

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

Pursuant to Section 23958 and 23858.4  
California Business and Professions Code

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

COUNCIL FILE NO.

11-0266

CD14

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 400; 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

GROUP 7 LLC

Address

219 WEST 7<sup>th</sup> ST. LA 90014

Type of Business

ON SITE 2015 sq ft BAR/LOUNGE

Applicant

Julian Colker

Name

219 WEST 7<sup>th</sup> ST.

Address

310 666-0985

Phone Number/Fax Number

Property Owner

BROADWAY EXCHANGE BUILDING LLC

Name

708 So BROADWAY

Address

310 666-0985

Phone Number/Fax Number

Representative

VERONICA BEJERRA

Name

417 B. W. FOOTHILL BLVD #157

Address

624 335-4588

Phone Number/Fax Number

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

- Has the City previously approved a conditional use permit for alcoholic beverage sales at this site?  
Yes ☒ No ☐ If Yes, what is the City case number(s) 2A 2010-25116UB
- Have you recently filed for a new conditional use permit? Yes ☐ No ☒ If Yes, provide the City case number(s) \_\_\_\_\_

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 BEV FOR ON SITE CONSUMPTION TYPE 48  
TYPE 48

5. Size of Business 2015 Sq Ft

6. % of floor space devoted to alcoholic beverages APPROX. 60%

7. Hours of Operation:

a. What are the proposed hours of operation and which days of the week will the establishment be open? 11:00 AM - 1:45 M-F 10:00 AM - 1:45 SAT-SUN

b. What are the proposed hours of alcohol sales? SAME

8. Parking:

a. Is parking available on the site? (If so, how many spaces?) No

b. If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? YES

c. Where? ACROSS THE STREET

d. How many off-site spaces? PUBLIC PARKING

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? 8 -

13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? YES

14. What security measures will be taken including:

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

(b) Will security guards be provided and if so, when and how many?

CURRENTLY A 24 H. SEC. AT FRONT DOOR OF

BUILDING ONE ADDITION WILL BE ADDED AT 10:00 PM.

DAILY

15. Will there be minimum age requirements for patrons? If so, how will this be enforced?

21 - 16 SECURITY CAMERAS INSTALLED  
FRONT DOOR WILL BE MONITORED

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.

YES 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)

NO  
ONE (1) CHURCH 700 BOWY SEE ATTACHED

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

LOCKED

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?  
YES
2. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? NO
3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)? NO
4. Will "fortified" wine (greater than 16% alcohol) be sold? NO

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)?  
134 PATRONS
2. What is the proposed seating in all areas? 100 SEATS
3. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) PIANO, JAZZ TYPE MUSIC
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. N/A

## 5. Food Service

- a. Will alcohol be sold without a food order? YES
- b. Will there be a kitchen on the site as defined in the Los Angeles Municipal Code? NO

## 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) 977-6083 for the determination of whether the proposed site is within a Specific Plan area, and the Community Redevelopment Agency (CRA) project staff at (213) 977-1682 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) UP TO 8
- 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) REUSE OF HISTORIC PROP
- e. Contribute to the long term economic development (how) NOT SURE
- f. Provide a beneficial cultural/entertainment outlet (specify) YES 24 H. CITY

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?
- c. Other non-alcohol sales business options available so alcohol does not have to be sold, e.g., more specialty products, broader range of items like fresh meats or fruits and vegetables, etc.

The City Council will evaluate these factors and make a decision on the overall merits of your request. Therefore, you should answer below as to why you believe any of these above listed beneficial or detrimental conditions apply to your project and provide any documented proof to support your belief:\*\*

SEE FINDINGS ATTACHED

## F. 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.

Applicant signature

Signature of property owner if tenant or lessee is filling application

Date

State of California

County of Los Angeles

On 2-17-11

before me,

Carmen Mendoza, Notary Public

personally appeared

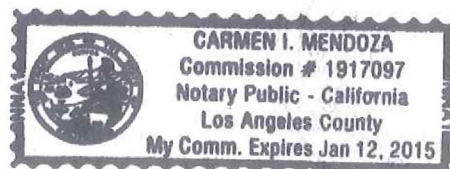
Zuri Barnes & Julian D. Colker

Name(s) of Signer(s)

personally known to me (or 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.

WITNESS my hand and official seal.

Carmen Mendoza  
Signature of Notary Public



\* 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, Room 300, Counter N, 201 North Figueroa Street or 6251 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.

\*\* You may add additional pages to your response if needed. Please utilize numbering system of this form to assist in the review of the responses.

Special Instructions for:

**CONDITIONAL USE PERMIT—ALCOHOL (CUB)  
ADULT ENTERTAINMENT (CUX)**

**ZONE CODE SECTIONS: OFF-SITE and ON-SITE 12.24 W 1.** In South Central sales are governed by Specific Plan 171,681. **ADULT ENTERTAINMENT 12.24 W 18** for dance hall, hostess dance hall, dancing, massage parlor or sexual encounter establishment.

The **MASTER LAND USE APPLICATION INSTRUCTION SHEET—500' RADIUS** should also be followed.

1. **ADDITIONAL RADIUS MAP REQUIREMENTS:** Public hearing notification is for 500 feet but land use must be shown to 600 feet. Furthermore, a **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address. **A LIST OF THE FOLLOWING USES** within 600 feet is also required.
  - (1) residential uses and type (single-family, apartment, hotel, etc.)
  - (2) churches
  - (3) schools, including nursery schools and child-care facilities
  - (4) hospitals
  - (5) parks, public playgrounds and recreational areas
  - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.
2. Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.
3. **ADDITIONAL INFORMATION/FINDINGS:** Please answer the following questions on the form or on additional sheets.

In order to grant your request the following findings/questions must be addressed. Please try to explain as best as possible how your request conforms to the following requirements:

- a. Describe briefly how the proposed project will be proper in relation to adjacent uses or the development of the community.

**The proposed Bar Lounge is located at 221 W. 7th Street also known as the (Historic Haas Building) on the ground floor, a non residential floor of a high rise mixed use commercial and residential apartment building. Located on the North East corner of 7<sup>th</sup> and Broadway in the historic core. A mixed use commercial high rise building with commercial business located on the ground and 2<sup>nd</sup> floors.**

**The property is a level, irregular-shaped, corner, record lot, consisting of approximately 8,513.3 sq. ft., having a frontage of approximately 154 feet on the north side of 7th Street and 55 feet on the East side of Broadway Street.**

**Properties north on 7th Street are zoned [Q] C5-4D and C5-4D, are open parking lots and multiple story buildings. Properties to the south are zoned [Q]C5-4D and are developed with multiple story apartment, a parking structure and multiple story commercial**

properties. Properties east of the alley are zoned C5-2D and are developed with multiple commercial mixed use residential buildings. Adjoining properties to the north are zoned [Q]C5-4D and are developed with multiple story commercial buildings. The use is in keeping with all of the surrounding commercial uses.

- b. Why does applicant believe the location of the project will be desirable to the public convenience and welfare.

The success of this area depends on lively streets for the enjoyment of the residents, as well as the safety of the residents and patrons. The development of amenities for the residents and work force in the area is vital to the community and development of unique places for patrons from other areas to visit. The location welcomes walkability and ease with the bus stop located on the corner of 7th and Main, and 7<sup>th</sup> and Broadway. Many efforts are being made by the City to inject night life into downtown and give it a walk-able effect to achieve the desired round the clock lifestyle desired by the resident and commercial boosters. While a number of patrons are likely to walk from the nearby cultural areas, residents and work places, some are expected to drive. There is parking in the area but this building was built in circa 1915 without required parking.

- c. Describe how the proposed project will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan.

The proposed project will not be detrimental to the character of development in the immediate neighborhood. It will be in keeping with the zoning and all existing uses adjacent to the development. The project will also be in harmony with the objective of the General Plan. The Los Angeles Central City Plan Map designates the subject property for Regional Center Commercial land uses corresponding to the C5, C4, C2, P, and PB Zones. With conditions and limitations imposed by the Zoning Administrator if approved, thus surrounding properties should be protected from predictable impacts of the proposed use.

The use is consistent with the desire to create a walk able community for entertainment and necessary supporting commercial uses.

The project is surrounded by commercial uses, housing and New Cultural Centers. This development will contribute to a neighborhood use that will serve the neighboring residents and the local employees as well as visitors to the Historic Core and adaptive reuse community.

- d. Will the approval of the Conditional Use at this location adversely affect the economic welfare of the community? Why?

No, the approval of the CUB will enhance the economic welfare of the community by generating sales tax, providing amenities for the business population, local residents and individuals accessing the site on public transportation or visiting the Historic Core. The Downtown area is experiencing a revival of local economic development from small

business owners such as the applicant. The approval of a conditional use permit for the Bar/Lounge would continue to promote good business practices for the community through responsible operation of a venue and assisting in the financial health of the property and improving the economic vitality of the area by contributing additional tax dollars and new jobs for local residents.

- e. Will the approval of the Conditional Use result in or contribute to an undue concentration of such establishments? Why?

There may be possible concern relative to the concentration of on-sale liquor licenses and the crime rate. However, the subject property is located within an intensive commercial area. The revitalization of the Historic Core depends on the vibrant life of these buildings. The number of allocated licenses is calculated based upon resident population and the employment far exceeds the resident population of the census tract. Similar situation exists in other prominent tourist areas such as including the areas of L.A. Live, Little Tokyo, West Los Angeles and Hollywood. The location is proper in relation to the development of the community. Land use in the area is unique with the revitalization and adaptive reuse of the buildings. The continued growth of the area with commercial and cultural venues as well as residents has been welcome to the community.

- f. Will the approval of the Conditional Use detrimentally affect nearby residentially zoned properties? Why?

The approval of the application will not detrimentally affect nearby residentially zoned properties. The proposed establishment will offer a new and convenient location for local residents and others for social entertainment. While there is residential in the area it has been welcomed to bring new walkable establishments to this community.

- g. What are the proposed hours of operation and which days of the week will the establishment be open? What are the proposed hours of alcohol sales?

The hours of operation will be seven (7) days per week, Sunday thru Monday 4:00 p.m. to 1:45 a.m.

- h. What is the occupancy load as determined by the Fire Department (number of patrons)? What is the proposed seating in all areas?

Occupancy type is III. Total allowed per occupancy limits would be 134. Current request is made for a total of 100 seats only with 40 on the ground floor and 60 on the mezzanine Level.

- i. Is parking available on the site? If so, how many spaces? If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? Where? How many off-site spaces?

The building known as The Haas Building, was built circa 1915, prior to Los Angeles Municipal code to require parking. There is plenty of off site commercial surface parking lots available in the area. Emphasis will be on walk ability of local patrons from the apartments upstairs and adjacent properties.

- j. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) (On-site only)

**The applicant is requesting live entertainment, which includes but not limited to live bands**

- k. Is a full line of alcoholic beverages to be served or just beer and wine?

**Yes a full line of alcoholic beverages will be served as permitted by a department of Alcoholic Beverage Control Type 48**

- l. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? (Off-site only)

**No. Does Not Apply**

- m. 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. (On-site only)

**The Bar/Lounge is located on the ground floor. See floor plans for access and separation.**

- n. 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?

