

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

CD 9

Pursuant to Section 23958 and 23858.4
California Business and Professions Code

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

COUNCIL FILE NO. 11-1266BACKGROUND 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 Fuse Restaurant and Gourmet Shop

Address 600-608 S. Main Street, Los Angeles, CA 90014

Type of Business Restaurant and Gourmet Shop

Applicant Patrice Rozat, operating Partner, Fuse Management LLC
 Name 700 S. Flower Street, Suite 2400, Los Angeles 90017
 Address 213-225-2225 ext. 209 / 213-225-2226
 Phone Number/Fax Number

Property Owner PE Lofts, LLC, Alex Moradi
 Name 700 S. Flower Street, Suite 2450
 Address 213-225-2225
 Phone Number/Fax Number

Representative Elizabeth Peterson Group, Inc.
 Name 400 S. Main Street, Suite #808, Los Angeles, 90013
 Address 213-620-1904 / 213-620-1587
 Phone Number/Fax Number

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

- Has the City previously approved a conditional use permit for alcoholic beverage sales at this site?
 Yes ☒ No ☐ If Yes, what is the City case number(s) 2A 2005-7018 (CUB) (CUX)
- Have you recently filed for a new conditional use permit? Yes ☒ No ☐ If Yes, provide the City case number(s) 2A 2005-7018-CUB-CUX-PA1, filed on 04/28/2011

3. Has a previous ABC license been issued? Yes ___ No X. If Yes, when and what type of license _____
4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.):
Type 21 in conjunction with a type 47.
5. Size of Business Gourmet shop will occupy 726' adjacent to the S. 845 sq. ft. restaurant.
6. % of floor space devoted to alcoholic beverages off-sale beer and wine sales limited to 720 sq. ft. of display area Total = 6,571 sq. ft.
7. Hours of Operation: In gourmet shop, approximately 3.0% of 6,571 sq. ft. restaurant.
- a. What are the proposed hours of operation and which days of the week will the establishment be open? 24 hours daily
- b. What are the proposed hours of alcohol sales? 6 am - 2 am, seven days a week.
8. Parking:
- a. Is parking available on the site? (If so, how many spaces?) Yes, 281 spaces.
- b. If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? _____
- c. Where? _____
- d. How many off-site spaces? _____
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? 5 employees - gourmet shop.
13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? Yes, within 30 days of hire.
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. Yes.
- b. Will security guards be provided and if so, when and how many?
- The applicant will provide security in consultation with and per-site specific recommendations from -the Department of Alcoholic Beverage Control, Police Department.

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

There will be no age requirements for entry to the premises, however, any patron wishing to purchase an alcoholic beverage must provide a valid government ID which verifies proof of age, at least 21 years old.

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.

Coles - 118 E. 6th Street; Crabby Joes - 656 S. Main St;

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)

Los Angeles Theater Center - 514 S. Spring Street; A-1 Mini Mkt - 213 W. 7th St; 5th Street Market - 116 E. 5th St; Casa Mexican Food - 100 1/2 W. 7th St.

Bread of Life Four Square Church - 456 S. Main St.

Iglesia Universal - 703 S. Broadway

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

No. See Attachment for details.

19. Will the exterior of the site be illuminated with security lighting bright enough to see patrons from the street? Yes, the property is currently lit from outside.

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? No. The business model is not indicative of such.
2. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? Cups will only be made available for sale in packaged quantities of 6 or more, for a price of no less than \$5.00.
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. All beer sales will be in quantities of 6 or more and wine in containers of 1 liter or more.
4. Will "fortified" wine (greater than 16% alcohol) be sold? Yes.

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)? Occupancy load has yet to be determined by the Fire Department.
2. What is the proposed seating in all areas? Total - 186 seats for both restaurant and deli.
3. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) Yes.
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? Yes.

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

Yes. See Attachment.

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 977-1685, to determine if your site is in a CRA Project Area. If any of the five conditions listed below apply to your site, you should carefully consider if you want to file for a Public Convenience or Necessity finding.

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

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

1. Possible Benefits

Would the business:

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

2. Possible Detrimental Impacts

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

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

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

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

- ① a. Provide between 45 and 65 plus jobs to local residents.
 b. Anticipates approximately \$192,000 annual sales tax.
 c. Provides off-sale alcohol sales under license 21, of which there are none within a 600 foot radius of the project. Gourmet deli and alcohol offerings will be unique to the neighborhood.
 d. This project will contribute to local economic development by ensuring taxable sales, employee wages and benefits, and will assist in the financial health of the property, thereby improving the economic viability of this area. Currently, this lease is empty, and is only occasionally used as an art gallery, generating minimal tax revenue.
 f. This project will provide a gourmet deli shop in a convenient location for those that live in the area and work in the surrounding community. In addition to this, off-site sales of alcohol by the gourmet deli shop will provide an outlet catering to neighborhood residents and establishments. Furthermore, allowing residents easy access to these goods will encourage walking and will contribute to a more vibrant and safer street scene along main street.
- ② a. This is not a "high call" area.
 b. Police resources are not strained in this area.
 c. There is not a high rate of homelessness, etc. in this area.

cont'd.

② d. There is not a large "youth" population in this area.

③ a. Applicant is committed to provide a convenient and safe entertainment venue to its community and will strictly adhere to all conditions of operations. All employees will attend Department of Alcoholic Beverage Control Board "STAR" and Los Angeles Police Department "Lead" training programs.

b. No. The project is in a very dense neighborhood, and yet there is a profound lack of convenience stores and deli food, as well as a lack of off-site sales of a full line of alcohol. This project fills these voids.

c. The proposed project's concept is to function predominately as a deli and gourmet food shop. Non-alcoholic beverages such as sodas, juice, coffee, as well as deli baskets, cheeses, and other grocery food items will be made available to patrons.

