

**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

CD14

COUNCIL FILE NO. 11-0266

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	<u>GROUP 7 LLC</u>
Address	<u>219 WEST 7th ST. LA 90014</u>
Type of Business	<u>ON SITE 2015 Sq Ft BAR/LOUNGE</u>
Applicant	<u>Julian Colker</u>
Name	<u>219 WEST 7th St.</u>
Address	<u>310 666-0985</u>
Phone Number/Fax Number	
Property Owner	<u>BROADWAY EXCHANGE BUILDING LLC</u>
Name	<u>708 So BROADWAY</u>
Address	<u>310 666-0985</u>
Phone Number/Fax Number	
Representative	<u>Veronica BEZERRA</u>
Name	<u>412 B. W. FOOTHILL BLVD #157</u>
Address	<u>624 335. 4588</u>
Phone Number/Fax Number	

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

1. Has the City previously approved a conditional use permit for alcoholic beverage sales at this site?
Yes No If Yes, what is the City case number(s) ZA 2010-2511 CUB

2. Have you recently filed for a new conditional use permit? Yes No If Yes, provide the City case number(s) SUMMER 13-814505

3. Has a previous ABC license been issued? Yes No . 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 701 BROAD 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) use of historic Prop
- e. Contribute to the long term economic development (how) prop security, walkability
- f. Provide a beneficial cultural/entertainment outlet (specify) yes 24 hr. 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.

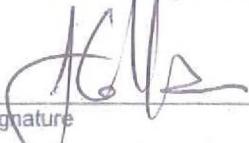
The City Council will evaluate these factors and make a decision on the overall merits of your request. Therefore, you should answer below as to why you believe any of these above listed beneficial or detrimental conditions apply to your project and provide any documented proof to support your belief:**

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

2-17-11

Date

State of CaliforniaCounty of Los AngelesOn 2/17/11 before me, Carmen Mendoza, Notary Public

Date

Name of Notary Public

personally appeared Zuri Barnes & Julian D. Colker

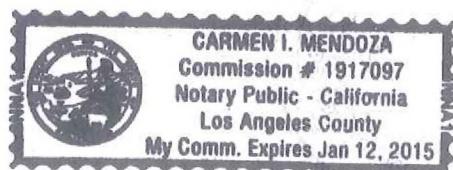
Name(s) of Signer(s)

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.



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 7th and Broadway in the historic core. A mixed use commercial high rise building with commercial business located on the ground and 2nd 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 7th 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 walkable 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.

*California Business and Professions Code Sections 23958 and 23958.4.

CP-7773 (08/29/02) rev. 3-27-03 P:\WORDPROC\CPFORMS\CP7000\7773.wpd

600 FT. ALCOHOL LIST

219 W. 7TH 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:

- B. THE GARDEN JUICE
322 W. 7TH ST.
- B. HAPPY CORNOR MARKET
700 S. SPRING ST.
- C. SPRING STREET
626 S. SPRING ST. #B
- C. THE FALLS
626 S. SPRING ST. #B
- C. L.A. EXCHANGE
618 S. SPRING ST.
- B. A-I MINI MARKET
213 W. 7TH ST.

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

219 W. 7TH ST.

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

- B. J. 7-ELEVEN
500 W. 7TH ST.
- C. K. CICADA RESTAURANT
617 S. OLIVE ST.
- C. L. ESQUIRE LIQUOR & DELI
619 ½ S. OLIVE ST.
- C. M. LOS ANGELES ATHLETIC CLUB
431 W. 7TH ST.

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

219 W. 7TH ST.

NONE

219 W. 74 St.



PREMISES ADDRESS:

221 W 7th St.
Los Angeles, CA (Central Vice)
"48"

LICENSE TYPE:

1. CRIME REPORTING DISTRICT

Jurisdiction unable to provide statistical data.