**No**

- o. Will video game machines be available for use on the subject property and if so, how many such Machines will be in use?

**No.**

- p. Will you have signs visible on the outside which advertise the availability of alcohol?

**No. Applicant will strictly adhere to state guidelines governing the advertisement of the availability of alcoholic beverages.**

- q. Will alcohol be sold without a food order? Will there be a kitchen on the site as defined in Section 12.03 of the Los Angeles Municipal Code?

**Yes, in conjunction the Alcoholic Beverage Control Type 48 license, restaurant patrons waiting to be served their meal may be served a beverage as the wait. There is a bona fide kitchen on site as defined in the Los Angeles Municipal Code.**

- r. Will beer or wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)?

**Only in conjunction that the Applicant is applying for a Department of Alcoholic Beverage Control Type 48 license.**

- s. Will "fortified" wine (greater than 16% alcohol) be sold?

**Yes, Applicant is requesting a Department of Alcoholic Beverage Control Type 48 liquor license.**

- t. Will off-site sales of alcohol as a secondary use to on-site sales occur (i.e., take out)?

**No**

- u. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?

**No**

- v. Will security guards be provided and if so, when and how many?

**Applicant will provide security in consultation with and per site specific recommendations from the Department of Alcoholic Beverage Control and Police Department**

- w. Will alcohol be allowed to be consumed on any adjacent property under the control of the applicant?

**NO**

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

**The gross sale of alcoholic beverages will exceed the gross sale of food items for the proposed Bar/Lounge. Applicant is applying for a Department of Alcoholic Beverage Control type 48 license for proposed Bar/Lounge**

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

**To be determined**

- z. How many employees will you have on the site at any given time?

**Estimated number of employees total will be up to 9 people working at one time.**

- aa. What security measures will be taken including:

- (1) Posting of Rules and Regulations on the premises.

**Applicant will post rules and regulations on the premise in consultation with and per site specific recommendations from the Department of Alcoholic Beverage Control and Police Department**

- (2) To prevent such problems as gambling, loitering, theft, vandalism and truancy.

**Applicant will comply with all applicable standards requested by the Department of Alcoholic Beverage Control, Police Department and the Department of Zoning Administration.**

- (3) Will security guards be provided and if so, when and how many?

**Applicant will provide security in consultation with and per site specific recommendations from the Department of Alcoholic Beverage Control and Police Department.**

- (4) Other measures.

bb. Will there be minimum age requirements for patrons? If so, how will this be enforced.

**Yes. There will be no patrons under the age of 21 admitted into the proposed bar/lounge. Trained Security and staff will check patrons ID before entering the premises.**

cc. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 ft. of your proposed business? Where?

**Yes**

**Catedral de la fe @703 S. Broadway**

dd. For massage parlor or sexual encounter establishment applicants: are there any other adult entertainment businesses within 1,000 feet of your proposed establishment (i.e., adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater)?

**Does Not Apply**

ee. For off-site sales, where will the alcohol be stored and displayed (indicate on floor plan)?

**Does Not Apply**

NOTE: Remember to contact the State Alcoholic Beverage Control Department (ABC) regarding its requirements at the appropriate office.

#### **CALDERA BILL ADDITIONAL INFORMATION REGARDING ALCOHOLIC BEVERAGE REQUESTS**

State legislation (Caldera Bill\*) in effect since January 1, 1995, may significantly impact your request to sell alcoholic beverages. If you plan to file an application with the City for any new on- or off-site alcoholic beverage sales except for a restaurant or hotel/motel retail use, you will need a City Council determination that issuance of the license would serve the "public convenience or necessity" if your site is located in an area where:

- (1) there is "high" crime,
- (2) there is an overconcentration of existing licenses, or
- (3) The use would tend to create a law enforcement problem.

The California Department of Alcoholic Beverage Control (ABC) cannot issue a new alcoholic beverage license without the City Council finding of "public convenience or necessity" if your proposed location is subject to one of the three criteria listed above.

Before you file your new conditional use application with the City of Los Angeles and even if you have received conditional use approval from the City since January 1, 1995 for alcoholic beverage sales, you must call one of the local ABC offices listed below to determine if your location is in a census tract with high crime or an overconcentration of licenses. If the answer is yes, you will need not only a City land use entitlement (conditional use), but a separate new finding of "public convenience and necessity" from the City Council before the ABC may issue a license. There is a separate City procedure for requesting the

"public convenience or necessity" finding which will be explained to you by the Planning Department staff at our public counters. You should also contact the City Councilmember of the District in which the site is located and the local City Police Department Vice Section and ask them to comment in writing whether or not they believe your request "would tend to create a law enforcement problem."







If one of the three criteria listed above applies to your proposed site, you should be prepared to provide a strong justification of why you believe issuance of the license would provide a "public convenience or necessity." If there are other similar alcohol uses already existing nearby in the community, there would have to be a very special or unusual circumstance about your new request for it to be justified. If you do not believe a strong justification can be made, you should seriously consider finding another site in a different census tract which was not subject to one of the three criteria listed under the new State alcohol legislation.

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\*California Business and Professions Code Sections 23958 and 23958.4.










## 600 FT. ALCOHOL LIST

### 219 W. 7<sup>TH</sup> ST.

1. RESIDENTIAL USES:
  - A. SINGLE FAMILY - NONE
  - B. MULTI FAMILY - 10
  - C. HOTELS - 2
2. CHURCHES:
  - A. CATEDRAL DE LA FE  
703 S. BROADWAY
3. SCHOOLS: NONE
4. HOSPITALS: NONE
5. RECREATIONAL AREAS: NONE
6. ALCOHOL ESTABLISHMENTS:
  -  A. THE GARDEN JUICE  
322 W. 7<sup>TH</sup> ST.
  -  B. HAPPY CORNOR MARKET  
700 S. SPRING ST.
  -  C. SPRING STREET  
626 S. SPRING ST. #B
  -  D. THE FALLS  
626 S. SPRING ST. #B
  -  E. L.A. EXCHANGE  
618 S. SPRING ST.
  -  F. A-I MINI MARKET  
213 W. 7<sup>TH</sup> ST.

## ALCOHOL ESTABLISHMENTS BETWEEN 600 FT. - 1,000 FT.

### 219 W. 7<sup>TH</sup> ST.

-  A. MARISCOS EN SENADA  
577 S. SPRING ST.
-  B. THE ASSOCIATION  
110 E. 6<sup>TH</sup> ST.
-  C. COLES  
118 E. 6<sup>TH</sup> ST.
-  D. BLU LA CAFÉ  
126 E. 6<sup>TH</sup> ST.
-  E. MIGNON RESTAURANT  
128 E. 6<sup>TH</sup> ST.
-  F. TONY'S MEXICAN RESTAURANT  
737 S. LOS ANGELES ST.
-  G. SANTEE COURT MARKET  
716 S. LOS ANGELES ST. #A
-  H. KB MINI MARKET  
308 W. 8<sup>TH</sup> ST.
-  I. B-52  
801 S. HILL ST.



J. 7-ELEVEN  
500 W. 7<sup>TH</sup> ST.



K. CICADA RESTAURANT  
617 S. OLIVE ST.



L. ESQUIRE LIQUOR & DELI  
619 ½ S. OLIVE ST.



M. LOS ANGELES ATHLETIC CLUB  
431 W. 7<sup>TH</sup> ST.

**SENSITIVE USES BETWEEN  
600 FT. - 1,000 FT.**

**219 W. 7<sup>TH</sup> ST.**

**NONE**



219 W. 7<sup>th</sup> St.

PREMISES ADDRESS:

221 W 7th St.  
Los Angeles, CA (Central Vice)  
8" x 8"

LICENSE TYPE: \_\_\_\_\_

## 1. CRIME REPORTING DISTRICT

\_\_\_\_\_ Jurisdiction unable to provide statistical data.

Reporting District: 152Total number of reporting districts: 1135Total number of offenses: 266,457Average number of offenses per district: 235120% of average number of offenses: 282Total offenses in district: 390Location is within a high crime reporting district: Yes / No

## 2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract: 2073.00Population: 3739 / County Ratio \_\_\_\_\_Number of licenses allowed: 06 3 Number of licenses allowed: \_\_\_\_\_Number of existing licenses: 06 11 \_\_\_\_\_Undue concentration exists: Yes / No.

Letter of public convenience or necessity required: Governing Body / Applicant.

Three time publication required: Yes / No

Person Taking Application

Investigator

Supervisor



# Property Activity Report

[Home](#)
[Help](#)
[Parcel Profile Report](#)
[LADBS Home](#)
[LAHD Property Activity Report](#)
[Disclaimer](#)

219 W 7TH ST # 231 90014

APPLICATION / PERMIT NUMBER: 09016-10000-06070

PLAN CHECK / JOB NUMBER: B09LA03869

## Permit Application or Issued Permit Information

**GROUP:** Building  
**TYPE:** Bldg-Alter/Repair  
**SUB-TYPE:** Commercial  
**PRIMARY USE:** (16) Retail  
**WORK DESCRIPTION:** CHANGE OF USE FROM RETAIL TO GROCERY STORE WITH NEW FLOOR. NO CHANGE IN PARKING.  
**PERMIT ISSUED:** Yes **PERMIT ISSUE DATE:** 06/24/2009 **ISSUING OFFICE:** Metro  
**CURRENT STATUS:** Permit Finaled **CURRENT STATUS DATE:** 07/29/2009

### Permit Application Status History

Submitted	04/28/2009	PCIS IMPORT
PC Assigned	05/07/2009	ERIC HUANG
PC Approved	06/10/2009	ERIC HUANG
PC Info Complete	06/10/2009	ERIC HUANG
Ready to Issue	06/24/2009	ERIC HUANG
Issued	06/24/2009	ACS SYSTEM
	07/28/2009	SAKO AGHAZARIAN
Permit Finaled	07/28/2009	SAKO AGHAZARIAN

### Permit Application Clearance Information

Eng Process Fee Ord 176,300	Cleared	05/07/2009	VALENTINO PUEBLOS
Hist. Property Cntrl Mgr Appr	Cleared	05/07/2009	EDGAR GARCIA
Historic monument	Cleared	05/07/2009	EDGAR GARCIA
Sewer availability	Cleared	05/07/2009	VALENTINO PUEBLOS
Title 19 building approval	Cleared	05/07/2009	DAVE MYERS
ZA Case	Cleared	05/07/2009	RAS CANNADY
Project located in CRA area	Cleared	05/19/2009	JIM URQUHART
Food establishment approval	Cleared	05/27/2009	LACDHS APPROVED
Food Service Establishment	Cleared	06/03/2009	KENNETH BROWNE

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## Licensed Professional/Contractor Information

### Architect Information

Takeichi, Tom; Lic. No.: C6798  
 1721 W GARVEY AVENUE SUITE G  
 ALHAMBRA, CA 91803