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

Alexander Moradi

Date

6-14-11

Signature of property owner if tenant or lessee is filling application

Alexander Moradi

State of _____

County of _____

On _____ before me, _____
Date Name of Notary Public

personally appeared _____
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

Please see attached
notary Certificate

* 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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

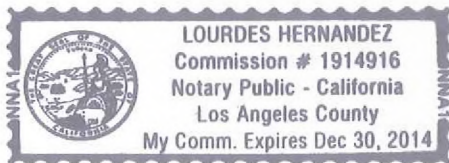
On June 15, 2011 before me, Lourdes Hernandez, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Alexander Moradi

Name(s) of Signer(s)



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

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

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Application for determination of "Public Convenience or Necessity"
Alcohol Sales

Document Date: June 14, 2011

Number of Pages: 15

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

**Fuse Restaurant
600-608 S. Main Street
Los Angeles, CA 90014**

Representative:

Elizabeth Peterson Group, Inc.
Elizabeth Peterson
6381 Hollywood Blvd., Suite 570
Los Angeles, CA 90028
T: 323-464-6575
F: 323-464-6272

Applicant:

Patrice Rozat
Operating Partner
Fuse LP
700 South Flower Street, Suite 2400
Los Angeles CA 90017
T: 213-225-2225 ext. 209

Project Name: Fuse Restaurant and Gourmet Shop

Address: 600-608 S. Main Street Los Angeles, CA 90014

Type of Business: Restaurant & Gourmet Shop

Applicant: Patrice Rozat
Operating Partner
Fuse Management LLC
700 South Flower Street, Suite 2400
Los Angeles CA 90017
T: 213-225-2225 ext. 209

Property Owner: **PE Lofts, LLC**
Alex Moradi
700 S. Flower Street, Suite 2450
Los Angeles, CA 90017

Representative: Elizabeth Peterson Group, Inc.
400 S. Main St., Suite #808
Los Angeles, CA 90013

A. Project Details

1. Has the City previously approved a conditional use permit for alcoholic beverage sales at this site?

ZA 2005-7018(CUB)(CUX)

2. Have you recently filed for a new conditional use permit?

Yes, ZA 2005-7018-CUB-CUX-PA1 was filed on 04/28/2011.

3. Has a previous ABC license been issued?

No.

4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.)

[Type 21] Off-Sale General (full alcohol, off-site) in conjunction with a [Type 47] On-Sale General for Bona Fide Public Eating Place (full alcohol, on-site)

5. Size of Business

The gourmet shop will occupy 726 square feet adjacent to the 5,845 square foot restaurant that it will be run in conjunction with, for a total of 6,571 square feet.

6. % of floor space devoted to alcoholic beverages

Retail off-sale beer and wine sales will be limited to 200 square feet of display area in the gourmet shop, occupying approximately 3.0% of the entire 6,571 square foot restaurant. Distilled spirits will be kept behind the counter.

7. Hours of Operation:

a. What are the proposed hours of operation and which days of the weeks will the establishment be open?

24 hours, daily

b. What are the proposed hours of alcohol sales?

6:00 a.m. to 2 a.m. seven days a week (see approved and attached Case ZA-2005-7018-CUB-CUX)

8. Parking:

a. Is parking available on the site? (if so, how many spaces?)

There are 281 total parking spaces. However, the proposed use is located within a registered historic building within the Downtown Parking district, designated as Historical Cultural Monument LA-104: Coles P.E. Buffet/ Pacific Electric Building.

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

N/A

c. Where?

N/A

d. How many off-site spaces?

N/A

9. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons? Provide ABC case number and a copy of final ABC action.

No.

10. Will video game machines or pool or billiard tables be available for use on the subject property and if so, how many?

No.

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

No.

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

5 employees will be on site at the gourmet shop in addition to 20 employees on site at the adjacent restaurant.

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

Yes, all employees involved with the sale of alcoholic beverages will enroll in the LAPD "STAR" training within 30 days of hire.

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.

Yes.

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

The applicant will provide security in consultation with and per site-specific recommendations from the Department of Alcoholic Beverage Control, Police Department.

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

Applicant is requesting a Department of Alcoholic Beverage Control Type 21 Off Site General license in conjunction with the Gourmet Food Shop; there will be no age requirements for entry to the premises; however, any patron wishing to purchase an alcoholic beverage must provide a valid government I.D. which verifies proof of age of at least 21 years old.

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.

**Coles—118 E. 6th Street
Crabby Joes—656 S. Main Street
Los Angeles Theatre Center—514 S. Spring Street
A-1 Mini Mkt.—213 W. 7th Street
5th Street Market—116 E. 5th Street
Casa Mexican Food—100 ½ W. 7th Street**

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)

**Bread of Life Four Square Church—456 S. Main Street
Iglesia Universal—703 S. Broadway**

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

No, because the structure is historic, no alteration will take place. It is the ground floor of the Pacific Electric Lofts, and residents need to maintain access to their residences.

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

Yes, the property is currently lit from the outside.

- 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?

No. The business model and business plan are not indicative of the sales of alcohol exceeding the sales of other items.

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

In conjunction with the gourmet shop, cups will only be made available for sale in packaged quantities of 6 or more for a price of no less than \$5.00 and glassware will be of a "gift" nature such as fine crystal.

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. All beer sales shall be made in quantities of 6 or more and wine in containers of 1 liter or more.

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

Yes.

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)?

Occupancy load has yet to be determined by the Fire Department.

2. What is the proposed seating in all areas?

Total seating approved is 186 seats for both the restaurant and deli.

3. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.?

Yes.

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? **Yes.**

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

Yes, according to the rules and regulations of the California Department of Alcoholic Beverage Control for a Type 47 license.

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) 977-1682 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 of 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)

Applicant will contribute to the local community by providing between forty five and sixty five (45-65) plus jobs to local residents.

b. Generate taxes (provide estimate)

Applicant anticipates approximately one hundred and ninety two thousand (192,000) annual sales taxes.

c. Provide unique goods and services (which ones)

This project will provide off-site alcohol sales under license type 21, of which there are currently none within a 600 foot radius of the project. Gourmet deli and alcohol offerings will be unique to the neighborhood.

d. Result in an aesthetic upgrade to the neighborhood (in what exact way)

This project will contribute to the on going effort to revitalize the vacant lower levels of buildings in the Downtown Los Angeles area, upgrading the neighborhood with pleasurable amenities that are needed to sustain the resurgence of Downtowns living population and add to the economic vitality of the redevelopment area.

e. Contribute to the long-term economic development (how)

Applicant will contribute to local economic development by ensuring taxable sales, employee wages and benefits, and will assist in the financial health of the property, thereby improving the economic viability of this area.