Reporting District: 152

Total number of reporting districts: 135

Total number of offenses: 266,451

Average number of offenses per district: 235

120% of average number of offenses: 282

Total offenses in district: 390

Location is within a high crime reporting district: Yes / No

2. CENSUS TRACT/UNDUE CONCENTRATION

Census Tract: 2073.00

Population: 3739 County Ratio

Number of licenses allowed: 96 Number of licenses available

Number of existing licenses: 96 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

Hoffman
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
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 Cntrct 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

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

[BACK](#) [NEW SEARCH](#)



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[Home](#)
[Help](#)
[Parcel Profile Report](#)
[LADBS Home](#)
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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
CURRENT STATUS:	Issued	CURRENT STATUS DATE:	11/22/2010

Permit Application Status History

No Progress	11/19/2010	OWZIE RADFORD
Ready to Issue	11/22/2010	OWZIE 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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[LADBS Home](#)
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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
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

[BACK](#) [NEW SEARCH](#)



Property Activity Report

[Home](#)
[219 W 7TH ST 90014](#)
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Parcel Profile Report	APPLICATION/ PERMIT NUMBER	PC / JOB NUMBER	TYPE	STATUS	STATUS DATE	EXCERPT OF WORK DESCRIPTION
	01016 10000 20679	--	Bldg- Alter/Repair	Permit Withdrawn	02/07/2002	REPLACE (25) EXISTING FIRE DOORS WITH NEW ONES SAME SIZE AND TYPE
LADBS Home	02016 10000 00398	--	Bldg- Alter/Repair	Issued	01/09/2002	BUILDING PUMP-ROOM IN BASEMENT. NON-BEAM-WALLS. FLOOR & CEILING EXISTING. 20
LAHD Property Activity Report	04016 10000 05918	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
Disclaimer	04016 10000 13137	B04LA00681	Bldg- Alter/Repair	Issued	07/09/2004	STRUCTURAL UPGRADE OF EXISTING 12 STORY BUILDING, NEW CONCRETE SHEARWALL. UPGRA
	04016 10000 16912	B04LA00681	Bldg- Alter/Repair	Application Submittal	08/27/2004	EARLY START PERMIT INTERIOR DEMOLITION OF NON-STRUCTURAL ITEMS IN BASEMENT LEVEL
	04016 10001 05918	B09LA01017	Bldg- Alter/Repair	Permit Finalized	04/28/2009	ADAPTIVE RE-USE. REDUCE NUMBER OF DWELLING UNITS FROM 73 TO 68 BY REMODELING 13
	05016 10000 18052	B05LA13356	Bldg- Alter/Repair	Permit Expired	07/07/2008	ROOF STRENGTHENING FOR ADDITIONAL LINE LOAD FLOOR CAPACITY FOR TOP UNIT AND PRIV