### Contractor Information

Owner-Builder

## Inspection Activity Information

### Inspector Information

WINFIELD HINKSON, (213) 202-9861  
 Office Hours: 7:30-8:15 AM MON-FRI

### Pending Inspection Request(s)

No data available

### Inspection Request History

Final	06/25/2009	Partial Inspection	SAKO AGHAZARIAN
SGSOV-Seismic Gas S/O Valve	06/25/2009	SGSOV No Gas	SAKO AGHAZARIAN
Smoke Detectors	06/25/2009	Partial Inspection	SAKO AGHAZARIAN
Final	07/28/2009	Permit Finaled	SAKO AGHAZARIAN
Smoke Detectors	07/28/2009	Approved	SAKO AGHAZARIAN

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219 W 7TH ST #221 90014

APPLICATION / PERMIT NUMBER: 10041-10000-23260

PLAN CHECK / JOB NUMBER: X10LA18419

## Permit Application or Issued Permit Information

GROUP:	Electrical		
TYPE:	Electrical		
SUB-TYPE:	Commercial		
PRIMARY USE:	N/A		
WORK DESCRIPTION:	TENANT IMPROVEMENT FOR STE. #221 7TH STREET BAR.		
PERMIT ISSUED:	Yes	PERMIT ISSUE DATE:	11/22/2010
		ISSUING OFFICE:	Metro
CURRENT STATUS:	Issued	CURRENT STATUS DATE:	11/22/2010

### Permit Application Status History

No Progress	11/19/2010	OZZIE RADFORD
Ready to Issue	11/22/2010	OZZIE RADFORD
Issued	11/22/2010	ACS SYSTEM

### Permit Application Clearance Information

Historical monument	Cleared	11/22/2010	JIM URQUHART
---------------------	---------	------------	--------------

## Licensed Professional/Contractor Information

### Contractor Information

Adr Security Systems; Lic. No.: 474640-C10  
 4924 BALBOA BLVD # 412  
 ENCINO, CA 91316

## Inspection Activity Information

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### Inspector Information

STEPHEN TOMCZAK, (213) 482-0301  
 Office Hours: 7:30-8:15 AM MON-FRI

### Pending Inspection Request(s)

No data available

### Inspection Request History

Rough or Power Release	01/24/2011	Partial Inspection	MIAL ALLSBROOK
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219 W 7TH ST 1 st and-mezz 90014

APPLICATION / PERMIT NUMBER: 10043-10000-02682

PLAN CHECK / JOB NUMBER: M10LA03500

## Permit Application or Issued Permit Information

GROUP: Mechanical  
 TYPE: Fire Sprinkler  
 SUB-TYPE: Commercial  
 PRIMARY USE: N/A  
 WORK DESCRIPTION: Plan check for overhead fire sprinkler system. Overhead TI. 1 floor and mezzanine.  
 PERMIT ISSUED: Yes      PERMIT ISSUE DATE: 12/14/2010      ISSUING OFFICE: Metro  
 CURRENT STATUS: Issued      CURRENT STATUS DATE: 12/14/2010

### Permit Application Status History

Submitted	12/10/2010	PEJMAN NOORI
PC Assigned	12/14/2010	PEJMAN NOORI
PC Approved	12/14/2010	PEJMAN NOORI
Ready to Issue	12/14/2010	PEJMAN NOORI
Issued	12/14/2010	ACS SYSTEM

### Permit Application Clearance Information

Historical monument	Cleared	12/13/2010	JIM URQUHART
Project located in CRA area	Cleared	12/13/2010	JIM URQUHART

## Licensed Professional/Contractor Information

### Contractor Information

G & A Fire Protection Corporation; Lic. No.: 636584-C16  
 14141 COVELLO STREET #4D  
 VAN NUYS, CA 91405

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## Inspection Activity Information

### Inspector Information

FSM4, (213) 482-0337  
 Office Hours: 7:30-8:15 AM MON-FRI

### Pending Inspection Request(s)

No data available

### Inspection Request History

Overhead Hydro	01/13/2011	Approved	KEVIN SIMONDS
Rough	01/13/2011	Approved	KEVIN SIMONDS

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APPLICATION/ PERMIT NUMBER	PC / JOB NUMBER	TYPE	STATUS	STATUS DATE	EXCERPT OF WORK DESCRIPTION
<a href="#">01016 10000 20679</a>	--	Bldg- Alter/Repair	Permit Withdrawn	02/07/2002	REPLACE (25) EXISTING FIRE DOORS WITH NEW ONES SAME SIZE AND TYPE
<a href="#">02016 10000 00398</a>	--	Bldg- Alter/Repair	Issued	01/09/2002	BUILDING PUMP-ROOM IN BASEMENT. NON- BENAL-WALLS. FLOOR & CEILING EXISTING. 20
<a href="#">04016 10000 05918</a>	B04LA00681	Bldg- Alter/Repair	CofO Issued	05/14/2009	ADAPTIVE RE-USE. CHANGE OF USE FROM OFFICE TO 73 JOINT LIVE/WORK UNITS FROM 3R
<a href="#">04016 10000 13137</a>	B04LA00681	Bldg- Alter/Repair	Issued	07/09/2004	STRUCTURAL UPGRADE OF EXISTING 12 STORY BUILDING, NEW CONCRETE SHEARWALL. UPGRA
<a href="#">04016 10000 16912</a>	B04LA00681	Bldg- Alter/Repair	Application Submittal	08/27/2004	EARLY START PERMIT INTERIOR DEMOLITION OF NON-STRUCTURAL ITEMS IN BASEMENT LEVEL
<a href="#">04016 10001 05918</a>	B09LA01017	Bldg- Alter/Repair	Permit Finaled	04/28/2009	ADAPTIVE RE-USE. REDUCE NUMBER OF DWELLING UNITS FROM 73 TO 68 BY REMODELING 13
<a href="#">05016 10000 18052</a>	B05LA13356	Bldg- Alter/Repair	Permit Expired	07/07/2008	ROOF STRENGTHENING FOR ADDITIONAL LINE LOAD FLOOR CAPACITY FOR TOP UNIT AND PRIV
<a href="#">09016 10000 00239</a>	B09LA00129	Bldg- Alter/Repair	Application Withdrawn	02/03/2009	PROPOSED REMODEL TO EXISTING ADAPTIVE RE-USE BLDG APPROVED UNDER 04016-10000-059
<a href="#">10016 10000 21107</a>	B10LA12362	Bldg- Alter/Repair	Verifications in Progress	02/04/2011	TENANT IMPROVEMENT - CHANGE OF USE FROM RETAIL TO DRINKING ESTABLISHMENT ( REST
<a href="#">10016 10000 10929</a>	B10LA06360	Bldg- Alter/Repair	Issued	09/03/2010	CHANGE OF USE FROM RETAIL TO RESTAURANT (TAKE OUT ONLY) 746 SQ. FT. INSTALL 3'-9
<a href="#">01041 10000 21801</a>	--	Electrical	Permit Withdrawn	02/07/2002	REPLACING 25 FIRE DOORS
<a href="#">01041 10000 13911</a>	--	Electrical	Permit Expired	02/15/2005	Fire alarm system upgrade in existing 12 story retro fit building.
<a href="#">02041 10000 00583</a>	--	Electrical	Permit Finaled	04/24/2002	4-20 AMP CKTS. & 1 3-PHASE 20 AMP CKT. FOR SUMP PUMP.
<a href="#">05041 10000 20759</a>	X05LA04489	Electrical	Permit Expired	07/07/2008	INSTALL FIRE ALARM DEVICES.
<a href="#">05041 10004 11853</a>	E06LA01715	Electrical	Permit Finaled	02/24/2009	Changes to previously approved plans. Add a J- box to each window for the electr
<a href="#">05041 10003 11853</a>	X06LA06255	Electrical	Permit Expired	08/18/2008	SUPPL. PERMIT TO PERMIT #05041-10000- 11853 FOR CHANGE OF CONTRACTOR FROM PFP INC
<a href="#">05041 10002 11853</a>	X05LA09892	Electrical	Permit Finaled	02/24/2009	SUPPL. PERMIT TO PERMIT #05041-10000- 11853 FOR (2) SPIDER BOXES AND LOW VOLTAGE
<a href="#">05041 10000 11853</a>	E05LA00188	Electrical	Permit Finaled	02/24/2009	Conversion of commercial building to mixed use condominium/retail.
<a href="#">05041 10000 13660</a>	--	Electrical	Permit Expired	08/10/2007	misc. permit for new apartment building.
<a href="#">05041 10001 11853</a>	X05LA13278	Electrical	Permit Finaled	02/24/2009	misc. permit for new apartment building.
<a href="#">06041 10001 20569</a>	E06LA02461	Electrical	Permit Finaled	02/24/2009	REVISION TO PERMITTED SET OF PLANS- RECONNECT LOADS ON THE 10TH FL HOUSE PANELS
<a href="#">06041 10000 28148</a>	E06LA02458	Electrical	Application Withdrawn	11/21/2008	Rewiring of 6 units on 2nd floor and new penthouse on 12th floor.
<a href="#">06041 10000 20569</a>	X06LA15301	Electrical	Permit Expired	12/01/2008	This is a separate application for permit only. Plan check for the same work is
<a href="#">06041 10002 20569</a>	X08LA14568	Electrical	Permit Finaled	02/24/2009	This is an application for change of contractor.
<a href="#">06041 30003 20569</a>	E08WL00853	Electrical	Permit Finaled	02/24/2009	Modification to an approved set, clouded area only revision of 9/16/08 replace s
<a href="#">08041 30000 21154</a>	X08WL06244	Electrical	Permit Finaled	02/24/2009	SPA ON THE ROOF.
<a href="#">08041 30000 07511</a>	E08WL00346	Electrical	Permit Finaled	02/24/2009	T.I. for mixed used building (ground level). Install general lighting in the lo
<a href="#">10041 10000 25552</a>	X10LA20179	Electrical	Issued	12/28/2010	DIDGE COMMERCIAL 12/21, 22, 23/2010.
					REVISIONS TO PERMITTED SET OF PLANS-