Currently, the lease is empty, and is only occasionally used as an art gallery, generating minimal tax revenue.

f. Provide a beneficial cultural/entertainment outlet (specify)

This project will provide a gourmet deli shop in a convenient location for those that live in the area and those who work in the surrounding community. In addition to this, off-site sales of alcohol by the gourmet deli shop will provide an outlet catering to neighborhood residents and establishments. Furthermore, allowing residents easy access to these goods will encourage walking and will contribute to a more vibrant and safer street scene along Main Street.

2. Possible Detrimental Impacts

Is the immediate area in which the license is sought subject to:

a. Excessive calls to the Police Department

This is not a "high call" area.

b. Police resources being already strained

Police resources are not strained in this area.

c. High rates of alcoholism, homelessness, etc.

There is a not a high rate of homelessness, etc. in this area.

d. Large "youth" (under 21) population

There is not a large "youth" population in this area.

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.).

Applicant is committed to provide a convenient and safe entertainment venue to its community and will strictly adhere to all conditions of operations. All employees will attend Department of Alcoholic Beverage Control Board "STAR" and Los Angeles Police Department "Lead" training programs.

b. Would the business duplicate a nearby business already in existence?

No. The project is in a very dense neighborhood, and yet there is a profound lack of convenience stores and deli food, as well as a lack of off-site sales of a full-line of alcohol. This project fills these voids.

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 proposed project's concept is to function predominately as a deli and gourmet food shop. Non-alcoholic beverages such as sodas, juice, coffee, as well as deli baskets, cheeses, and other grocery food items will be made available to patrons.

CENSUS TRACT REQUEST SHEET

Please provide the bold underlined information in order to best help you with your request. Allow 3 to 4 working days for us to fax your request.

Name _____

FAX Number (213) 674-2689 **Telephone Number** _____

ADDRESS: 600 S Miami St LA 90014

LICENSE TYPE: ON SALE ☒ OFF SALE ☐

1. CRIME REPORTING DISTRICT

Reporting District Number: _____ Provided by local Police department

_____ Jurisdiction unable to provide statistical data.

Total number of reporting districts: 1135.

Total number of offenses: 266,457.

Average number of offenses per district: 235.

120% of average number of offenses: 282.

Total offenses in district: _____.

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

2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract Number: 2073.

Number of licenses allowed: 4.

Number of existing licenses: 61.

Does overconcentration exist: Yes / No.

Letter of public convenience or necessity required: Governing Body/Applicant. Yes / No

Three time publication required: Yes / No

One Time Publication required: Yes / No

Over

DANIEL GREEN
ACTING CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

GARY BOOHER
PATRICIA BROWN
R. NICOLAS BROWN
ANIK CHARRON
EMILY J. GABEL-LUDDY
LOURDES GREEN
LINN WYATT

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
CITY PLANNING

S. GAIL GOLDBERG, AICP
DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

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

August 18, 2006

Alex Moradi (A)
PE Lofts, LLC
700 South Flower Street, Suite 2450
Los Angeles, CA 90015

Elizabeth Peterson Group, Inc. (R)
6381 Hollywood Boulevard, Suite 570
Los Angeles, CA 90028

Department of Building and Safety

CASE NO. ZA 2005-7018(CUB)(CUX)
CONDITIONAL USE
610 South Main Street
Central City Planning Area
Zone : C2-2D
D. M. : 127.5A211
C.D. : 9
CEQA: ENV-2005-7019-MND
Fish and Game : Exempt
Legal Description: Lot 1, P.E. Railway
Depot Tract No. 1

Pursuant to Los Angeles Municipal Code Sections 12.24-W,1 and 18, I hereby APPROVE:

the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a proposed 2,475 square-foot bar/lounge having 102 seats, live café entertainment and public patron dancing located at 110 East 6th Street, and

the sale and dispensing of beer and wine for on-site consumption, in conjunction with a proposed 3,225 square-foot café having 95 seats, live café entertainment and incidental patron dancing located at 126 East 6th Street.

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

the sale and consumption of a full line of alcoholic beverages in conjunction with a proposed 5,854 square-foot restaurant having 186 seats located at 600 South Main Street;

the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed 726 square-foot gourmet shop located at 608 South Main Street;

the sale of beer and wine for on-site consumption in conjunction with a 2,531 square-foot proposed café having 89 seats and live café entertainment located at 601 South Los Angeles Street, and

the sale of a full line of alcoholic beverages in conjunction with a 6,381 square-foot rooftop pool/lounge/special events center, a 2,459 square-foot rotunda on the 8th floor and Units 901-903 located at 610 South Main Street.

upon the following additional terms and conditions:

GENERAL CONDITIONS APPLICABLE TO THE ENTIRE PROJECT

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. Prior to the 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 form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.
7. All entitlements granted herein shall have a life of 10 years after which they shall lapse and the applicant shall need to file for and win approval of individual new conditional uses in order to continue the use of land as authorized herein.
8. An overall security plan, as well as security plans for the individual uses shall be prepared to the satisfaction of the Los Angeles Police Department.
9. Each of the establishments engaged in the sale of alcoholic beverages shall secure a City permit decal denoting approval of alcoholic beverage sales and/or dancing from a Planning Department public counter subsequent to the Zoning Administrator's signature on the Planning Department sign-off form and mount it on either the inside

of the window of the subject site facing the front street or on the outside of the building (if inside mounting is not possible). The decal shall be visible at all times and mounted before the privileges granted herein are utilized.

APPLICANT VOLUNTEERED CONDITIONS

ZA Note: What follows is a series of specific conditions as volunteered by the applicant for each of the individual venues considered herein. General conditions 1 through 10 listed above as well as all environmental conditions shall apply to the over all site and to each of the individual venues listed below.

