTRACTOR'S NAME	P.O.		COR LOT
<i>Kio Ruff Sound Corp.</i>	<i>Studio City</i>		REV COR.
6. STREET ADDRESS	PHONE		LOT SIZE
<i>12123 Ventura Blvd.</i>	<i>RI 70271</i>		<i>No Record</i>
7. CENT AREA	STATE LICENSE		
8. LIC. OWNER	PHONE		REAR ALLEY
<i>Marcos Ovirtzman</i>	<i>GE 11080</i>		<i>MAR-2121</i>
9. CONTRACTOR	PHONE		SIDE ALLEY
<i>Heath & Co.</i>	<i>146892</i>		<i>MAR-2121</i>
10. CONTRACTOR'S ADDRESS	P.O.		BLDG. LINE
<i>812 N. Broadway</i>	<i>L.A.</i>		<i>10' Vent</i>
11. SIZE OF EXISTING BLDG.	CORNERS	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
<i>60 x 140'</i>	<i>Y</i>	<i>20' 6"</i>	<i>1- Store & sales office</i>

3 *12123 Ventura Blvd.* DISTRICT OFFICE *V.N.*

12. MATERIAL	WOOD	METAL	CONC. BLOCK	ROOF	WOOD	STEEL	ROOFING	SPRINKLERS
EXT. WALLS:	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	CORST.	<input type="checkbox"/> WOOD	<input type="checkbox"/> STEEL	<i>Comp</i>	REQ'D.
	<input checked="" type="checkbox"/> BRICK	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE		<input type="checkbox"/> CONC.	<input type="checkbox"/> OTHER		SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ <i>2000.00</i>						BLDG. AREA	
							<i>NC</i>	
14. SIZE OF BUILDING	STORIES		HEIGHT		VALUATION APPROVED		DWELL UNITS	
<i>1- 14' x 24' O.A. rear roof sign</i>					<i>[Signature]</i>		<i>-</i>	
15. NEW WORK: (DESCRIBE)	EXT. WALLS		ROOFING		APPLICATION CHECKED		PARKING SPACES	
<i>1- 10 x 4.5' sign on exist. tower</i>					<i>[Signature]</i>		<i>NC</i>	
<i>1- at front of bldg. 172' total</i>					PLANS CHECKED		GUEST ROOMS	
<i>(DOUBLE FACED SIGNS)</i>					<i>[Signature]</i>		<i>-</i>	
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.					CORRECTIONS VERIFIED		FILE WITH	
					<i>[Signature]</i>		<i>-</i>	
SIGNED <i>[Signature]</i>					PLANS APPROVED		CONT. INSP	
					<i>[Signature]</i>		<i>Lo Fab.</i>	
					APPLICATION APPROVED		INSPECTOR	
					<i>[Signature]</i>		<i>[Signature]</i>	

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	B.P.	O.C.	I.F.	O.S.	C/O
<i>Proj</i>	<i>Roof</i>	<i>Sign</i>	<i>5</i>	<i>-</i>	<i>10</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>C/O</i>

VALIDATION	CASHIER'S USE ONLY			
<i>LA11198</i>	SEP--2-59	58587	C - 2	CK 5.00
	SEP--2-59	58588	C - 1	CK 10.00

This Form When Properly Validated is a Permit to Do the Work Described.

11/9/59 Zone

... ..
... ..
... ..
... ..