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<a href="#">10041 10001 11911</a>	E10LA01446	Electrical	Permit Finaled	10/29/2010	CHANGES IN THE LIGHTING SYSTEM ,INCLUDE MEZZ
<a href="#">10041 10000 11911</a>	E10LA01036	Electrical	Permit Finaled	10/28/2010	CHANGE OF USE FROM RETAIL TO TAKE - OUT RESTAURANT (MEDITERRANE GRILL ) . PLAN C
<a href="#">10041 20000 10935</a>	X10VN08417	Electrical	Permit Closed	06/16/2010	GENERATOR POWER FOR EVENT AT LOFT SEVEN 6/14-6/17.
<a href="#">11041 10000 00107</a>	E11LA00007	Electrical	Issued	01/21/2011	TENANT IMPROVEMENT - CHANGE OF USE FROM RETAIL TO DRINKING ESTABLISHMENT ( REST
<a href="#">01046 10000 00845</a>	--	Elevator	Permit Finaled	03/26/2002	MODERNIZATION CONTROLS FIXTURES, DOOR EQUIPMENT. ELEVATOR STATE #'S: 011556 & 01
<a href="#">02046 10000 00203</a>	--	Elevator	Permit Finaled	03/26/2002	REMOVE ELEVATOR FROM SERVICE (LAND), ELEVATOR #11558.
<a href="#">08046 10000 00298</a>	M08LA00756	Elevator	Permit Finaled	05/13/2009	RESIDENTIAL ELEVATOR ON 12 TH FLOOR INSIDE DWELLING FOR OWNER USE ONLY.
<a href="#">09046 10001 00388</a>	X09LA04646	Elevator	Permit Finaled	05/21/2009	SUPPLEMENTAL TO PERMIT #09046-10000-00388 TO CHANGE ADDRESS FROM 219 W 6TH ST TO
<a href="#">01043 10000 01082</a>	M01LA00135	Fire Sprinkler	Permit Expired	05/16/2008	INSTALLING PUMP, SPRINKLERS SYSTEM.
<a href="#">01043 10002 01082</a>	--	Fire Sprinkler	Permit Expired	03/26/2007	SUPPLEMENTAL PERMIT TO 01043*10000*01082, FOR ADDITIONAL FIRE PUMP.
<a href="#">01043 10001 01082</a>	--	Fire Sprinkler	Permit Expired	03/31/2008	SUPPLEMENTAL PERMIT TO #01043-10000-01082. ADD (2) EXTRA TRIPS.
<a href="#">03043 10000 00428</a>	--	Fire Sprinkler	Permit Finaled	10/29/2008	FIRE SPRINKLER PUMP TEST AS PER CORRECTION NOTICE S 49757
<a href="#">05043 10001 03147</a>	X06LA06259	Fire Sprinkler	Permit Finaled	04/20/2009	SUPPL. PERMIT TO PERMIT #05043-10000-03147 FOR CHANGE OF CONTRACTOR FROM PFP INC
<a href="#">05043 10000 03147</a>	M05LA09135	Fire Sprinkler	Permit Finaled	04/20/2009	INSTALL NEW FIRE SPRINKLER SYSTEM FOR EXISTING 12 STORY CHANGE OF USE FROM OFF
<a href="#">08043 10000 03357</a>	M08LA00392	Fire Sprinkler	Application Withdrawn	10/28/2008	PLANCHECK FOR ALTERATIONS TO APPROVED PLANS (ADDING SIDEWALL AND PEND. INSIDE LI
<a href="#">08043 10001 00327</a>	M08LA03453	Fire Sprinkler	Permit Finaled	03/31/2009	SUPPLEMENTAL APPLICATION FOR CAPPING AND ADDING 2 STANDPIPE 2 1/2" OUTLETS DUE T
<a href="#">08043 10000 03358</a>	M08LA04344	Fire Sprinkler	Permit Finaled	04/20/2009	PLANCHECK FOR ALTERATIONS TO APPROVED PLANS. REVISED SPRINKLER SYSTEM FOR GROUND
<a href="#">08043 10001 03358</a>	M08LA04424	Fire Sprinkler	Permit Finaled	04/20/2009	Plan check for sway brace and permit for added extended coverage heads.
<a href="#">08043 10000 00327</a>	M08LA00392	Fire Sprinkler	Permit Finaled	04/20/2009	PLANCHECK FOR ALTERATIONS TO APPROVED PLANS (ADDING SIDEWALL AND PEND. INSIDE LI
<a href="#">09043 10000 00450</a>	X09LA02718	Fire Sprinkler	Permit Finaled	04/20/2009	FIRE PUMP TEST.
<a href="#">01044 10000 06202</a>	--	HVAC	Permit Finaled	04/13/2009	VENTILATION FOR A PUMP ROOM.
<a href="#">01044 10000 04967</a>	M01LA00175	HVAC	Application Withdrawn	02/24/2009	Mechanical Room Ventilation
<a href="#">02044 10000 06465</a>	M02LA00182	HVAC	Application Withdrawn	02/24/2009	DESIGN EXHUST SYSTEM FOR JEWELRY MART.
<a href="#">05044 10001 07806</a>	M06LA04476	HVAC	Permit Finaled	04/13/2009	ventilation of DWP vault
<a href="#">05044 10000 07806</a>	M05LA08318	HVAC	Permit Finaled	04/13/2009	INSTALL NEW HVAC SYSTEM AND STAIRWELL PRESSURIZATION FOR 13 STORY APARTMENT BUI
<a href="#">08044 10000 08476</a>	X08LA14675	HVAC	Permit Finaled	04/09/2009	Transfer of permit
<a href="#">09044 10000 02364</a>	M09LA00837	HVAC	PC Approved	03/24/2009	ALTERATIONS TO APPROVED PLANS FOR BASEMENT AND SUB-BASEMENT SMOKE EVACUATION SYS
<a href="#">02042 10000 02804</a>	--	Plumbing	Permit Expired	02/15/2008	Install sump pump, Zoeller 98-001.
<a href="#">04042 10001 34972</a>	X06LA06257	Plumbing	Permit Finaled	04/25/2006	SUPPL. PERMIT TO PERMIT #04042-10000-34972 FOR CHANGE OF CONTRACTOR FROM PFP INC
<a href="#">04042 10000 34972</a>	M04LA00459	Plumbing	Permit Finaled	10/17/2008	complete plumbing for a 12 story apartment building. 85/68 psi @ 258 feet. 4-inc
<a href="#">04042 10002 34972</a>	M08LA00265	Plumbing	Permit Finaled	10/09/2008	Plan check for revisions of originally approved plans by Mike S. (1) gas pressu
<a href="#">08042 10001 15957</a>	X08LA15507	Plumbing	Permit Finaled	10/23/2008	SUPPLEMENTAL TO PERMIT # 08042-10000-15957 FOR ADDITIONAL FIXTURES.
<a href="#">08042 10000 15957</a>	X08LA14677	Plumbing	Permit Finaled	10/10/2008	Transfer of permit. Original permit under 04042-10k-34972

<u>06045 10001 00289</u>	X06LA15692	Pressure Vessel	Permit Finaled	08/25/2006	SUPPL. PERMIT TO PERMIT #06045-10000-00289 FOR (1) HOT WATER STORAGE.
<u>06045 10000 00289</u>	X06LA13079	Pressure Vessel	Permit Finaled	08/25/2006	HOT WATER BOILER. REFERENCE W/ # 05041-10003-11853 FOR 2ND TRADE.

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LINN K. WYATT  
ACTING CHIEF ZONING ADMINISTRATOR  
ASSOCIATE ZONING ADMINISTRATORS  
R. NICOLAS BROWN  
SUE CHANG  
LOURDES GREEN  
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
CITY PLANNING  
MICHAEL J. LOGRANDE  
DIRECTOR  
OFFICE OF  
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200 N. SPRING STREET, 7<sup>TH</sup> FLOOR  
LOS ANGELES, CA 90012  
(213) 978-1318  
FAX: (213) 978-1334  
[www.planning.lacity.org](http://www.planning.lacity.org)

December 7, 2010

Julian Colker (A)  
Group 7, LLC  
219 West 7<sup>th</sup> Street  
Los Angeles, CA 90014

Broadway Exchange Building, LLC (O)  
708 South Broadway  
Los Angeles, CA 90014

Veronica Becerra (R)  
Rabuild Commercial  
417 B. West Foothill Boulevard, #157  
Glendora, CA 991741

CASE NO. ZA 2010-2511(CUB)  
CONDITIONAL USE  
221 West 7<sup>th</sup> Street (219-225 West 7<sup>th</sup>  
Street; 657-660 South Broadway)  
Central City Planning Area  
Zone : [Q]C5-4D-CDO  
D.M. : 127-5A211  
C.D. : 14  
CEQA : ENV-2010-2512-MND  
Legal Description: FR Lot 6, Block 17  
Ord's Survey Tract

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 full line of alcoholic beverages for on-site consumption in conjunction with a 2,015 square-foot bar/lounge in the [Q]C5-4D-CDO 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-2010-2512-MND (Exhibit "B"). The applicant shall print all mitigation measures on the building plans.
8. Approved herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a 2,015 square-foot bar/lounge seating 48 patrons on the ground floor and 35 patrons on the mezzanine, with operating hours from 11:00 a.m. to 1:45 a.m. Monday through Friday and 10:00 a.m. to 1:45 a.m. Saturday and Sunday. There will be no business conducted between the hours of 2:00 a.m. and 10:00 a.m., including but not limited to private or promotional events.
9. This grant shall have a life of ten years after which the applicant shall file for and win approval of a plan approval from the Office of Zoning Administration in order to continue the sale of a full line of alcoholic beverages for on-site consumption.
10. If at any time during the period of the grant, should documented evidence be submitted showing continue violations of any conditions of the grant resulting an unreasonable level of disruption of interference with the peaceful enjoyment of the adjoining business, or residents and neighboring properties, the Zoning Administrator will have the right to require "The Petitioner" to file for a plan approval application together with the associated fees, to hold a public hearing to review the Petitioners compliance with and the effectiveness of the conditions of the grant. The Petitioner shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained (Applicant volunteered).
11. Prior to the issuance of any permits for the erection, construction, addition to, or exterior structural alterations of any building or structure, including but not limited to signage, awnings and other similar appurtenances within the Community Design Overlay boundaries, the applicant shall obtain written clearances from the City Planning Department. A Planning clearance is also required for modifications to existing signs, awnings, and other appurtenances on the exterior of buildings.

12. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.
13. There shall be no Adult Entertainment of any type pursuant to Section 12.70 of the LAMC.
14. No pay phone shall be maintained on the exterior of the property.
15. There shall be no coin-operated games or video machines.
16. The operator shall be responsible for maintaining free of litter the area adjacent to the property.
17. Any music, sound or noise emitted from the subject businesses shall comply with the noise regulations in the LAMC. All outside personnel associated with music performance and/or acoustical sound shall follow the City's noise regulations and required to comply.
18. Applicant and its operator shall provide a detailed security plan to be approved by LAPD prior to opening.
19. A dress code shall be required to the satisfaction of the LAPD Vice. A copy of the established dress code shall be posted and visible near the main entrance.
20. The operator shall install and maintain surveillance cameras in all areas of the premises, and a 30-day video library that covers all common areas of such business, high rise area, including all high-risk areas and entrances or exits. The tapes shall be made available to the Police Department upon request.
21. Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products shall be installed on the premise at each point-of-sale location. 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 beverage or tobacco products.
22. Within twelve months of the effective date of this determination, all personnel acting in the capacity of a manager of the premises shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department. All employees who serve 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.
23. Other than the main door to the premises, the doors shall be equipped on the inside with automatic locking devices and will remain closed at all times. No doors other than the main door shall be used by means of access to the premises and used for egress solely for emergency purposes.