Pacific Electric Building: Rooftop Special Events
610 South Main Street, Los Angeles, CA 90014

10. Special events shall be limited to no more than 75 events a year, excluding events sponsored by building ownership and management catering to apartment residents.
11. Events will be held no later than 11 p.m. Sunday through Thursday and 1 a.m. Friday and Saturday.
12. During the operating hours, the Petitioner(s) shall provide one security officer for every 50 patrons on the premises. All security personnel shall maintain order therein and prevent any activity that would interfere with the quiet enjoyment of their property by nearby residents. Said personnel shall be licensed consistent with State law and Los Angeles Police Commission standards and maintain an active American Red Cross first-aid card. The security personnel shall be dressed in such a manner as to be readily identifiable to patrons and law enforcement personnel.
13. Petitioner(s) shall maintain on the premises and present upon request to any law enforcement officer, a copy of the Business Permit, Insurance information and a valid emergency contact phone number for the Security Company service(s) used by Petitioner(s).
14. The residential perimeter shall be secured at all times to restrict unauthorized access to residents' living quarters.
15. No person under 21 years of age shall be permitted to consume alcoholic beverages.
16. A hotline number to contact ICO Development shall be made available at all times should any patron or resident feel the need to contact management.
17. All residents shall be notified no less than 5 days before any and all special events.
18. The Petitioner(s) shall be responsible for maintaining free of litter, the area and areas adjacent to the premises over which they have control.

19. Any music, sound or noise emitted that is under the control of the petitioner(s) shall not exceed decibel levels that are stated in Noise Abatement laws and Zoning Administrative Authority Section, 12.24 x 2 (b) L.A.M.C.

Gourmet Shop
608 South Main Street

20. Sales of alcoholic beverages shall be permitted only between the hours of 6 a.m. to 2 a.m. seven days a week.
21. No pay phone will be maintained on the exterior of the premises.
22. There shall be no coin-operated games or video machines maintained upon the premises at any time.
23. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Petitioner(s) shall be removed or painted over within 24 hours of being applied.
24. The Petitioner(s) shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.
25. Sales of beer must be by the "6" or "12" pack. No single sales shall be allowed unless priced a minimum of \$4.00 per unit.
26. Electronic age verifications 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. This 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 product.
27. The Petitioner(s) shall install and maintain security cameras and a one-month video library that covers all common areas of the business, high-risk areas and entrances or exits. The videotapes shall be made available to police upon request.
28. The Petitioner(s) shall provide one Security Guard on the premises between the hours of 10 p.m. and 6 a.m. to ensure the safety of patrons.
29. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require The Petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review The Petitioner(s) compliance with and the effectiveness of the conditions of the grant. The Petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.

Café #1

126 East Sixth Street

30. Sales, services and consumption of alcoholic beverages shall be permitted only between the hours of 6 a.m. to 2 a.m. seven days a week. There shall be no business operations between the hours of 2 a.m. and 6 a.m. including but not limited to private events and promotional events.
31. Petitioner(s) shall not require an admission charge or cover charge, nor shall there be a requirement to purchase a minimum number of drinks.
32. The sale of alcoholic beverage for consumption off the premises is strictly prohibited.
33. The quarterly gross sale of alcoholic beverages shall not exceed the gross sales of food during the same period. The Petitioner(s) shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the police department upon demand.
34. The subject alcoholic beverage license shall not be exchanged for a public premises type license.
35. No "Happy Hour" or reduced priced alcoholic beverage promotions shall be allowed.
36. The premises shall be maintained as a bona fide eating place (restaurant) with an operational kitchen and shall provide a menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during normal operating hours.
37. No pay phone will be maintained on the exterior of the premises.
38. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
39. There shall be no Adult Entertainment of any type pursuant to L.A.M.C. Section 12.70.
40. No pool or billiard tables may be maintained on the premises.
41. There shall be no coin-operated games or video machines maintained upon the premises at any time.
42. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Petitioner(s) shall be removed or painted over within 24 hours of being applied.

43. The rear/side door(s) of the premises shall be equipped on the inside with an automatic locking device and shall be kept closed at all times. This door(s) shall not be used as a means of access by patrons to and from the premises. Temporary use of this door(s) for delivery of supplies does not constitute a violation. Said door(s) are not to consist solely of a screen or ventilated security door.
44. The Petitioner(s) shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.
45. Any music, sound or noise emitted that is under the control of the petitioner(s) shall not exceed decibel levels that are stated in Noise Abatement laws and Zoning Administrative Authority Section, 12.24 x 2 (b) L.A.M.C.
46. The Petitioner(s) shall provide off-street parking spaces (actual number of spaces to be determined) for vehicles used by patrons of the premises as per the City of Los Angeles Zoning Regulations.
47. Petitioner(s) shall install and maintain security cameras and a one-month video library that covers all common areas of the business, high-risk areas and entrances or exits. The videotapes shall be made available to police upon request.
48. Electronic age verifications 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. This 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 product.
49. Within one year of the effective date of this determination, all personnel acting in the capacity of a manager or security of the premise and all personnel who serve alcoholic beverages 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 follow-up STAR classes every 24 months.
50. Petitioner(s) shall maintain on the premises and present upon request to any law enforcement officer, a copy of the Business Permit, Insurance information and a valid emergency contact phone number for the Valet service(s) used by Petitioner(s).
51. Petitioner(s) shall maintain on the premises and present upon request to any law enforcement officer, a copy of the Business Permit, Insurance information and a valid emergency contact phone number for the Security Company service(s) used by Petitioner(s).
52. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require The Petitioner(s) to file for a plan approval application together with the

associated fees, to hold a public hearing to review The Petitioner(s) compliance with and the effectiveness of the conditions of the grant. The Petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.

Café #2

601 South Main Street

53. Sales, services and consumption of alcoholic beverages shall be permitted only between the hours of 6 a.m. to 2 a.m. seven days a week. There shall be no business operations between the hours of 2 a.m. and 6 a.m. including but not limited to private events and promotional events.
54. Petitioner(s) shall not require an admission charge or cover charge, nor shall there be a requirement to purchase a minimum number of drinks.
55. The sale of alcoholic beverage for consumption off the premises is strictly prohibited.
56. The quarterly gross sale of alcoholic beverages shall not exceed the gross sales of food during the same period. The Petitioner(s) shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the police department upon demand.
57. The subject alcoholic beverage license shall not be exchanged for a public premises type license.
58. No "Happy Hour's" or reduced priced alcoholic beverage promotions shall be allowed.
59. The premises shall be maintained as a bona fide eating place (restaurant) with an operational kitchen and shall provide a menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during normal operating hours.
60. No pay phone will be maintained on the exterior of the premise.
61. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
62. There shall be no Adult Entertainment of any type pursuant to L.A.M.C. Section 12.70.
63. No pool or billiard tables may be maintained on the premises.