DO NOT WITHIN 5' OF A FIREHALL



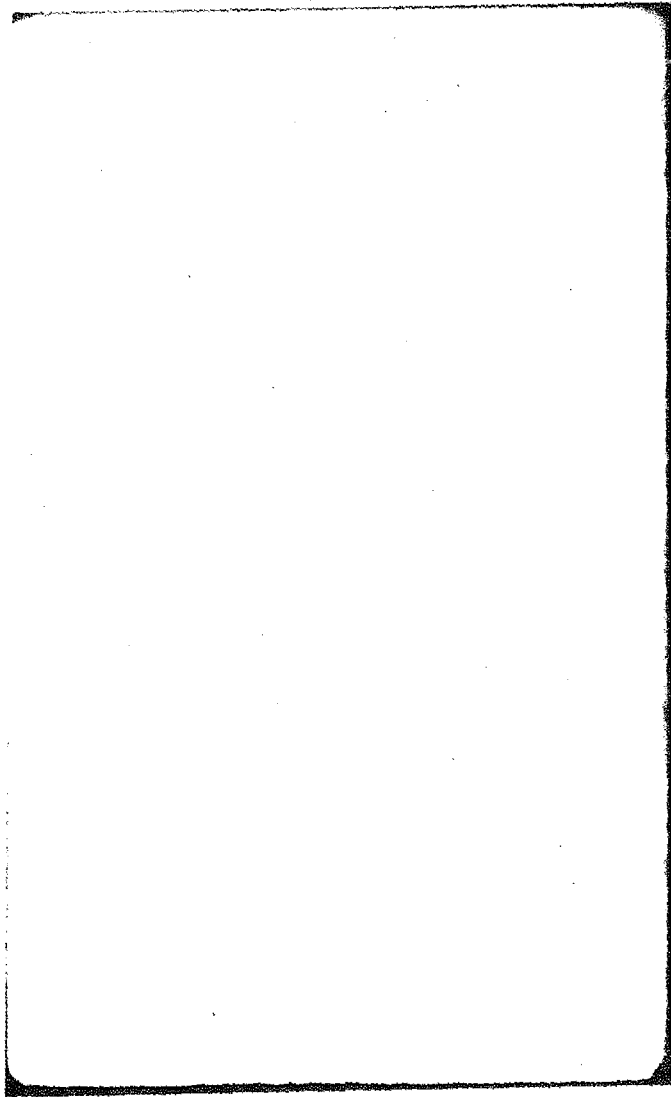
CORPORATION

VENTURA BLVD

25 ft. projection
at
02 ft. 8 in. height
at
20 ft. height

ON ELEC PLAN SHOW ALL BUILDINGS ON LOT AND USE OF

LOCAL DESCRIPTION



7

Application for Permit To Erect or Alter Electric Signs

To be made in duplicate
If filed in a Branch Office,
to be made in quadruplicate

CITY OF LOS ANGELES
DEPARTMENT OF
BUILDING AND SAFETY

Location of Building **12121 Ventura Blvd.**
(Street Number and Street)
Between what cross streets **Laurel Canyon & Laurel Grove**

USE INK OR INDELEBIL PENCIL

1. Purpose of building **Store Sign**
(Store, Dwelling, Apartment, House, Hood, or other purpose)

2. Owner **Clifford Shannon** Phone _____

3. Owner's address **9999 P. O. Studio City**

4. Certified Architect or Registered Engineer **Proctor** State Certificate No. **D 17** Phone _____

5. Contractor **AA Sign Co** State License No. **EL7180** Phone **2222**

6. Contractor's address **325 N. Factory Blvd., Burbank**

7. VALUATION OF PROPOSED WORK (Including all labor and material and all permits, not varying and equipment thereon or thereon) **198.00**