	09016 10000 00239	B09LA00129	Bldg- Alter/Repair	Application Withdrawn	02/03/2009	PROPOSED REMODEL TO EXISTING ADAPTIVE RE-USE BLDG APPROVED UNDER 04016-10000-059
	10016 10000 21107	B10LA12362	Bldg- Alter/Repair	Verifications in Progress	02/04/2011	TENANT IMPROVEMENT - CHANGE OF USE FROM RETAIL TO DRINKING ESTABLISHMENT (REST
	10016 10000 10929	B10LA06360	Bldg- Alter/Repair	Issued	09/03/2010	CHANGE OF USE FROM RETAIL TO RESTAURANT (TAKE OUT ONLY) 746 SQ. FT. INSTALL 3'-9"
	01041 10000 21801	--	Electrical	Permit Withdrawn	02/07/2002	REPLACING 25 FIRE DOORS
	01041 10000 13911	--	Electrical	Permit Expired	02/15/2005	Fire alarm system upgrade in existing 12 story retro fit building.
	02041 10000 00583	--	Electrical	Permit Finalized	04/24/2002	4-20 AMP CKTS. & 1 3-PHASE 20 AMP CKT. FOR SUMP PUMP.
	05041 10000 20759	X05LA04489	Electrical	Permit Expired	07/07/2008	INSTALL FIRE ALARM DEVICES.
	05041 10004 11853	E06LA01715	Electrical	Permit Finalized	02/24/2009	Changes to previously approved plans. Add a J-box to each window for the electr
	05041 10003 11853	X06LA06255	Electrical	Permit Expired	08/18/2008	SUPPL. PERMIT TO PERMIT #05041-10000-11853 FOR CHANGE OF CONTRACTOR FROM PFP INC
	05041 10002 11853	X05LA09892	Electrical	Permit Finalized	02/24/2009	SUPPL. PERMIT TO PERMIT #05041-10000-11853 FOR (2) SPIDER BOXES AND LOW VOLTAGE
	05041 10000 11853	E05LA00188	Electrical	Permit Finalized	02/24/2009	Conversion of commercial building to mixed use condominium/retail.
	05041 10000 13660	--	Electrical	Permit Expired	08/10/2007	misc. permit for new apartment building.
	05041 10001 11853	X05LA13278	Electrical	Permit Finalized	02/24/2009	misc. permit for new apartment building.
	06041 10001 20569	E06LA02461	Electrical	Permit Finalized	02/24/2009	REVISION TO PERMITTED SET OF PLANS- RECONNECT LOADS ON THE 10TH FL HOUSE PANELS
	06041 10000 28148	E06LA02458	Electrical	Application Withdrawn	11/21/2008	Rewiring of 6 units on 2nd floor and new penthouse on 12th floor.
	06041 10000 20569	X06LA15301	Electrical	Permit Expired	12/01/2008	This is a separate application for permit only. Plan check for the same work is
	06041 10002 20569	X08LA14568	Electrical	Permit Finalized	02/24/2009	This is an application for change of contractor.
	06041 30003 20569	E08WL00853	Electrical	Permit Finalized	02/24/2009	Modification to an approved set, clouded area only revision of 9/16/08 replace s
	08041 30000 21154	X08WL06244	Electrical	Permit Finalized	02/24/2009	SPA ON THE ROOF.
	08041 30000 07511	E08WL00346	Electrical	Permit Finalized	02/24/2009	T.I. for mixed used building (ground level). Install general lighting in the lo
	10041 10000 25552	X10LA20179	Electrical	Issued	12/28/2010	DIDGE COMMERCIAL 12/21, 22, 23/2010.
						REVISIONS TO PERMITTED SET OF PLANS-