24. The business operator shall maintain on the premises, and present upon request to any law enforcement officer, a copy of the Business Permit and insurance information.
25. No person under the age of 21 shall serve alcoholic beverages (Applicant volunteered).
26. Live entertainment is limited to piano or jazz trio (Applicant volunteered).
27. No self-service of alcoholic beverages is permitted. A service provider will serve alcoholic beverages to customers poured from behind a counter or bar (Applicant volunteered).
28. No happy hour or reduced priced drinks shall be permitted. (Applicant volunteered)
29. The sale of distilled spirits by the bottle for the same day or future consumption is prohibited (Applicant volunteered).
30. There will be no exterior advertising or signs of any kind advertising or directed to the exterior promoting or indicating the availability of alcoholic beverages. Interior signs which are visible to the outside will be clearly a violation of this condition (Applicant volunteered).
31. 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.
32. 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 December 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 November 17, 2010, 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 subject site is located in the Central City Community Plan and has a Regional Center Commercial land use designation. The project site is an 8,513 square-foot lot, located at the northeast corner of Broadway and 7<sup>th</sup> Street. The site is developed with the historic Haas Building, a mixed-use apartment building with ground floor retail uses. The proposed 2,015 square-foot tenant space is currently occupied with a retail store, with the frontage off 7<sup>th</sup> Street. The building is occupied by commercial on the ground that includes: a restaurant, mini-mart, cash checking store, appliance, office uses on the 2<sup>nd</sup> floor, and apartment units on the upper floors. The site is subject to Historic Preservation Review, located in the Broadway Community Design Overlay, Downtown Adaptive Reuse Incentive Area, Central Business District Redevelopment Project Area, City Center Redevelopment Project Area, Central City and Downtown Parking areas, subject to a five-foot Building Line, and within Fire District Nos. 1 and 2.

The applicant is requesting to allow the on-site sale and dispensing of a full line of alcoholic beverages, in conjunction with a 2,015 square-foot bar/lounge with live entertainment and 48 seats on the 1,211 square-foot ground floor level and 35 seats in the 733 square-foot mezzanine level, with proposed hours of operation from 10:00 a.m. to 1:45 a.m., Saturday

and Sunday; and 11:00 a.m. to 1:45 a.m., Monday through Friday. The bar/lounge will occupy an existing tenant space that is currently occupied by a retail store.

The Haas Building was built in 1915, with no on-site parking. The applicant is anticipating that many of the patrons will be walking to the proposed bar/lounge from nearby residents and commercial buildings. The building is located in front of a Metro Bus stop and accessible by Dash Lines B, D, and E. A parking structure is located across the street.

A letter was received from the Downtown Los Angeles Neighborhood Council and supports the project as it will serve the downtown's employees, residents, and visitors. The applicant has submitted volunteered conditions. Copies of the letter and applicant conditions are located in the case file.

Surrounding uses consist of a multi-story jewelry and commercial buildings to the north in the [Q]C5-4D-CDO Zone, retail uses and a parking structure to the south across 7<sup>th</sup> Street in the [Q]C5-4D-CDO Zone, multi-story St. Vincent Jewelry center to the west across Broadway in the [Q]C5-4D-CDO Zone, and a mixed-use commercial and residential building to the east across an alley in the C5-4D Zone.

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:

Case No. ZA 2009-1889(CUB): On October 6, 2009, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a bar with live entertainment in the C2-4D Zone, located at 626 South Spring Street, Unit A.

Case No. ZA 2007-4208(CUB): On June 4, 2008, the Zoning Administrator approved a conditional use permit to allow the sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption in conjunction with a ground floor restaurant and a basement bar/lounge, considered as one establishment, located within a 12-story mixed-use development, located at 760 South Hill Street.

Case No. ZA 2009-0094(CUB)(CUX): On May 5, 2008, the Zoning Administrator dismissed a Conditional Use Permit to allow dancing in conjunction with a 5,980 square-foot restaurant in the C5-4D Zone insomuch as the applicant withdrew the request, approved a Conditional Use Permit to allow: the sale and dispensing of beer and wine for off-site consumption in a 1,565 square-foot retail shop; the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 900 square-foot bar with live entertainment; and the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a 5,980 square-foot restaurant with live entertainment in the C5-4D Zone, 752-754 South Broadway, located at 223 West 8<sup>th</sup> Street.

Case No. ZA 2006-5827(CUB): On October 16, 2006, the Zoning Administrator approved a conditional use to permit the sale and dispensing for consideration of beer and wine for on-site consumption as a use accessory to a restaurant, located at 322-324 West 7th Street.

Case No. ZA 2005-5628(CUB): On December 1, 2005, the Zoning Administrator approved a conditional use permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a proposed restaurant and bar in the C2-4 Zone, 626 South Spring Street, located at 215 West 6th Street.

Case No. ZA 2004-5791(CUB): On January 21, 2005, the Zoning Administrator approved a request for a Conditional Use Permit, to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing dance hall, located at 740 South Broadway.

Case No. ZA 2003-7712(CUB): On January 29, 2004, the Zoning Administrator approved a conditional use permit to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a proposed bar/lounge with live entertainment on the lower level of an existing building, located at 215 West 6th Street.

The Central City Plan Map designates the property for Regional Center Commercial land use with the corresponding zones of CR, C1.5, C2, C4, R3, R4, R5, RAS3, and RAS4. The property is subject to Historic Preservation Review, located in the Broadway Community Design Overlay, Central Business District Redevelopment Project Area, and City Center Redevelopment Project Area. Staff has inquired with the Office of Historic Resources, if the proposed project would require a Historic Report based on the age of the building and since the project is subject to Historic Preservation Review. Staff of OHR has indicated that a report was not necessary for tenant improvements and a building permit sign-off will be required by the office since the project is subject to Historic Preservation Review.

7<sup>th</sup> Street is a Modified Secondary Highway with an 85-foot width at the project's street frontage.

Broadway is a Modified Secondary Highway with an 80-foot width.

The alley has a 20-foot width.

#### Comments from Other Departments or the General Public

Three calls were received regarding the proposed project. The callers had general questions of the project and had general questions of receiving a hearing notice. A letter of support was received from the Downtown Los Angeles Neighborhood Council.

#### Public Hearing

The public hearing was held on November 17, 2010 in City Hall. The hearing was attended by the applicant, the applicant's representative, area residents, LAPD Vice, and a

representative from Council District 14. Veronica Becerra made the following statements in support of the proposed project:

- This is a proposed neighborhood bar with food
- It is located in the Historic Hass Building on the ground floor and mezzanine
- It is a mixed-use building
- 16 security cameras will be installed
- There is no on-site parking
- There will be security in the bar after 10:00 p.m., and the building has 24-hour security that patrols
- We understand the issues of the area
- We have met with LAPD to discuss the unique circumstances and have conditions
- We have letters of support from residents and businesses
- This will improve the corner and make it more secure
- No one under the age of 21 is permitted
- There will be ambient, non amplified live entertainment consisting of a jazz singer or guitarist with three musicians at the most
- We will have no drink specials

Edel Vizcarra from CD 14 stated that their office supports the request and feels it will be a great addition to the nightlife downtown.

Rabbi Mosche Greenwald made the following statements:

- I live with my family and also have an office in the building
- This will be a wonderful addition to the neighborhood
- This corner has been struggling
- We are trying to maintain growth
- The more businesses open late at night, the safer and more vibrant the neighborhood will be

Officer Crescenza from LAPD Vice stated that she spoke with the applicant and wanted to make sure they had a dress code to discourage students from attending. She was glad that there would be no dancing. Her office's primary concern is public safety.

### **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 on-site consumption 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 Central City Community Plan and has a Regional Center Commercial land use designation. The project site is an 8,513 square-foot lot, located at the northeast corner of Broadway and 7<sup>th</sup> Street. The site is developed with the historic Haas Building, a mixed-use apartment building with ground floor retail uses. The proposed 2,015 square-foot tenant space is currently occupied with a retail store, with the frontage off 7<sup>th</sup> Street. The building is occupied by commercial on the ground that includes: a restaurant, mini-mart, cash checking store, appliance, office uses on the 2<sup>nd</sup> floor, and apartment units on the upper floors.

The applicant is requesting to allow the on-site sale and dispensing of a full line of alcoholic beverages, in conjunction with a 2,015 square-foot bar/lounge with live entertainment and 48 seats on the 1,211 square-foot ground floor level and 35 seats in the 733 square-foot mezzanine level, with proposed hours of operation from 10:00 a.m. to 1:45 a.m., Saturday and Sunday; and 11:00 a.m. to 1:45 a.m., Monday through Friday. The applicant believes the proposed bar will compliment the surrounding commercial uses that will attract more patrons to the neighborhood. The rapid residential growth in this area warrants an increase in hospitality-focused venues. The existing retail uses at the site sell cheap merchandise during the day, typical of other similar stores on Broadway, and it is closed up at night. The proposed bar will put more eyes on the street in the evening and should result in an increase in pedestrian activity. Only patrons 21 years and older will be admitted into the bar/lounge and electronic age identification devices will be used for enforcement. Live entertainment is associated with the proposed use, but no patron dancing. The bar will be desirable to the public convenience and welfare as it is near both residential and commercial uses and is zoned for such. The bar is at a convenient location that residents can reach by walking or public transit.

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

Surrounding uses consist of a multi-story jewelry and commercial buildings to the north in the [Q]C5-4D-CDO Zone, retail uses and a parking structure to the south across 7<sup>th</sup> Street in the [Q]C5-4D-CDO Zone, multi-story St Vincent Jewelry center to the west across Broadway in the [Q]C5-4D-CDO Zone, and a mixed-use commercial and residential building to the east across an alley in the C5-4D Zone. As proposed, the use will serve public convenience and welfare and as sited, the location is compatible with the surrounding community. The proposed bar in conjunction with the imposition of a number of conditions addressing noise and alcohol-related issues will safeguard public welfare and enhance public convenience.

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

The site has a land use designation of Regional Center Commercial which is defined in the Citywide General Plan Framework Element as "centers intended to serve as the focal points of regional commerce, identity, and activity". They serve population of 250,000 to 500,000 residents. The physical characteristics for regional centers include "areas containing mid- and high-rise structures concentrated along arterial or secondary highway street frontages. The intensity of activity and incorporation of retail uses in the ground floor of these structures should induce considerable pedestrian activity". The proposed sale of alcohol for on-site consumption will not be materially detrimental because the location on 7<sup>th</sup> Street is an appropriate location for a bar for area workers and residents to attend. It will activate the ground floor of the historic building. As conditioned, the grant to permit the sale of alcohol for on-site consumption will not be materially detrimental to the character of the immediate neighborhood.

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 these 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 Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the city into 35 Community Plans.

The Central City Plan Map designates the property for Regional Center Commercial land use with the corresponding zones of CR, C1.5, C2, C4, R3, R4, R5, RAS3, and RAS4. The subject property is planned and zoned for commercial and residential uses. The proposed request for the sale of on-site alcohol in conjunction with the bar is consistent with the commercial land use discussion of the Community Plan, including:

Objective 2-4: To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.

Policy 2-4.1: Promote night life activity by encouraging restaurants, pubs, night clubs, small theaters, and other specialty uses to reinforce existing pockets of activity.

The use would help serve as a catalyst to encourage additional investment in the immediate vicinity, enhancing the viability of area stores and businesses. The project would provide a street-level use which would serve to encourage pedestrian activity in the area. The proposed bar would be consistent with the commercial land

use designation. Therefore, the proposed project is in harmony with the General Plan.