8. Size of building **50 x 100** No. Stories **1** Material Exterior **White** **Asph/Flt**

9. Type: Projecting Wall Roof

10. New Alteration

11. Weight **150** Square Feet of Area **3**

12. Materials of Sign Construction **Metal non-combustible**

13. Height of Lower Edge above Grade **11'**

14. Height of Upper Edge above Grade **26'**

15. Distance of Outer Edge from Building **12' at 11' & 6' at 26'**

16. Height of Roof Sign above Roof or Parapet _____

17. Number of Signs **1**

18. Number of Lamp Holders **0**

19. Number of Transformers **2 (1-12/30 & 1-12/30 WFF)**

20. Number of Flashers **0**

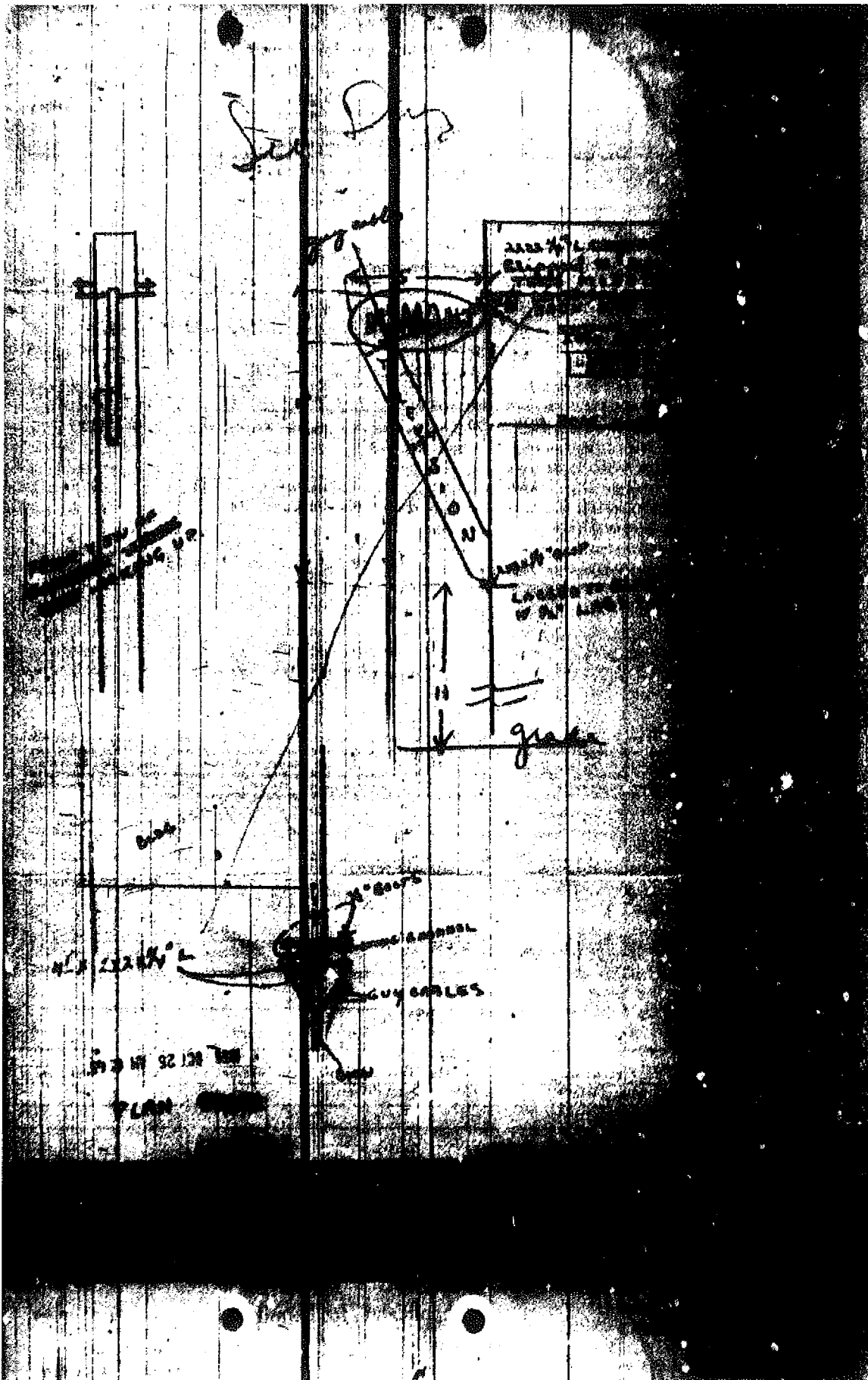
21. Shop Inspection **OK**

I hereby certify that to the best of my knowledge and belief the above application is correct and that the work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. The undersigned officer certifies that he is licensed by other persons who are duly licensed and that the work is being done in accordance with the rules and regulations of the City of Los Angeles and the Department of Building and Safety relating to power lines and other regulations.

Signature **AA Sign Co.** By **[Signature]** Approved Building Inspector

PERMIT INFORMATION		FEE INFORMATION	
Permit No. 198	ELECTRIC SIGN	Investigation Fee	
		Electric Permit Fee	2.75
		Building Permit Fee	
		Total	2.75

TYPE OF RECEIPT				
CASH	CHECK	CREDIT	OTHER	PAY TO ORDER



- Location of Building
 Between what com
 THE INK OR IND
1. Purpose of bu
 2. Owner
 3. Owner's addr
 4. Certified Ar
or
Required Eng
 5. Contractor
 6. Contractor's ad
 7. VALUATION
 8. Size of buildi
 9. Type: K, P
 10. Is New
 11. Weight
 12. Materials of S
 13. Height of Low
 14. Height of Upr
 15. Distance of Cr
 16. Height of Roo
 17. Number of St
 18. Number of La
 19. Number of Tr
 20. Number of Fl
 21. Ship Inspe

I hereby certify
 each will comply
 person in violation
 The undersigned
 Station, authority
 of Water and Power

(Sign here) Ad S.