64. There shall be no coin-operated games or video machines maintained upon the premises at any time.
65. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Petitioner(s) shall be removed or painted over within 24 hours of being applied.
66. The rear/side door(s) of the premises shall be equipped on the inside with an automatic locking device and shall be kept closed at all times. This door(s) shall not be used as a means of access by patrons to and from the premises. Temporary use of this door(s) for delivery of supplies does not constitute a violation. Said door(s) are not to consist solely of a screen or ventilated security door.
67. The Petitioner(s) shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.
68. Any music, sound or noise emitted that is under the control of the petitioner(s) shall not exceed decibel levels that are stated in Noise Abatement laws and Zoning Administrative Authority Section, 12.24 x 2 (b) L.A.M.C.
69. The Petitioner(s) shall provide off-street parking spaces (actual number of spaces to be determined) for vehicles used by patrons of the premises as per the City of Los Angeles Zoning Regulations.
70. Petitioner(s) shall install and maintain security cameras and a one-month video library that covers all common areas of the business, high-risk areas and entrances or exits. The videotapes shall be made available to police upon request.
71. Electronic age verifications 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. This 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 product.
72. Within one year of the effective date of this determination, all personnel acting in the capacity of a manager or security of the premise and all personnel who serve alcoholic beverages 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 follow-up STAR classes every 24 months.
73. Petitioner(s) shall maintain on the premises and present upon request to any law enforcement officer, a copy of the Business Permit, Insurance information and a valid emergency contact phone number for the Valet service(s) used by Petitioner(s).
74. Petitioner(s) shall maintain on the premises and present upon request to any law enforcement officer, a copy of the Business Permit, Insurance information and a valid emergency contact phone number for the Security Company service(s) used by Petitioner(s).

75. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require The Petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review The Petitioner(s) compliance with and the effectiveness of the conditions of the grant. The Petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.

Restaurant

600 South Main Street

76. Sales, services and consumption of alcoholic beverages shall be permitted only between the hours of 7 a.m. to 2 a.m. seven days a week. There shall be no business operations between the hours of 2 a.m. and 7 a.m. including but not limited to private events and promotional events.
77. Petitioner(s) shall not require an admission charge or cover charge, nor shall there be a requirement to purchase a minimum number of drinks.
78. The sale of alcoholic beverage for consumption off the premises is strictly prohibited.
79. The quarterly gross sale of alcoholic beverages shall not exceed the gross sales of food during the same period. The Petitioner(s) shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the police department upon demand.
80. The subject alcoholic beverage license shall not be exchanged for a public premises type license.
81. No "Happy Hour" or reduced priced alcoholic beverage promotions shall be allowed.
82. At all times when the premises are open for business the sale of alcoholic beverages shall be made only in conjunction with the sale of food to the person ordering the beverage.
83. The premises shall be maintained as a bona fide eating place (restaurant) with an operational kitchen and shall provide a menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during normal operating hours.
84. No pay phone will be maintained on the exterior of the premises.

85. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
86. There shall be no Adult Entertainment of any type pursuant to L.A.M.C. Section 12.70.
87. There shall be no live entertainment of any type, including but not limited to: live music, Disc jockey or Karaoke nights.
88. No dancing shall be allowed at the location.
89. No pool or billiard tables may be maintained on the premises.
90. There shall be no coin-operated games or video machines maintained upon the premises at any time.
91. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Petitioner(s) shall be removed or painted over within 24 hours of being applied.
92. The Petitioner(s) shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.
93. Any music, sound or noise emitted that is under the control of the petitioner(s) shall not exceed decibel levels that are stated in Noise Abatement laws and Zoning Administrative Authority Section, 12.24 x 2 (b) L.A.M.C.
94. The Petitioner(s) shall provide off-street parking spaces (number of actual spaces to be determined) for vehicles used by patrons of the premises as per the City of Los Angeles Zoning Regulations.
95. Petitioner(s) shall install and maintain security cameras and a one-month video library that covers all common areas of the business, high-risk areas and entrances or exits. The videotapes shall be made available to police upon request.
96. Electronic age verifications 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. This 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 product.
97. Within one year of the effective date of this determination, all personnel acting in the capacity of a manager or security of the premise and all personnel who serve alcoholic beverages 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 follow-up STAR classes every 24 months.

98. Petitioner(s) shall maintain on the premises and present upon request to any law enforcement officer, a copy of the Business Permit, Insurance information and a valid emergency contact phone number for the Valet service(s) used by Petitioner(s).
99. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require The Petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review The Petitioner(s) compliance with and the effectiveness of the conditions of the grant. The Petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.

Bar & Lounge

100 East Sixth Street

100. Sales, services and consumption of alcoholic beverages shall be permitted only between the hours of 10 a.m. to 2 a.m. seven days a week. There shall be no business operations between the hours of 2 a.m. and 10 a.m. including but not limited to private events and promotional events.
101. The sale of alcoholic beverage for consumption off the premises is strictly prohibited.
102. Sales and delivery of alcoholic beverages to customers shall be made from behind a counter where a clerk will obtain the product. No self-service of alcoholic beverages will be permitted.
103. No person under 21 years of age shall sell or deliver alcoholic beverages.
104. No "Happy Hour" or reduced priced alcoholic beverage promotions shall be allowed.
105. The sale of distilled spirits by the bottle for same day or future consumption is prohibited.
106. There shall be no service, sales or possession of an alcoholic beverage in any patio or on any sidewalk area.
107. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
108. There shall be no Adult Entertainment of any type pursuant to L.A.M.C. Section 12.70.
109. No pay phone will be maintained on the exterior of the premises.