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

The approval of the conditional use request will not adversely affect the welfare of the community. The subject property is zoned for commercial uses and will be utilized as such with the proposed neighborhood bar/lounge with the sale of food. The use will not adversely affect the economic welfare of the community because the bar/lounge will positively impact the financial health of the property and improve the economic vitality of the area via increases in taxable revenue and local employment. The project will provide much needed economic revitalization to the community. The approval of the conditional use will not adversely affect the welfare of the community.

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 State Department of Alcoholic Beverage Control (ABC), there are three off-site licenses and four on-site licenses allocated to Census Tract No. 2073.00 while there is 10 off-site license and 38 on-site licenses existing. The applicant is proposing to add one on-site license to 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 proposed bar 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. 153, which has jurisdiction over the subject property, a total of 284 crimes were reported in 2009, compared to the citywide average of 235 crimes and 282 crimes in the high crime reporting district for 2008. Crime reporting statistics for 2009 are not yet available. The applicant has volunteered numerous conditions, in coordination with the Neighborhood Council and LAPD, related to the service of alcohol that will further reduce any potential crime issues. Despite possible concerns regarding over concentration of on-sale liquor licenses and crime, the subject property is located within an intensive commercial 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 following sensitive uses are located within a 1,000-foot radius of the project site:

- Catedral de la Fe – 703 South Broadway
- Single and multi-family uses in the R Zones

The applicant worked with LAPD and the Neighborhood Council to mitigate their concerns about the operation of the proposed project. The surrounding neighborhood has been and continues to be a commercial neighborhood with a mixture of retail, restaurant, and residential uses. The applicant understands the character of the neighborhood as he manages the subject building and is committed to help preserve such character through responsible service of alcohol in conjunction with the operation of the bar.

#### ADDITIONAL MANDATORY FINDINGS

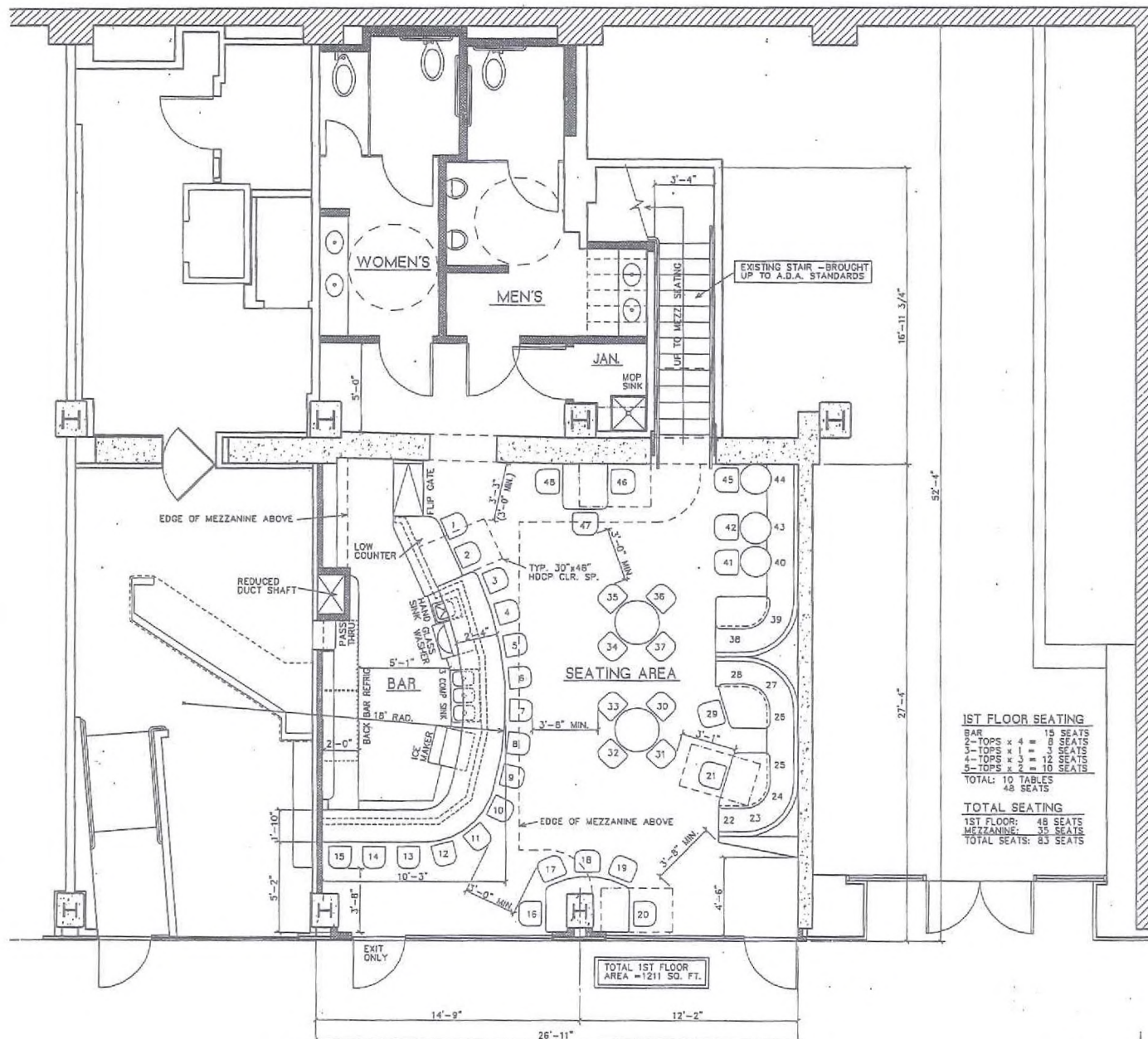
8. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
9. On November 10, 2010, the City Planning Department issued Mitigated Negative Declaration No. ENV-2010-2512-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.

*Maya E. Zaitzevsky*

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

MEZ:jjq

cc: Councilmember Jose Huizar  
Fourteenth District  
Adjacent Property Owners



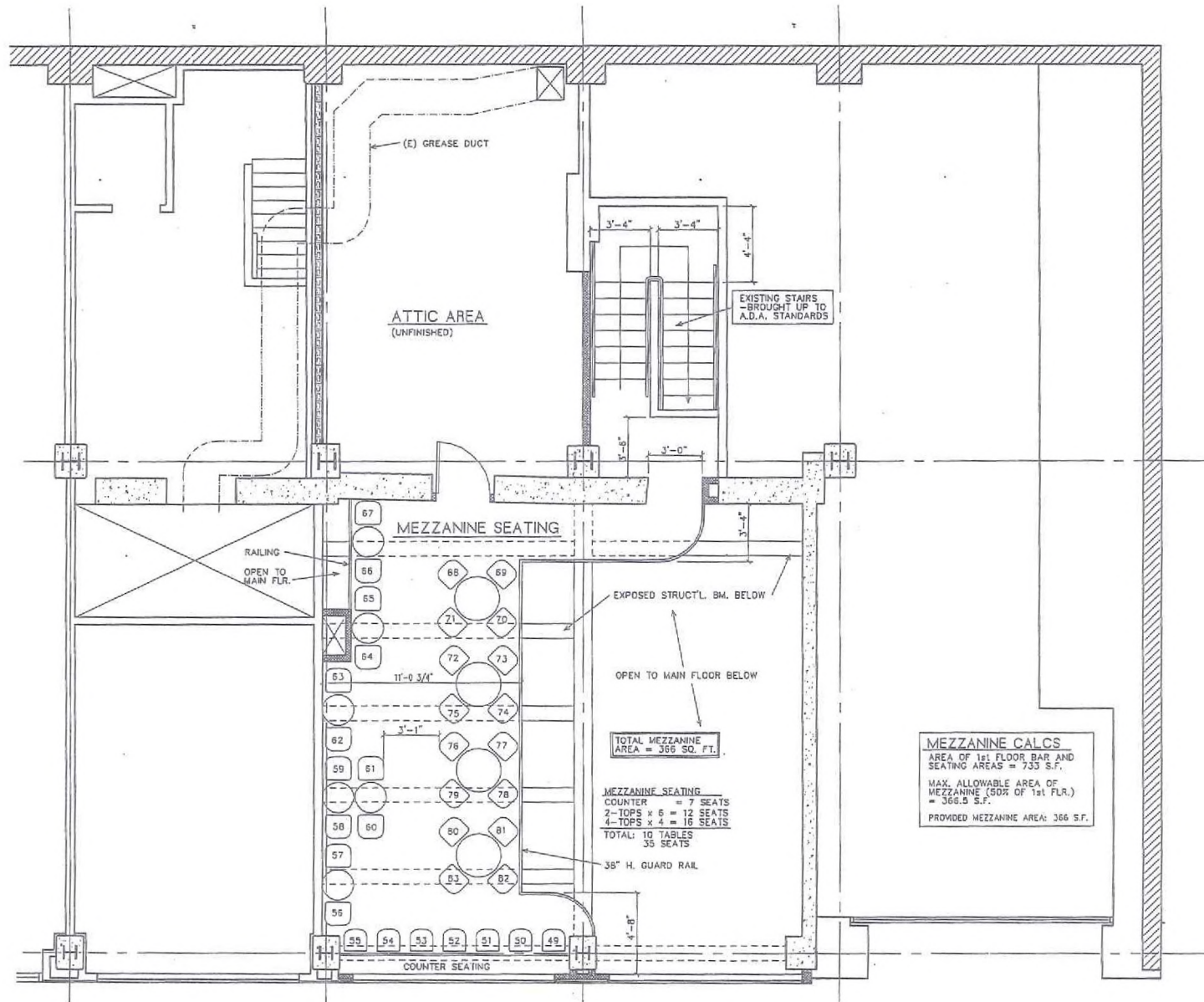
**1ST FLOOR SEATING**  
 BAR 15 SEATS  
 2-TOPS x 4 = 8 SEATS  
 3-TOPS x 1 = 3 SEATS  
 4-TOPS x 1 = 4 SEATS  
 5-TOPS x 2 = 10 SEATS  
**TOTAL: 10 TABLES**  
**48 SEATS**

**TOTAL SEATING**  
 1ST FLOOR: 48 SEATS  
 MEZZANINE: 35 SEATS  
**TOTAL SEATS: 83 SEATS**

**7TH STREET BAR - MAIN FLOOR LAYOUT - SCHEME D**  
 JCT 9/1/10 1/4" = 1'-0"

1 of 2  
 ZA-2010-2511-00

ZA 2010 2511



7TH STREET BAR -MEZZANINE LAYOUT-SCHEME D

JCT 9/1/10

1/4" = 1'-0"

2 2  
EA-2010-2511-WO

**I-90. Aesthetics (Vandalism)**

- Environmental impacts may result from project implementation due to graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

**I-120. Aesthetics (Light)**

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

**VII-10. Green House Gas Emissions**

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level though compliance with the following measure(s):
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

**XIV-10. Public Services (Fire)**

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

**XIV-30. Public Services (Police)**

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a less than significant level by the following measure:
- 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. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

**XVII-60. Utilities (Local Water Supplies - Restaurant, Bar, or Nightclub)**

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Install/retrofit high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- Install/retrofit restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- Install/retrofit and utilize only restroom faucets of a self-closing design.
- Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

**EXHIBIT "B"**

- Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

**XVII-90. Utilities (Solid Waste Recycling)**

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:
- **(Operational)** 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.