STATE OF VA

PLAN CHECK

Division 1 19

CP

[Signature]

[Signature]

TYPE OF BR

Plan Checking

Structural Permit

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

ELECTRIC SIGN

Application for Permit
To Erect or Alter
an Electric Sign

To be made in duplicate
If filed by a licensed electrician,
to be made in quadruplicate

Department of Public Works
DIVISION OF PERMITS
BUILDING AND ALLEY

Building: 1418 Ventura Blvd.
 (Street Name and Number)
 Street cross streets: Ventura & Laurel Grove
 Name and Street of Building: _____
 Name of building: _____
 Address: _____
 City: _____ State: _____
 Telephone: _____
 Architect: _____
 Engineer: _____
 License No. 10778 State _____
 License No. _____ State _____

PERMISSION OF PROPOSED WORK (including all labor and material and all electric and wiring and equipment thereon or thereon) \$ 2.00
 Type of building: 1 - No. Stories: 1 Material: Exterior Wall
 Projecting Wall Roof
 Sign Alteration
 Area: 18 Square Feet of Area
 Name of Sign Contractor: ALL STATE
 Height of Lower Edge above Grade: _____
 Height of Upper Edge above Grade: _____
 Distance of Outer Edge from Building: _____
 Height of Roof Sign above Roof or Parapet: _____

Number of Lamp Holders: 1
 Number of Transformers: 3
 Number of Flashers: _____
 Sign Inspection
 I hereby certify that to the best of my knowledge and belief the above application is correct and that this work complies with all laws and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. I also certify and warrant that all equipment or other means safe equipment installed and connected in accordance with the permit will comply in all respects with the rules and requirements of the Department of Public Works relating to proper safety and other regulations pertaining to such equipment.

By: [Signature]
 Registered Electrical Contractor

PLANNING DEPARTMENT USE ONLY

PLAN CHECKING SEP 11 1940			
PLAN NO. <u>1418</u>			
DATE OF PERMIT <u>9-3</u>	PERMIT NO. <u>2</u>	FEES	
		Building Permit	
		Electrical Permit	
		Other	
		TOTAL	<u>211</u>

ELECTRIC SIGN

3

APPLICATION TO ALTER, REPAIR OR DEMOLISH AND FOR A Certificate of Occupancy

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY PERMIT DIVISION

Lot No. 14

Block 4541

Location of Building Rear of 12123 Ventura Blvd.

Between what cross streets 1/2 Blk. No. of Ventura Blvd.

USE INK OR INDELIBLE PENCIL

- 1. Present use of building TENT FOR BAZAAR Families Rooms
2. State how long building has been used for present occupancy
3. Use of building AFTER alteration or during construction
4. Owner's Name H. M. S. SPORTING GOODS Co.
5. Owner's Address 128 No. Victory Island P.O. Burbank, Cal.
6. Certificated Architect
7. Licensed Engineer
8. Contractor Owner

VALUATION OF PROPOSED WORK

- 11. State how many buildings NOW on lot and give use of each NONE
12. Size of existing building 10' x 14' Number of stories high
13. Material Exterior Walls
14. Describe briefly all proposed construction and work 15' x 14' tent with 12' x 14' booths under dome to be used for 4 days only to be removed after that time.

NEW CONSTRUCTION

- 15. Size of Addition x Size of Lot x Number of Stories when complete
16. Footing: Width Depth in Ground Width of Wall Size of Floor Joists
17. Size of Studs Material of Floor Size of Rafters Type of Roofing
I hereby certify that to the best of my knowledge and belief the above application is correct and that the building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

FOR DEPARTMENT USE ONLY. Includes sections for PLAN CHECKING, REINFORCED CONCRETE, FEES, PERMIT No. (VH11944), and PLANS.