110. No pool or billiard tables may be maintained on the premises.
111. There shall be no coin-operated games or video machines maintained upon the premises at any time.
112. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Petitioner(s) shall be removed or painted over within 24 hours of being applied.
113. The Petitioner(s) shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.
114. Any music, sound or noise emitted that is under the control of the petitioner(s) shall not exceed decibel levels that are stated in Noise Abatement laws and Zoning Administrative Authority Section, 12.24 x 2 (b) L.A.M.C.
115. The Petitioner(s) shall provide off-street parking spaces (number of spaces to be determined) for vehicles used by patrons of the premises as per the City of Los Angeles Zoning Regulations.
116. During the operation hours of the business, the Petitioner(s) shall provide two security officer(s) inside the premises. One additional security officer acting as a supervisor shall be on the premises during these same hours. All security personnel shall maintain order therein and prevent any activity that would interfere with the quiet enjoyment of their property by nearby residents. Said personnel shall be licensed consistent with State law and Los Angeles Police Commission standards and maintain an active American Red Cross first-aid card. The security personnel shall be dressed in such a manner as to be readily identifiable to patrons and law enforcement personnel.
117. Petitioner(s) shall install and maintain security cameras and a one-month video library that covers all common areas of the business, high-risk areas and entrances or exits. The videotapes shall be made available to police upon request.
118. Electronic age verifications 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. This 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 product.
119. Within one year of the effective date of this determination, all personnel acting in the capacity of a manager or security of the premise and all personnel who serve alcoholic beverages 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 follow-up STAR classes every 24 months.

120. Petitioner(s) shall maintain on the premises and present upon request to any law enforcement officer, a copy of the Business Permit, Insurance information and a valid emergency contact phone number for the Valet service(s) used by Petitioner(s).
121. Petitioner(s) shall maintain on the premises and present upon request to any law enforcement officer, a copy of the Business Permit, Insurance information and a valid emergency contact phone number for the Security Company service(s) used by Petitioner(s).
122. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require The Petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review The Petitioner(s) compliance with and the effectiveness of the conditions of the grant. The Petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.

ENVIRONMENTAL CONDITIONS

123. All of the conditions enumerated in Environmental Clearance Case No. ENV-2005-7019-MND (listed below) shall be considered conditions of this grant and be fully complied with.

- a. Explosion/Release (Asbestos Containing Materials)

Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other State and Federal rules and regulations.

- b. Food Service Industry (Restaurants, Bakeries, Food Processors)

- 1) Cleaning of oily vents and equipment to be performed within designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications.
- 2) Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Wash containers in an area with properly connected sanitary sewer.

- 3) Reduce and recycle wastes, including oil and grease.
- 4) Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- 5) The storage area must be paved and sufficiently impervious to contain leaks and spills.
- 6) The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- 7) The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.
- 8) Prescriptive Methods detailing BMPs specific to the "Restaurant" project category are available. Applicants are encouraged to incorporate the prescriptive methods into the design plans. These Prescriptive Methods can be obtained at the Public Counter or downloaded from the City's website at www.lastormwater.org. (See Exhibit A).

c. Public Services (Fire)

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.

d. Public Services (Police General)

The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design Out Crime

Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.

e. Utilities (Solid Waste)

Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

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 upon you to 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 SEPTEMBER 5, 2006, unless an appeal therefrom 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 available on-line at www.lacity.org/pln.** 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 of the Zoning Analyst thereon, the statements made at the public hearing on June 22, 2006, 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 applicant's property, zoned C2-2D, has dimensions of 211 feet along South Main Street on the west, 294 feet along East 6th Street on the north, and 211 feet along South Los Angeles Street on the east, for a total of 62,488 square feet. The lot slopes from west to east, such that the ground floor along South Los Angeles Street is approximately one full floor lower than the ground floor along South Main Street.

The site is improved with an historic (Historic-Cultural Monument No. 104) 9-10 story office building currently being converted into 314 rental apartments (the "Pacific Electric Lofts") with ground floor retail. It is vacant except for Cole's P.E. Buffet at 118 East 6th Street, and a lingerie shop at 609 South Los Angeles Street. Built in 1905, the Pacific Electric Building served as the main terminal for the Pacific Electric Railway Big Red Cars. Opened in 1908 Cole's is said (by Cole's) to be the originator of the French dip sandwich. It serves a full line of alcoholic beverages, and features live entertainment. Since Cole's has served alcoholic beverages and featured entertainment prior to the time that the City began regulating such activities, no Conditional Use has been required for these activities.

Properties to the north, diagonally across the intersection of Main Street and 6th Street, are zoned C2-4D and are improved with a parking lot. Properties to the northeast, across 6th Street, are zoned C2-2D and are improved with an 11-story and a seven-story building, with vacant ground-floor retail, collectively being adaptively re-used as 135 rental apartments, the Santa Fe Lofts.

Properties to the southeast, across the intersection of Los Angeles Street and 6th Street are zoned [Q]R5-2D and are improved with one-story retail shops. Properties to the south, across Los Angeles Street, are zoned C2-2D and are improved with one-story retail shops with parking above (the old Greyhound bus station).

Properties to the southwest, on Los Angeles Street, are zoned C2-2D and are improved with one-story retail shops with parking above. Properties to the west, on Main Street, are zoned C2-2D, and are improved with a six-story building, with vacant ground floor retail, being adaptively re-used as 36 rental apartments, the Main Mercantile Building.

Properties to the northwest, across Main Street, are improved with parking lots.

Properties in the general area are zoned mostly C2 with height districts of 2D or 4D. Approximately half the properties are improved with one- and two-story buildings containing retail on the ground floor and offices above. Approximately half the properties are surface parking lots or parking structures. Of note in the vicinity are an office building at 600 South Spring Street, one block to the northwest, housing City offices; two buildings on either side of 6th Street on South Spring Street being adaptively reused as apartments; the Spring Street Corridor, a National Register District; the Hotel Cecil, a single-room occupancy hotel on Main Street south of the Main Mercantile Building; and the Central District Police Department headquarters building at the northeast corner of 6th Street and Maple Street, one block from the subject property.

Main Street is designated as a Secondary Highway dedicated to a width of 85 feet, and is fully improved.

6th Street is designated as a Secondary Highway dedicated to a width of 60 feet, and is fully improved.

Los Angeles Street is designated as a Secondary Highway dedicated to a varying width of 80 to 85 feet, and is fully improved.

Previous zoning related actions in the area include:

Case No. ZA 95-0830(CUB) - On February 11, 1999, the Zoning Administrator approved a Conditional Use for on-site sale of a full line of alcoholic beverages at the Stock Exchange Nightclub at 618 South Spring Street. This Conditional Use has had several plan approvals since the original approval date.