15. APN: 5144-002-023  
CLINTON INVESTMENTS LLC,  
648 S BROADWAY  
LOS ANGELES CA 90014-1807

16. APN: 5144-002-025  
BROADWAY EXCHANGE BUILDING LLC  
708 S BROADWAY  
LOS ANGELES CA 90014-2802

26. APN: 5144-003-040, 042  
LOS ANGELES UNITED INVESTMENT  
650 S HILL ST #1010  
LOS ANGELES CA 90014-1752

31. APN: 5144-026-023  
ONEWEST BK FSB  
7700 W PARMER LN #D200  
AUSTIN TX 78729

32. APN: 5144-026-024  
BENJAMIN FIGUEROA  
613 DELHI PL  
FULLERTON CA 92833

33. APN: 5144-026-025  
SEBASTIEN REANT  
9903 SANTA MONICA BLVD #352  
BEVERLY HILLS CA 90212-1671

34. APN: 5144-026-026  
JON HIGGINS  
215 W 7TH ST #303  
LOS ANGELES CA 90014-1928

35. APN: 5144-026-027  
SACHIKO SUEKI & PRAISAN TEERAPAT  
4326 LINDBLADE DR  
LOS ANGELES CA 90066

36. APN: 5144-026-028  
ARVN & VINEETA PREM  
24101 MARATHON ST  
MISSION VIEJO CA 92691

37. APN: 5144-026-029  
ELAYNE K WYPYSZYNSKI  
215 W 7TH ST #306  
LOS ANGELES CA 90014-1928

38. APN: 5144-026-030  
KENNETH J MOLINA  
4602 RUSSELL AVE  
LOS ANGELES CA 90027

39. APN: 5144-026-031  
ROBERT VARGAS  
215 W 7TH ST #308  
LOS ANGELES CA 90014-1928

40. APN: 5144-026-032  
PAUL VEGA  
215 W 7TH ST #309  
LOS ANGELES CA 90014-1928

41. APN: 5144-026-033  
INDY MAC FEDL BK FSB  
155 N LAKE AVE  
PASADENA CA 91101

42. APN: 5144-026-034  
RONALD SHEROUSE  
307 MONTANA AVE #202  
SANTA MONICA CA 90403-1257

43. APN: 5144-026-035  
KYLIE RAMIREZ  
4532 EMERALD WAY  
CULVER CITY CA 90230

44. APN: 5144-026-036  
MACK F GARLAND  
215 W 7TH ST #401  
LOS ANGELES CA 90014-1928

45. APN: 5144-026-037  
ASHLEE L WISMACH  
371 ELM AVE #D11 BEACONSFIEL CN  
QUEBEC H9W 5Z4 CN -

46. APN: 5144-026-038  
ALI SADAGHIANI  
215 W 7TH ST #403  
LOS ANGELES CA 90014-1928

47. APN: 5144-026-039  
DANIEL J SANDERS  
PO BOX 4135  
CULVER CITY CA 90231-4135

48. APN: 5144-026-040  
RICHARD CREGENZAN  
215 W 7TH ST #405  
LOS ANGELES CA 90014-1928

49. APN: 5144-026-041  
TONY PARK  
215 W 7TH ST #406  
LOS ANGELES CA 90014-1928

50. APN: 5144-026-042  
ANDREW J TAYLOR  
215 W 7TH ST #407  
LOS ANGELES CA 90014-1928

51. APN: 5144-026-043  
JOHN Y LEE  
800 WILSHIRE BLVD #530  
LOS ANGELES CA 90017-2611

52. APN: 5144-026-044  
LUIS M AGUILAR  
215 W 7TH ST #409  
LOS ANGELES CA 90014-1928

53. APN: 5144-026-045  
MOLLY B BROWN  
215 W 7TH ST #410  
LOS ANGELES CA 90014-1928

54. APN: 5144-026-046  
WILLIAM K LARKIN  
215 W 7TH ST #411  
LOS ANGELES CA 90014

55. APN: 5144-026-047  
TODD D BLICKENSTAFF  
215 W 7TH ST #412  
LOS ANGELES CA 90014-1928

56. APN: 5144-026-048  
CALEB K WESTBAY  
215 W 7TH ST #501  
LOS ANGELES CA 90014-1928

57. APN: 5144-026-049  
STEVEN G & MARCELLA T KORSHAK  
607 S HILL ST #911  
LOS ANGELES CA 90014

58. APN: 5144-026-050  
HERIBERTO BARRIOS  
3714 E 58TH ST #B  
MAYWOOD CA 90270-4614

59. APN: 5144-026-051  
RAFAEL GAETA & GIOVANNI TORRES  
215 W 7TH ST #504  
LOS ANGELES CA 90014-1965

60. APN: 5144-026-052  
JASON RIDER  
215 W 7TH ST #505  
LOS ANGELES CA 90014-1965

61. APN: 5144-026-053  
SUNDERA V & ESTHER ARIATHURAI  
5309 LA CANADA BLVD  
LA CANADA FLINTRIDGE CA 91011-1724

62. APN: 5144-026-054  
CYNTHIA V AGUIRRE  
1866 WILSHIRE BLVD #870  
LOS ANGELES CA 90024

63. APN: 5144-026-055  
ALLISON SANBORN  
215 W 7TH ST #508  
LOS ANGELES CA 90014-1965

64. APN: 5144-026-056  
SCOTT W & VICTORIA C GORDON  
1990 N CALIFORNIA BLVD #940  
WALNUT CREEK CA 94596-3745

65. APN: 5144-026-057  
MARIO D MOJARRO  
2229 S DATE AVE  
ALHAMBRA CA 91803

66. APN: 5144-026-058  
PAMELA PORTILLO  
637 CRESCENT LN  
VISTA CA 92084-7033

67. APN: 5144-026-059  
ANH QUACH & NICOLE ARNESON  
155 S WESTMORELAND AVE  
LOS ANGELES CA 90004

68. APN: 5144-026-060  
DEBRA M BROWN  
1356 E GLADWICK ST  
CARSON CA 90746

69. APN: 5144-026-061  
JIN LONG & GREGORY C YU  
215 W 7TH ST #1302  
LOS ANGELES CA 90014-1965

70. APN: 5144-026-062  
TIMOTHY R GRANT  
215 W 7TH ST #603  
LOS ANGELES CA 90014-1965

71. APN: 5144-026-063  
JAMES H & SUNNY M RHEE  
4120 CHURCHILL DOWNS DR  
YORBA LINDA CA 92886-7031

72. APN: 5144-026-064  
PRISCILLA O CHANG  
215 W 7TH ST #605  
LOS ANGELES CA 90014-1965

73. APN: 5144-026-065  
NEVA & PAUL L CHEVALIER  
215 W 7TH ST #606  
LOS ANGELES CA 90014-1965

74. APN: 5144-026-066  
MATTHEW E MACCABE & JENNIFER A  
SOLTIS  
215 W 7TH ST #607  
LOS ANGELES CA 90014-1965

75. APN: 5144-026-067  
ZHAN C WANG  
215 W 7TH ST #608  
LOS ANGELES CA 90014-1965

76. APN: 5144-026-068  
JOHN W FAGERHOLM  
201 E ANGELENO AVE #412  
BURBANK CA 91502-2956

77. APN: 5144-026-069  
BRENDA M WARE  
215 W 7TH ST #610  
LOS ANGELES CA 90014-1965

78. APN: 5144-026-070  
JOSE L GUTIERREZ  
215 W 7TH ST #611  
LOS ANGELES CA 90014-1965

79. APN: 5144-026-071  
LEONA W BEATTY  
215 W 7TH ST #612  
LOS ANGELES CA 90014-1965

80. APN: 5144-026-072  
MELISA F SPRATTLING  
215 W 7TH ST #701  
LOS ANGELES CA 90014-1965

81. APN: 5144-026-073  
BAHAR REGHABI  
215 W 7TH ST #702  
LOS ANGELES CA 90014-1965

82. APN: 5144-026-074  
SEPIDEH S REGHABI  
PO BOX 25245  
LOS ANGELES CA 90025-0245

83. APN: 5144-026-075  
IGNACIO GIL  
215 W 7TH ST #704  
LOS ANGELES CA 90014-1965

84. APN: 5144-026-076  
CHUL BAEK SEUNG  
215 W 7TH ST #705  
LOS ANGELES CA 90014-1965

85. APN: 5144-026-077  
MAXINE J KENIN  
274 CEDAR CT  
WYCKOFF NJ 07481-2623

86. APN: 5144-026-078  
PAUL LEE  
215 W 7TH ST #707  
LOS ANGELES CA 90014-1966

87. APN: 5144-026-079  
JAY J PARK  
645 W 9TH ST #615  
LOS ANGELES CA 90015

88. APN: 5144-026-080  
JONATHAN SMITH  
215 W 7TH ST #709  
LOS ANGELES CA 90014-1966

89. APN: 5144-026-081  
JEFFREY L MALINOVITZ  
12312 OXNARD ST  
NORTH HOLLYWOOD CA 91606-4626

90. APN: 5144-026-082  
ROBERT A & URSULA A PALACIOS  
4677 TORREY PINES DR  
CHINO HILLS CA 91709

91. APN: 5144-026-083  
LARRY G & CONNIE R WEAVER  
2606 FOX CREEK RD  
BLOOMINGTON IL 61704-5264

92. APN: 5144-026-084  
OSCAR RODRIGUEZ & BRIAN H  
KRINSKY  
215 W 7TH ST #801  
LOS ANGELES CA 90014-1966

93. APN: 5144-026-085  
ALISTAIR I CHANG  
215 W 7TH ST #802  
LOS ANGELES CA 90014-1966

94. APN: 5144-026-086  
ROBERT A NEWPORT  
2113 LOMA VISTA PL  
LOS ANGELES CA 90039

95. APN: 5144-026-087  
KURT D MAXEY  
215 W 7TH ST #804  
LOS ANGELES CA 90014-1966

96. APN: 5144-026-088  
BRIAN BLAKE & ROGER GENDRON  
215 W 7TH ST #805  
LOS ANGELES CA 90014-1966

97. APN: 5144-026-089  
MI K KIM  
2221 8TH AVE  
LOS ANGELES CA 90018-1112

98. APN: 5144-026-090  
WILLIAM J & DEBORAH D PITRUZZELLI  
73130 CALLIANDRA ST  
PALM DESERT CA 92260-6089

99. APN: 5144-026-091  
CHARLES W & GAIL R EHRLER  
215 W 7TH ST #808  
LOS ANGELES CA 90014-1966

100. APN: 5144-026-092  
RAMON GARCIA  
215 W 7TH ST #809  
LOS ANGELES CA 90014-1966

101. APN: 5144-026-093  
CHARLES TIEN  
215 W 7TH ST #810  
LOS ANGELES CA 90014-1966

102. APN: 5144-026-094  
SANGMOOK LIM & HAN LEEKYUNG  
87 NEWPORT ST  
ARLINGTON MA 02476

103. APN: 5144-026-095  
WILLIAM J & IRIS F MCCLOSKEY  