3

APPLICATION TO ALTER, REPAIR OR DEMOLISH AND FOR A Certificate of Occupancy

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. 14 Tract 7841

Location of Building Near 15123 Ventura Blvd. Approved by [Signature]

Between what cross streets 2 1/2 bl. no. of Ventura Blvd.

USE INK OR INDELIBLE PENCIL

- 1. Present use of building Tent for Bowler
2. State how long building has been used for present occupancy
3. Use of building AFTER alteration or move
4. Owner HAMES SPORTING GOODS CO
5. Owner's Address 128 No Victory Blvd Burbank, Cal.
6. Certified Architect None
7. Licensed Engineer
8. Contractor Owner

9. VALUATION OF PROPOSED WORK including all labor and materials and all payment

- 10. State how many buildings NOW on lot and give use of each
11. Size of existing building 100' x 14' Number of stories high
12. Material Exterior Walls BRICK Exterior Framework

13. Describe briefly all proposed construction and work. 100' x 14' tent with 14' x 14' legs under ... to be removed after that time

NEW CONSTRUCTION

- 14. Size of Addition
15. Footing: Width Depth in Ground Width of Wall Size of Floor Joists
16. Size of Studs Material of Floor Size of Rafters Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that the building or construction work will comply with all laws, and that in the doing of the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Signature VAN NUYS

Form with sections: PLAN CHECKING, REINFORCED CONCRETE, FEES, and various checkboxes and fields for project details.

7-A Case 1111

TENTS

Health Dept

Tents and other cloth-covered structures require approval of the Bureau of Fire Prevention, 217 South Hill Street, before a building permit may be issued for the erection thereof.

The proximity of the tent to adjacent structures at the proposed location will have a direct bearing on the approval by that Bureau, even though the tent complies with all other regulations:

Tent (size 100' x 14') to be located at

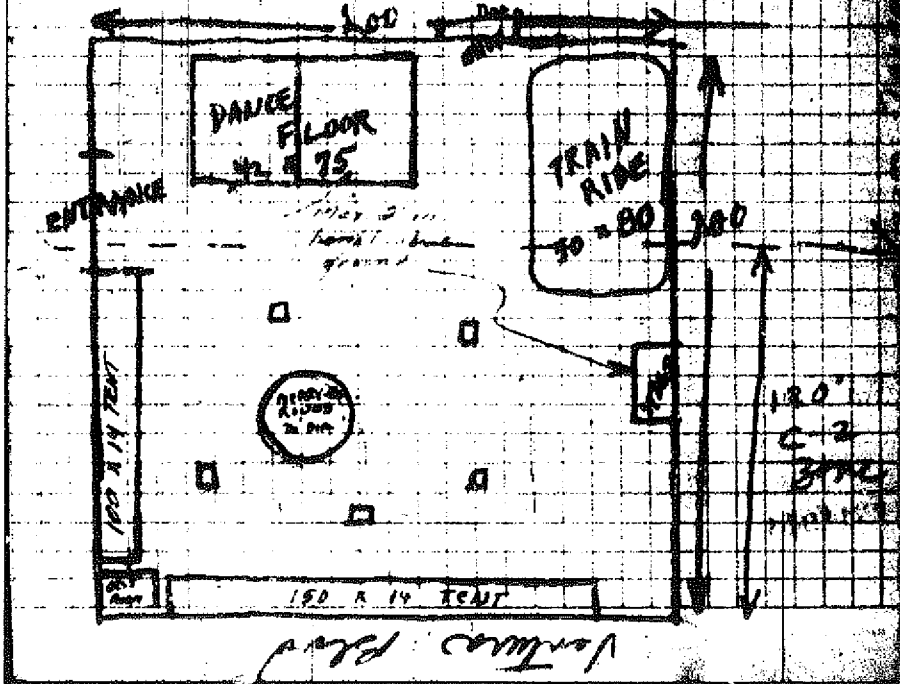
Plan of 1212 1/2 Ventura Blvd Street.

APPROVED, providing building permit is obtained, and tent erected within thirty (30) days from date hereof.