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10041 10001 11911	E10LA01446	Electrical	Permit Finaled	10/29/2010	CHANGES IN THE LIGHTING SYSTEM ,INCLUDE MEZZ
10041 10000 11911	E10LA01036	Electrical	Permit Finaled	10/28/2010	CHANGE OF USE FROM RETAIL TO TAKE - OUT RESTAURANT (MEDITERRANE GRILL) . PLAN C
10041 20000 10935	X10VN08417	Electrical	Permit Closed	06/16/2010	GENERATOR POWER FOR EVENT AT LOFT SEVEN 6/14-6/17.
11041 10000 00107	E11LA00007	Electrical	Issued	01/21/2011	TENANT IMPROVEMENT - CHANGE OF USE FROM RETAIL TO DRINKING ESTABLISHMENT (REST
01046 10000 00845	--	Elevator	Permit Finaled	03/26/2002	MODERNIZATION CONTROLS FIXTURES, DOOR EQUIPMENT. ELEVATOR STATE #S: 011556 & 01
02046 10000 00203	--	Elevator	Permit Finaled	03/26/2002	REMOVE ELEVATOR FROM SERVICE (LAND), ELEVATOR #11558.
08046 10000 00298	M08LA00756	Elevator	Permit Finaled	05/13/2009	RESIDENTIAL ELEVATOR ON 12 TH FLOOR INSIDE DWELLING FOR OWNER USE ONLY.
09046 10001 00388	X09LA04646	Elevator	Permit Finaled	05/21/2009	SUPPLEMENTAL TO PERMIT #09046-10000-00388 TO CHANGE ADDRESS FROM 219 W 6TH ST TO
01043 10000 01082	M01LA00135	Fire Sprinkler	Permit Expired	05/16/2008	INSTALLING PUMP, SPRINKLERS SYSTEM.
01043 10002 01082	--	Fire Sprinkler	Permit Expired	03/26/2007	SUPPLEMENTAL PERMIT TO 01043*10000*01082, FOR ADDITIONAL FIRE PUMP.
01043 10001 01082	--	Fire Sprinkler	Permit Expired	03/31/2008	SUPPLEMENTAL PERMIT TO #01043-10000-01082. ADD (2) EXTRA TRIPS.
03043 10000 00428	--	Fire Sprinkler	Permit Finaled	10/29/2008	FIRE SPRINKLER PUMP TEST AS PER CORRECTION NOTICE S 49757
05043 10001 03147	X06LA06259	Fire Sprinkler	Permit Finaled	04/20/2009	SUPPL. PERMIT TO PERMIT #05043-10000-03147 FOR CHANGE OF CONTRACTOR FROM PFP INC
05043 10000 03147	M05LA09135	Fire Sprinkler	Permit Finaled	04/20/2009	INSTALL NEW FIRE SPRINKLER SYSTEM FOR EXISTING 12 STORY CHANGE OF USE FROM OFF
08043 10000 03357	M08LA00392	Fire Sprinkler	Application Withdrawn	10/28/2008	PLANCHECK FOR ALTERATIONS TO APPROVED PLANS (ADDING SIDEWALL AND PEND. INSIDE LI
08043 10001 00327	M08LA03453	Fire Sprinkler	Permit Finaled	03/31/2009	SUPPLEMENTAL APPLICATION FOR CAPPING AND ADDING 2 STANDPIPE 2 1/2" OUTLETS DUE T
08043 10000 03358	M08LA04344	Fire Sprinkler	Permit Finaled	04/20/2009	PLANCHECK FOR ALTERATIONS TO APPROVED PLANS .REVISED SPRINKLER SYSTEM FOR GROUND
08043 10001 03358	M08LA04424	Fire Sprinkler	Permit Finaled	04/20/2009	Plan check for sway brace and permit for added extended coverage heads.
08043 10000 00327	M08LA00392	Fire Sprinkler	Permit Finaled	04/20/2009	PLANCHECK FOR ALTERATIONS TO APPROVED PLANS (ADDING SIDEWALL AND PEND. INSIDE LI
09043 10000 00450	X09LA02718	Fire Sprinkler	Permit Finaled	04/20/2009	FIRE PUMP TEST.
01044 10000 06202	--	HVAC	Permit Finaled	04/13/2009	VENTILATION FOR A PUMP ROOM.
01044 10000 04967	M01LA00175	HVAC	Application Withdrawn	02/24/2009	Mechanical Room Ventilation
02044 10000 06465	M02LA00182	HVAC	Application Withdrawn	02/24/2009	DESIGN EXHUST SYSTEM FOR JEWELRY MART.
05044 10001 07806	M06LA04476	HVAC	Permit Finaled	04/13/2009	ventilation of DWP vault
05044 10000 07806	M05LA08318	HVAC	Permit Finaled	04/13/2009	INSTALL NEW HVAC SYSTEM AND STAIRWELL PRESSURIZATION FOR 13 STORY APPARTMENT BUI
08044 10000 08476	X08LA14675	HVAC	Permit Finaled	04/09/2009	Transfer of permit
09044 10000 02364	M09LA00837	HVAC	PC Approved	03/24/2009	ALTERATIONS TO APPROVED PLANS FOR BASEMENT AND SUB-BASEMENT SMOKE EVACUATION SYS
02042 10000 02804	--	Plumbing	Permit Expired	02/15/2008	Install sump pump, Zoeller 98-001.
04042 10001 34972	X06LA06257	Plumbing	Permit Finaled	04/25/2008	SUPPL. PERMIT TO PERMIT #04042-10000-34972 FOR CHANGE OF CONTRACTOR FROM PFP INC
04042 10000 34972	M04LA00459	Plumbing	Permit Finaled	10/17/2008	complete plumbing for a 12 story apartment building. 85/68 psi @ 258 feet. 4-inc
04042 10002 34972	M08LA00265	Plumbing	Permit Finaled	10/09/2008	Plan check for revisions of originally approved plans by Mike S. (1) gas pressu
08042 10001 15957	X08LA15507	Plumbing	Permit Finaled	10/23/2008	SUPPLEMENTAL TO PERMIT # 08042-10000-15957 FOR ADDITIONAL FIXTURES.
08042 10000 15957	X08LA14677	Plumbing	Permit Finaled	10/10/2008	Transfer of permit. Original permit under 04042-10k-34972