Case No. ZA 2005-5628(CUB) - On December 1, 2005, the Zoning Administrator approved a Conditional Use for on-site sale of a full line of alcoholic beverages at the 626 Reserve Wine Bar at 626 South Spring Street.

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-W of the Los Angeles Municipal Code. In order for the sale of alcoholic beverages for on- and off-site consumption with dancing and live entertainment 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.

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.**

Applicant's Statement

By this application the applicant is seeking the following zoning entitlements:

- Pursuant to the Los Angeles Municipal Code, section 12.24 W1; the applicant is requesting a Conditional Use to permit the on-site sales and consumption of a Department of Alcoholic Beverage Control [Type 48] full line of alcoholic beverages license in conjunction with a proposed 2,475 sq. ft. bar/lounge having 102 seats, live café entertainment and public patron dancing located at 110 E. 6th Street.

- Pursuant to the Los Angeles Municipal Code, section 12.24 W1; the applicant is requesting a Conditional Use to permit the on-site sales and consumption of a Department of Alcoholic Beverage Control [Type 41] beer and wine license in conjunction with a proposed 3,225 sq. ft. café having 95 seats, live café entertainment and incidental patron dancing located at 126 E. 6th Street.
- Pursuant to the Los Angeles Municipal Code, section 12.24 W1; the applicant is requesting a Conditional Use to permit the on-site sales and consumption of a Department of Alcoholic Beverage Control [Type 47] full line of alcoholic beverages license in conjunction with a proposed 5,854 sq. ft. restaurant having 186 seats, located at 600 S. Main Street.
- Pursuant to the Los Angeles Municipal Code, section 12.24 W1; the applicant is requesting a Conditional Use to permit a Department of Alcoholic Beverage Control [Type 21] off-sale of a full line of alcoholic beverages license in conjunction with a proposed 726 sq. ft. gourmet shop located at 608 S. Main Street.
- Pursuant to the Los Angeles Municipal Code, section 12.24 W1; the applicant is requesting a Conditional Use to permit on-site sales and consumption of a Department of Alcoholic Beverage Control [Type 41] beer and wine license in conjunction with a 2,531 sq. ft. proposed café having 89 seats and live café entertainment, located at 601 Los Angeles Street.
- Pursuant to the Los Angeles Municipal Code, section 12.24 W1; the applicant is requesting a Conditional Use to permit a Department of Alcoholic Beverage Control [Type 57] special on-sale general license in conjunction with a 6,381 sq. ft. rooftop pool/lounge/special events center, a 2,459 sq. ft. rotunda on the 8th floor and units 901 - 903 located at 610 S. Main Street.
- Pursuant to the Los Angeles Municipal Code, section 12.24 W18; the applicant is requesting a Conditional Use to permit public patron dancing in conjunction with the proposed 2,475 sq. ft. bar/lounge located in 110 E. 6th Street.
- Pursuant to the Los Angeles Municipal Code, section 12.24 W18; the applicant is requesting a Conditional Use to permit live entertainment and incidental public patron dancing in conjunction with a proposed 3,225 sq. ft. café, located in 126 E. 6th Street.
- There are no changes to the existing entitlements of Cole's Restaurant and Bar located at 118 E. 6th Street.

In 1905, the Pacific Electric Building was completed. At nine stories, the new building was the tallest business building west of the Mississippi. It wasn't until the mid-20's that it lost this title to the buildings one block east in the booming financial district. The building served as the main terminal for the Pacific Electric Railway 'Big Red Cars' and eventually became the largest inter-urban Electric Rail System in the world. Later,

the System was purchased by companies with interest in the automobile industry and eventually dismantled. Also, the building has been used in 450 movies and television productions and remains home to Cole's, Los Angeles' oldest operating restaurant and bar.

Since its founding in 1994 by Alex Moradi, ICO Development, LLC has successfully established itself as a premier real estate development and management company with over two million square feet of residential, commercial, retail and industrial properties owned and managed in Southern California and Nevada. Headquartered in downtown Los Angeles, ICO has a history of long-term relationships with its commercial tenants, including many state and county government agencies. In this project designed by Killefer Flammang Architects of Santa Monica, the former railway company building has been converted to include a rooftop garden, a pool, a spa, a dog run, a library, fitness and business centers and party rooms. Killefer Flammang has been the architect of some 32 downtown buildings converted to residential use, including the Eastern Columbia and Pegasus Apartments.

The location of the project will be desirable to the public convenience and welfare because this mixed use project will contribute to the on going effort to revitalize the vacant lower level of the Pacific Electric building, upgrade the neighborhood formerly Skid Row and add to the economic vitality of the redevelopment area. The location is convenient to the general public being located at the confluence of three Secondary Highways and is near public bus and DASH stops in the Downtown area. An approval of the uses contained in this application will provide added amenities to those who work and or live nearby.

Additional Statements made by the Applicant

The occupancy load has yet to be determined by the Los Angeles Fire Department.

There are 281 total parking spaces. However the proposed use is located within a registered historic building within the Downtown Parking district.

The applicant is requesting live entertainment as well as patron dancing in conjunction with the bar/lounge located in 110 E. 6th Street, live entertainment with incidental patron dancing in the café located at 126 E. 6th Street and live entertainment in the café located at 601 S. Los Angeles Street.

In conjunction with the gourmet shop, 608 S. Main Street, cups will only be made available for sale in packaged quantities of 6 or more for a price of no less than \$5.00 and glassware will be of a "gift" nature such as fine crystal.

There are no arcade or video game machines associated with the proposed project.

The applicant will strictly adhere to state guidelines governing the advertisement of the availability of alcoholic beverages.

In connection with the restaurant and the cafes, alcohol may be sold without a food order only as a precursor for patrons waiting for a table. A kitchen will be on site as defined in the Los Angeles Municipal Code. In connection with the bar/lounge, alcohol will be sold without a food order.

Beer or wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750ml) because the Applicant is requesting Department of Alcoholic Beverage Control Type 47, 48 and 41 licenses with the exception of the gourmet shop, whereby all beer sales shall be made in quantities of 6 or more and wine in containers of 1 liter or more.