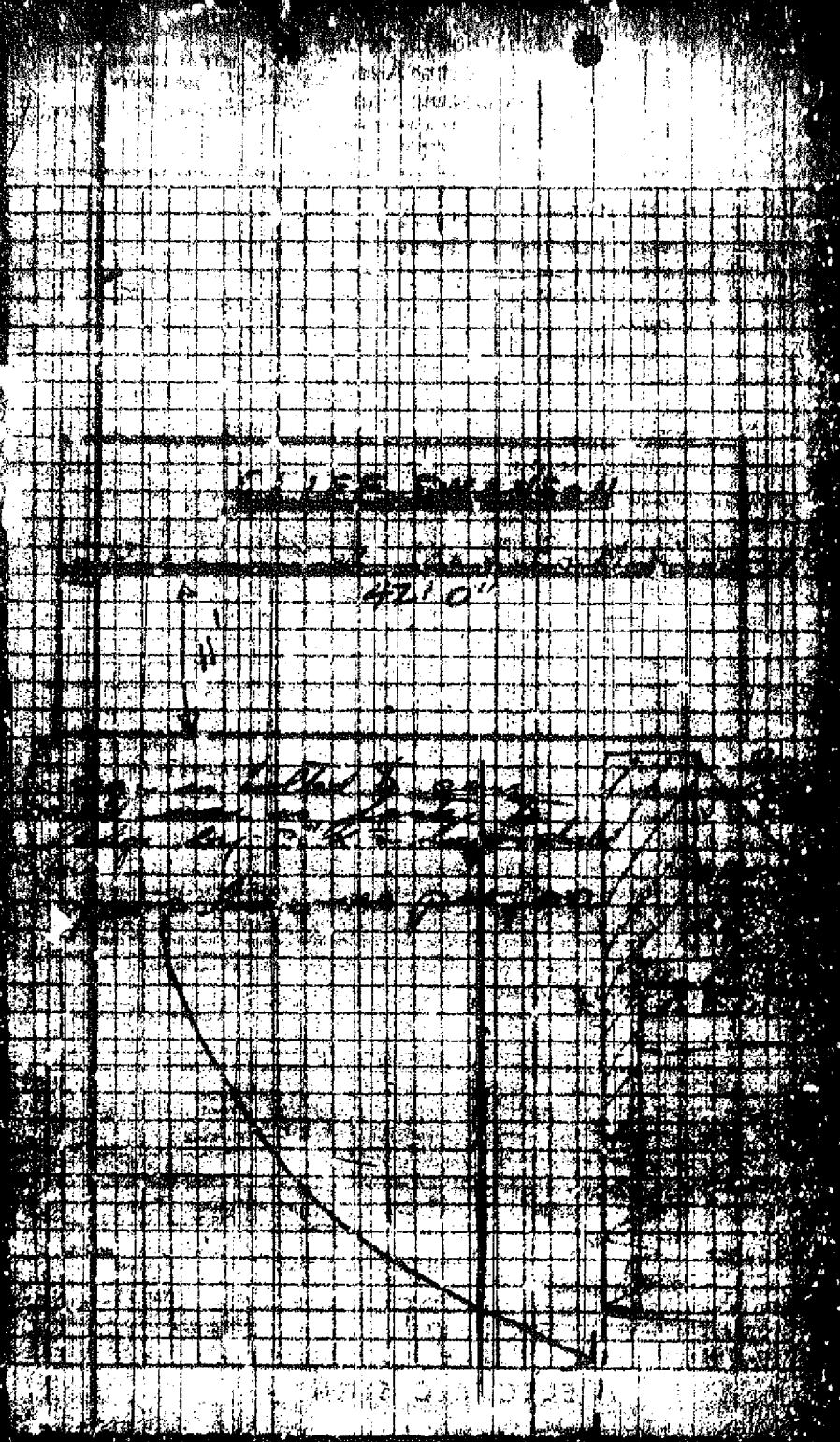
BUREAU OF FIRE PREVENTION

By _____

Date _____



7



Location of E

Between with
UES INK CR

1. Purpose
2. Owner
3. Owner's Certificate of Registered
4. Contractor
5. Contractor
6. Contractor
7. VALUE
8. Size of lot
9. Type
10. New
11. Weight
12. Material
13. Height of
14. Height of
15. Distance
16. Height of

17. ROOMS
18. Number
19. Number
20. Shop

I hereby certify that the work will comply with the provisions of the Act.
The undersigned is a duly Licensed Engineer of Water and Power.