06045 10001 00289	X06LA15692	Pressure Vessel	Permit Finaled	08/25/2006	SUPPL. PERMIT TO PERMIT #06045-10000-00289 FOR (1) HOT WATER STORAGE.
06045 10000 00289	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



DEPARTMENT OF
CITY PLANNING

MICHAEL J. LOGRANDE
DIRECTOR

OFFICE OF
ZONING ADMINISTRATION
200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX: (213) 978-1334
www.planning.lacity.org

ANTONIO R. VILLARAIGOSA
MAYOR

December 7, 2010

Julian Colker (A)
Group 7, LLC
219 West 7th 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 7th Street (219-225 West 7th
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, 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 or 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 7th 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 7th Street. The building is occupied by commercial on the ground that includes: a restaurant, mini-mart, cash checking store, appliance, office uses on the 2nd 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 7th 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 8th 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.

7th 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 7th 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 7th Street. The building is occupied by commercial on the ground that includes: a restaurant, mini-mart, cash checking store, appliance, office uses on the 2nd 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 7th 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 7th 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.

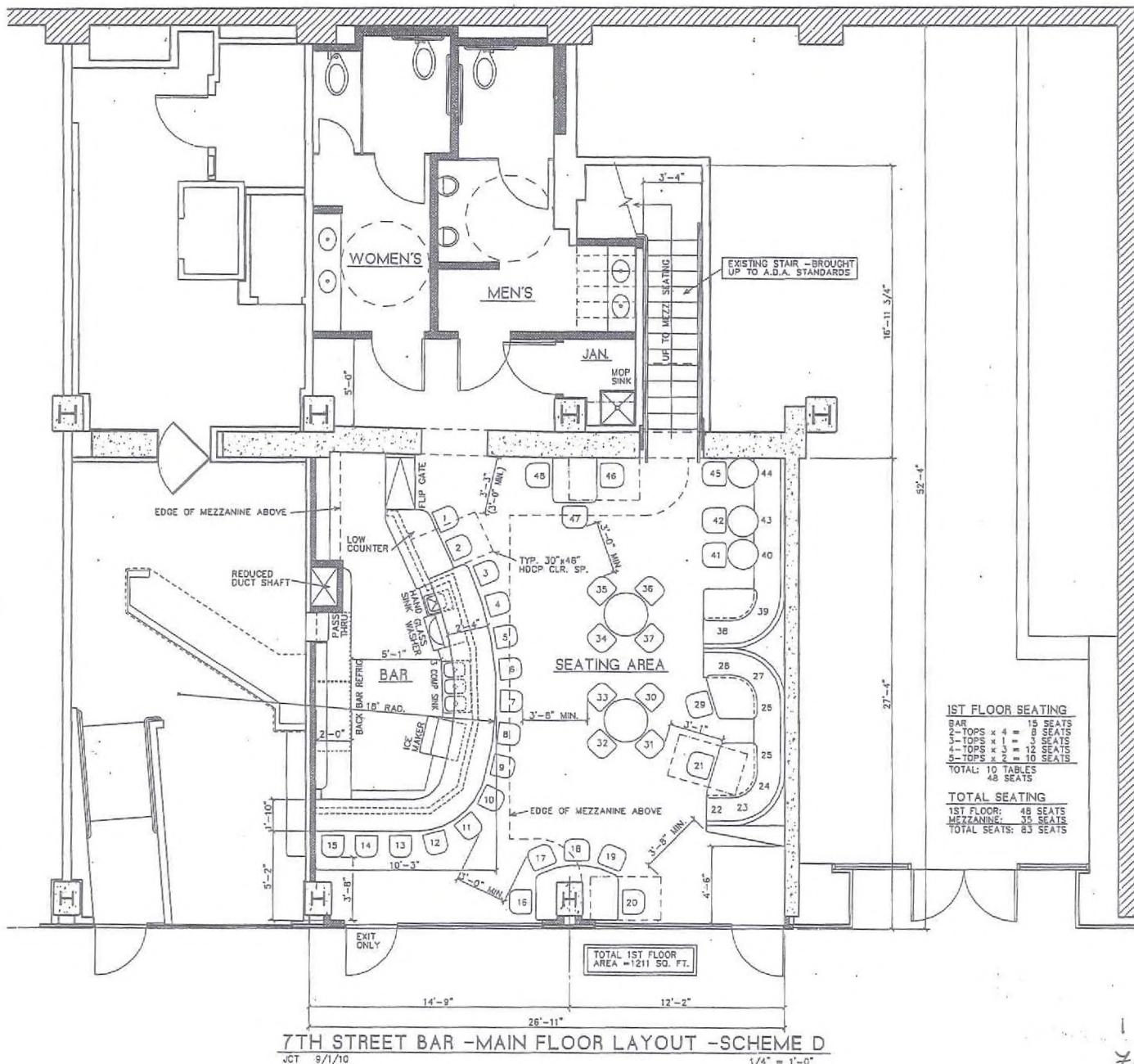
ADDITIONAL MANDATORY FINDINGS