215 W 7TH ST #812  
LOS ANGELES CA 90014-1966

104. APN: 5144-026-096  
FRANK E BYRD & RAMONA Y WRIGHT  
215 W 7TH ST #901  
LOS ANGELES CA 90014-1966

105. APN: 5144-026-097  
DAVID MARTINEZ  
215 W 7TH ST #902  
LOS ANGELES CA 90014-1966

106. APN: 5144-026-098  
MICHAEL P & LENA BAILEY  
215 W 7TH ST #903  
LOS ANGELES CA 90014-1966

107. APN: 5144-026-099  
DOMINIC BERBEO  
215 W 7TH ST #904  
LOS ANGELES CA 90014

108. APN: 5144-026-100  
AHMER S & HUMA F NABI  
7721 E MARGARET DR  
ANAHEIM CA 92808-2109

109. APN: 5144-026-101  
MICHAEL CASTAGNETTI  
46 THORNTON AVE  
VENICE CA 90291

110. APN: 5144-026-102  
FOSTER JULIE I 2008 TRUST  
8416 SKYLINE DR  
LOS ANGELES CA 90046-1041

111. APN: 5144-026-103  
LEM & LILLIAN YICK  
222 S CENTRAL AVE #410  
LOS ANGELES CA 90012-4234

112. APN: 5144-026-104  
SHIN & MARITHA LII KEH  
215 W 7TH ST #909  
LOS ANGELES CA 90014-1967

113. APN: 5144-026-105  
HOWARD PEI & JENQ ECHO  
1482 INDIANA AVE  
SOUTH PASADENA CA 91030-4110

114. APN: 5144-026-106  
MICHELLE WOLFF  
217 1/2 S POINSETTIA PL  
LOS ANGELES CA 90036

115. APN: 5144-026-107  
DENNIS HUNTER  
215 W 7TH ST #912  
LOS ANGELES CA 90014-1967

116. APN: 5144-026-108  
CAMERON K GIEDA  
215 W 7TH ST #1001  
LOS ANGELES CA 90014-1967

117. APN: 5144-026-109  
EDWARD FIGUEROA  
215 W 7TH ST #1002  
LOS ANGELES CA 90014-1967

118. APN: 5144-026-110  
MATTHEW A CARRILLO  
215 W 7TH ST #1003  
LOS ANGELES CA 90014-1967

119. APN: 5144-026-111  
US BANK  
3415 VISION DR  
COLUMBUS OH 43219

120. APN: 5144-026-112  
TERRY ROBERTS & EMMANUEL  
RAMIREZ  
215 W 7TH ST #1005  
LOS ANGELES CA 90014-1967

121. APN: 5144-026-113  
MUSSOLINI C AFRICANO  
215 W 7TH ST #1006  
LOS ANGELES CA 90014-1967

122. APN: 5144-026-114  
KEVIN THOENG  
215 W 7TH ST #1007  
LOS ANGELES CA 90014-1967

123. APN: 5144-026-115  
HEATHER HIXON  
215 W 7TH ST #1008  
LOS ANGELES CA 90014

124. APN: 5144-026-116  
BYONG C YI  
50 FANLIGHT  
IRVINE CA 92620-3436

125. APN: 5144-026-117  
ROBERT P MILLER  
215 W 7TH ST #1010  
LOS ANGELES CA 90014

126. APN: 5144-026-118  
MICHAEL D GERNADE & ELAINE J  
BAUTISTA  
2673 NEWELL ST #B  
LOS ANGELES CA 90039

127. APN: 5144-026-119  
ALLYSON CONNOLLY  
215 W 7TH ST #1012  
LOS ANGELES CA 90014-1967

128. APN: 5144-026-120  
MICHAEL P SIEGEL  
215 W 7TH ST #1101  
LOS ANGELES CA 90014-1967

129. APN: 5144-026-121  
NOEL F MCGINN & EULALIA SOTELO  
4048 ALBRIGHT AVE  
LOS ANGELES CA 90066-5402

130. APN: 5144-026-122  
THEODORE MONNEY  
215 W 7TH ST #1103  
LOS ANGELES CA 90014-1967

131. APN: 5144-026-123  
STEPHANIE ARCHER  
215 W 7TH ST #1104  
LOS ANGELES CA 90014-1967

132. APN: 5144-026-124  
MICHAEL C BAKER  
24140 LUPIN HILL RD  
HIDDEN HILL CA 91302

133. APN: 5144-026-125  
ALBERT DOMASIN & JIMMY AYALA  
977 WHITE KNOLL DR  
LOS ANGELES CA 90012-1312

134. APN: 5144-026-126  
BONNIE SHEREN  
215 W 7TH ST #1107  
LOS ANGELES CA 90014

135. APN: 5144-026-127  
DENISE C PATEL  
409 CENTER ST  
EL SEGUNDO CA 90245-4050

136. APN: 5144-026-128  
DAN CERNY & VIVIAN FRIEDMANN  
17800 BURBANK BLVD #306  
ENCINO CA 91316-1665

137. APN: 5144-026-129  
HWAN HYUN CHANG  
215 W 7TH ST #1110  
LOS ANGELES CA 90014-1967

138. APN: 5144-026-130  
BEN HILL  
215 W 7TH ST #601  
LOS ANGELES CA 90014-1965

139. APN: 5144-026-131  
DAVID V KURTZ - REYES  
215 W 7TH ST #1112  
LOS ANGELES CA 90014-1967

140. APN: 5144-026-132  
IAN BARNARD & ANEIL RALLIN  
215 W 7TH ST #1201  
LOS ANGELES CA 90014-1968

141. APN: 5144-026-133  
PORTER B & J C LIVING TRUST  
315 MARINE PL  
MANHATTAN BEACH CA 90266-4438

142. APN: 5144-026-134  
RODERICK M CASTRO  
16122 KIPLING CIR  
WESTMINSTER CA 92683-7710

143. APN: 5144-026-135  
MURIEL BLAKE  
13901 PALOMINO CREEK DR  
CORONA CA 92883-7903

144. APN: 5144-026-136  
DAVID M & JEANNINE A DENHOLM  
215 W 7TH ST #1205  
LOS ANGELES CA 90014-1968

145. APN: 5144-026-137  
ROMA S ROOSJEN  
1401 IRON STONE DR  
BAKERSFIELD CA 93312

146. APN: 5144-026-138  
OCCUPANT  
215 W 7TH ST #1207  
LOS ANGELES CA 90014

147. APN: 5144-026-139  
CATHERINE L TOMICZEK  
208 E BROADWAY # J603  
NEW YORK NY 10002

148. APN: 5144-026-140  
KAREN RAAE  
14050 MARQUESAS WAY #D  
MARINA DEL REY CA 90292

149. APN: 5144-026-141  
GEOFFREY APPLEBAUM & RITA  
OREGON  
2164 BALSAM AVE  
LOS ANGELES CA 90025-5942

150. APN: 5144-026-142  
MASSIMILLIAN PERETTI  
215 W 7TH ST #1211  
LOS ANGELES CA 90014

151. APN: 5144-026-143  
LEON I & KADJY A JONES  
215 W 7TH ST #1212  
LOS ANGELES CA 90014-1968

152. APN: 5144-026-144  
KAREN RAE  
120 ISLAND AVE #441  
SAN DIEGO CA 92101

153. APN: 5144-026-145  
HELEN E YU  
215 W 7TH ST #1302  
LOS ANGELES CA 90014-1968

154. APN: 5144-026-146  
JERRY T FERNANDEZ  
215 W 7TH ST #1303  
LOS ANGELES CA 90014-1968

155. APN: 5144-026-147  
FAITH C OSWALD & AURELIA S  
DAMORE  
1130 S FLOWER ST #315  
LOS ANGELES CA 90015

156. APN: 5144-026-148  
MICHAEL S BARNEY  
215 W 7TH ST #1305  
LOS ANGELES CA 90014

157. APN: 5144-026-149  
SCOTT ANDERSON  
215 W 7TH ST #1306  
LOS ANGELES CA 90014-1968

158. APN: 5144-026-150  
LUKE RAIMUNDO  
215 W 7TH ST #1307  
LOS ANGELES CA 90014

159. APN: 5144-026-151  
NELSON & ELIZABETH PENALOSA  
215 W 7TH ST #1308  
LOS ANGELES CA 90014

160. APN: 5144-026-152  
REUBEN E PACHECO  
141 WILTON DR  
LOS ANGELES CA 90004-4907

161. APN: 5144-026-153  
HAE J CHUNG  
215 W 7TH ST #1310  
LOS ANGELES CA 90014-1968

162. APN: 5144-026-154  
TIMOTHY JACOBSEN  
215 W 7TH ST #1311  
LOS ANGELES CA 90014-1968

163. APN: 5144-026-155  
JOHNNY THOMPSON & CHRISTINE  
BRASIL  
215 W 7TH ST #1401  
LOS ANGELES CA 90014-1968

164. APN: 5144-026-156  
NORMAN & F SHEREN  
215 W 7TH ST #1402  
LOS ANGELES CA 90014

165. APN: 5144-026-157  
VINCENT SILLAS  
7822 BURNS AVE  
DOWNEY CA 90241-4219

166. APN: 5144-026-158  
WADE E & LAUREN A HADER  
215 W 7TH ST #1404  
LOS ANGELES CA 90014-1968

167. APN: 5144-026-159  
BURTON U & LESLIE FARQUHARSON  
215 W 7TH ST #1405  
LOS ANGELES CA 90014-1968

168. APN: 5144-026-160  
YOLANDA FLORES  
221 ROBINSON ST  
LOS ANGELES CA 90026-4509

169. APN: 5144-026-161  
MARK D & M D HILL  
PO BOX 480196  
LOS ANGELES CA 90048-1196

170. APN: 5144-026-162  
ERNEST A & VAL Y LIU  
5520 PARKMOR RD  
CALABASAS CA 91302-1031

183. APN: 5144-014-038  
UNITED BROADWAY REAL ESTATE CO  
233 S BEAUDRY AVE #1110  
LOS ANGELES CA 90012-2070

206. APN: 5144-015-053  
ALMA D BARNES  
507 N IRVING BLVD  
LOS ANGELES CA 90004-1406

DIRECTOR OF PLANNING  
COMMUNITY REDEVELOPMENT  
AGENCY  
354 S SPRING ST  
LOS ANGELES CA 90013

DIRECTOR OF PLANNING  
MTA  
ONE GATEWAY PLAZA  
LOS ANGELES CA 90012

LA UNIFIED SCHOOL DISTRICT  
1425 S SAN PEDRO ST RM 404  
PO BOX 2298-TERMINAL ANNEX  
LOS ANGELES CA 90051

CALTRANS  
STATE OF CALIFORNIA  
PROPERTY DEVELOPMENT BRANCH #D  
100 S MAIN ST  
LOS ANGELES CA 90012

DEPARTMENT OF BUILDING & SAFETY  
201 N FIGUEROA ST RM 1050  
LOS ANGELES CA 90012