(Sign here)

DISTRICT OF COLUMBIA

Date _____
Receipt No. _____
Valuation \$ _____
Fee Paid \$ _____

BUILDING PERMIT NO.
1512
ELECTRICAL PERMIT NO.

7

1

ERECT A NEW BUILDING AND FOR A CERTIFICATE OF OCCUPANCY

BUILDING AND SAFETY BUILDING DIVISION

Length of building 101 ft 10 in 101 ft 10 in

Tract 6061

Location of building NE 1/4 Sec 18 T12N R10E

Address: what cross streets Laurel Street, 101st Street

USE INK OR INDELEIBLE PENCIL

- 1. Purpose of building HOME RESIDENCE RETAIL
2. Owner M. J. ...
3. Owner's address 11055 ...
4. Certified Architect Scherer & Byrnes
5. Licensed Engineer ...
6. Contractor H. ALAN ...
7. Contractor's address 11055 ...

- 8. VALUATION OF PROPOSED WORK
9. State has many buildings NOW
10. Size of new building 140 No. Stories 1 Height to highest point
11. Material Exterior Walls REINFORCED BRICK
12. Buildings and similar structures (a) Footing: Width 2' Depth in Ground 4' Width of Wall 12"
(b) Size of Studs
(c) Size of Floor Joists

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Plans, Specifications and other data need to be filed. By [Signature]

Table with columns: Description, Quantity, Unit, Price, Total. Includes 'REINFORCED CONCRETE' and 'FEE'S' sections.

Foot 101 ft 10 in

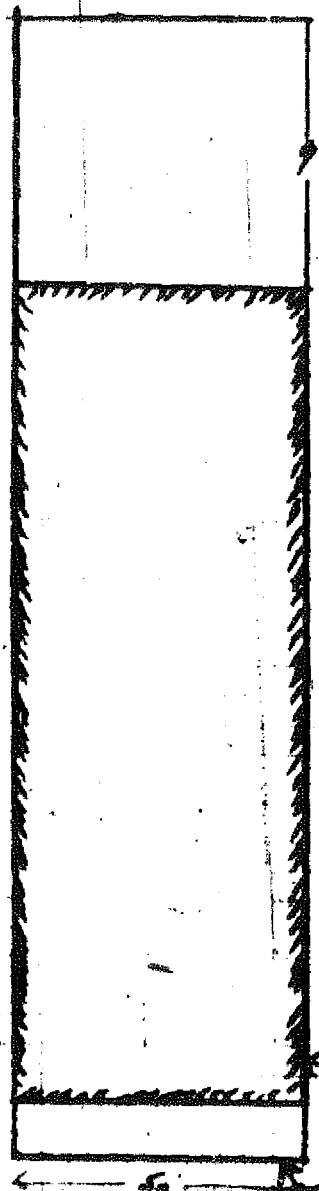
VAN NUYS DISTRICT

W. MICHIGAN ST. FRONT SET BACK
REAR FLOODING ZONE SET BACK

400'

153'

140'



LOT LINE

VENTURA DISCO

APPROVED FOR GRADING
SUBJECT TO THE
REQUIREMENTS OF THE
CITY OF VENTURA
DATE: 10/15/10
BY: [Signature]

MH
20
PK

23958.4 B & P APPLICATION WORK SHEET

APPLICANT: _____

PREMISES ADDRESS: 12123 VENTURA BL

LICENSE TYPE: Studio City 21442

1. CRIME REPORTING DISTRICT

LAPD Jurisdiction is able to provide statistical data for the year 2008.

Reporting District: _____ *1591*

Total number of reporting districts: 1135

Total number of offenses: 266,457

Average number of offenses per district: 235

120% of average number of offenses: 282

Total offenses in district: 341

Location is within a high crime reporting district: YES

2. CENSUS TRACT / UNDUE CONCENTRATION: 2008

with
Census Tract: 1438

Population: 4650 County Ratio

ON-SALE

OFF-SALE

1: 1159

1: 1618

Number of licenses allowed: 5

5

3

Number of existing licenses: 28

28

3

Undue concentration exists: YES

YES

YES

Letter of public convenience or necessity required: YES

YES

YES

Three time publication required: 3X

3X

3X

*city council
pre. with*

Person Preparing Data

Date

Supervising Investigator

8/26/09
2