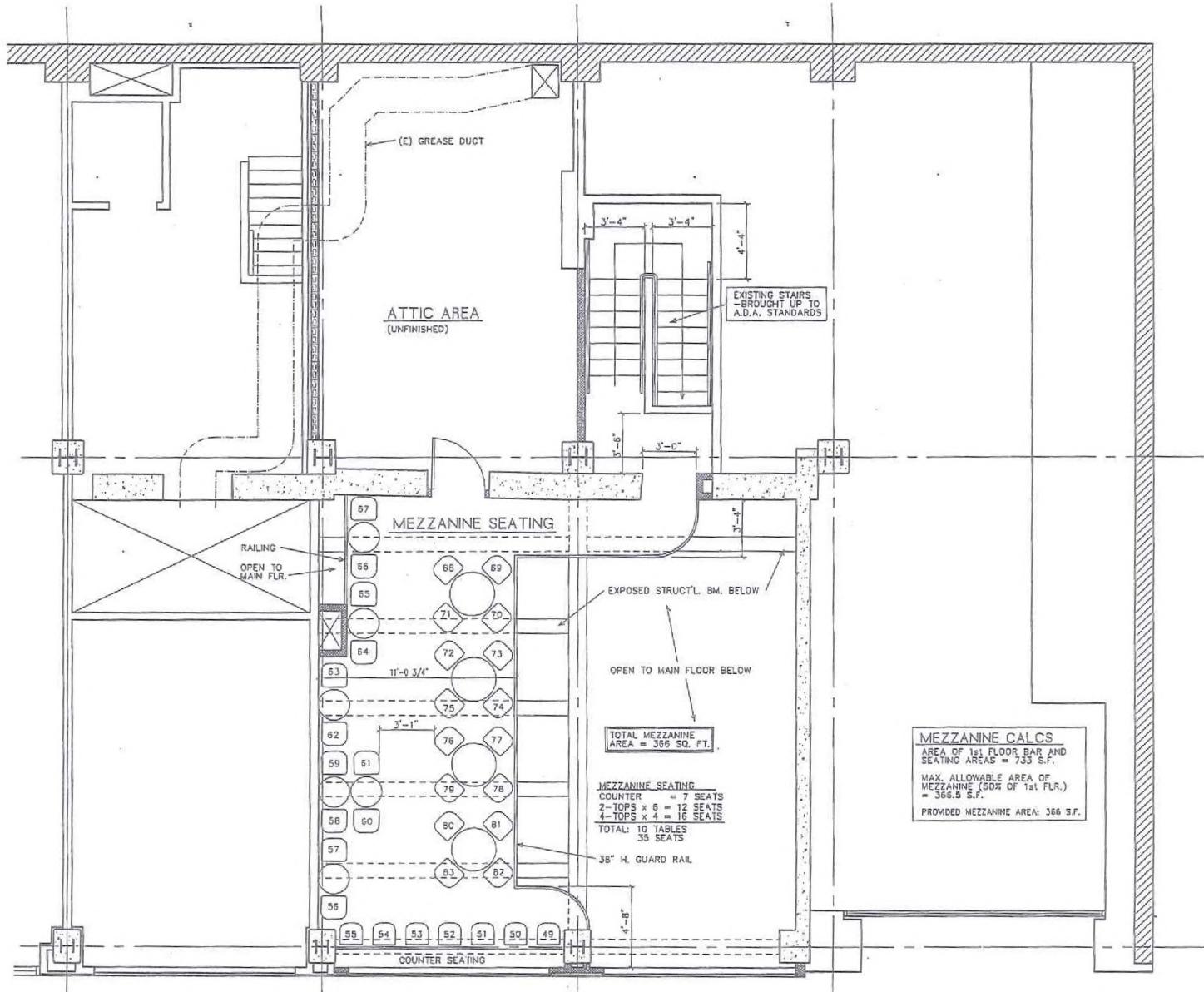
8. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
9. On November 10, 2010, 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. Zaitsevsky
MAYA E. ZAITSEVSKY
Associate Zoning Administrator
Direct Telephone No. (213) 978-1416

MEZ:jjq

cc: Councilmember Jose Huizar
Fourteenth District
Adjacent Property Owners





7TH STREET BAR - MEZZANINE LAYOUT - SCHEME D

JCT 9/1/10

1/4" = 1'-0"

2 2
ZA-2010-2511-00

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
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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
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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
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47. APN: 5144-026-039
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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 ½ 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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COMMUNITY REDEVELOPMENT
AGENCY
354 S SPRING ST
LOS ANGELES CA 90013

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

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

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

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

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

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

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

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

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

DIRECTOR OF PLANNING
MTA
ONE GATEWAY PLAZA
LOS ANGELES CA 90012

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