Fortified wine (greater than 16% alcohol) will be sold because the Applicant is requesting a Department of Alcoholic Beverage Control Type 48 & 47 Liquor Licenses in conjunction with two restaurants and a bar/lounge where fortified wine may be sold.

However the Applicant is also requesting a Department of Alcoholic Beverage Control Type 41 Beer & Wine license in conjunction with two cafes whereby fortified wine will not be sold.

In conjunction with the gourmet shop, off-site sales will occur.

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

Applicant is requesting a Department of Alcoholic Beverage Control Type 48 Liquor License in conjunction with a bar/lounge and alcohol sales will exceed the gross sale of food.

Applicant is requesting a Department of Alcoholic Beverage Control Type 47 Liquor Licenses in conjunction with a restaurant and a Type 41 Beer and Wine in conjunction with the cafes where alcohol sales will not exceed the gross sale of food.

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

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

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

Applicant is requesting a Department of Alcoholic Beverage Control [Type 48] Liquor License in conjunction with a bar/lounge; all patrons must provide a valid government I.D which verifies proof of age of at least 21 years old.

Applicant is requesting a Department of Alcoholic Beverage Control Type 47 full line and Type 41 beer & wine licenses in conjunction with two restaurants and a café; there will be no age requirements for entry to the premises; however, any patron wishing to purchase an alcoholic beverage must provide valid government I.D. which verifies proof of age of at least 21 years old.

Zoning Administrator's Discussion

The project consist of requests for one restaurant serving a full line of alcoholic beverages, two restaurants serving beer and wine only, one bar serving a full line of alcoholic beverages, one retail establishment with off-site sales, a special events center serving a full line of alcoholic beverages, live entertainment in three of the restaurants, and dancing in two of the restaurants. In particular:

- 110 East 6th Street. A bar (14 seats)/lounge (88 seats) serving a full line of alcoholic beverages with live entertainment and public dancing, with hours 10 a.m. to 2 a.m. daily. The floor plan does not indicate a specific area for a dance floor, or for a stage.
- 126 East 6th Street. A café (dining room 95 seats) serving beer and wine with live entertainment and public dancing, with hours 6 a.m. to 2 a.m. daily, and alcohol sales 11 a.m. to 1:45 a.m. The floor plan does not indicate a specific area for a dance floor, or for a stage.
- 600 South Main Street. A restaurant serving a full line of alcoholic beverages, with hours 7 a.m. to 2 a.m. daily. The plans in the file show that the restaurant is on two levels, with seating for 116 patrons on the ground floor and 70 patrons on a mezzanine. (Note that the hearing notice mentioned only the ground floor seating for 116 patrons, and not the mezzanine seating.)
- 608 South Main Street. A gourmet shop (0 seats) of 726 square feet, with hours 24 hours daily; and sales of a full line of alcoholic beverages 6 a.m. to 12 midnight daily.
- 601 South Los Angeles Street. A café (89 seats) serving beer and wine with live entertainment, with hours 6 a.m. to 2 a.m. daily, and alcohol sales 11 a.m. to 1:45 a.m. daily.
- 610 South Main Street. A rooftop pool/lounge/special events center/rotunda on the 8th floor, and units 901-903, serving a full line of alcoholic beverages, with hours to be determined. The rotunda has no fixed seats; the file does not give occupancy figures for the rotunda. The plans in the file show that the pool area seats 101 people. The plans in the file show that the three penthouse units 901-903 seat 94 people in four rooms.

According to the State of California Department of Alcoholic Beverage Control licensing criteria, 6 on-sale and 5 off-sale licenses are allocated to subject Census

Tract No. 1919. There are currently 14 on-site and 7 off-site licenses in this Census Tract.

Within a 1,000-foot radius of the subject property, the following types of alcoholic beverage licenses are active or pending:

- (2) Type 20 Off Sale Beer and Wine
- (2) Type 21 Off Sale General
- (0) Type 40 On Sale Beer
- (4) Type 41 On Sale Beer and Wine - Eating Place
- (0) Type 42 On Sale Beer and Wine - Public Premises
- (2) Type 47 On Sale General - Eating Place
- (3) Type 48 On Sale General - Public Premises

Statistics from the Los Angeles Police Department reveal that in the subject Crime Reporting District No. 164, which has jurisdiction over the subject property, a total of 260 crimes were reported in 2004, compared to the citywide average of 255 crimes and the high crime reporting district average of 306 crimes for the same period.

In 2004, there were 322 Narcotics, 1 Liquor Law, 8 Public Drunkenness, 0 Disturbing the Peace, 0 Disorderly Conduct, and 2 DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The following sensitive uses were observed within a 1,000-foot radius of the subject property:

456 South Main Street
703 South Broadway

Bread of Life Four Square Church
Iglesia Universal

The application will create a well thought out and intense urban activity center. The findings and background material submitted by the applicant have been reviewed and the Zoning Administrator has determined that they are complete. The project involves a wide range of uses involving the sale of a full line of alcohol, beer and wine, dining and dancing, as well as a venue for special events. The project is broadly supported by governmental and civic groups. Thus, in light of all that has been said above, the Zoning Administrator can determine that the proposed location will be desirable to the public convenience or welfare.

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

Applicant's Statement

The proposed project will be proper in relation to adjacent uses or the development of the community because the applicant's request will round out the resurrection and conversion of the historic "Pacific Electric Building" into a mixed-use structure hosting live-work lofts above, with amenity and retail uses on the ground floor, capturing the

demand for residents, business owners and workers alike, to "live work and play" in Downtown Los Angeles. The applicant seeks to capitalize on a renewed interest in the Downtown area which is witnessing the conversion of the upper floors of old office buildings to housing and development of vacant land to housing, as well as a new concert hall, a new cathedral, a rebuilt City Hall, new sound stages, and other in-fill projects. All in all, the proposed use at this time is a pioneer and can be a catalyst, if successful, for future scenarios of renaissance in the area. Various efforts by the City to inject nightlife into Downtown have yet to achieve the desired round-the-clock lifestyle desired by some residents and commercial boosters.

Zoning Administrator's Discussion

The surrounding area in which the restaurant will be located is entirely zoned for commercial uses and is well developed for these purposes. The subject restaurants, cafes, and lounge and the selling or serving of alcoholic beverages as well as providing dancing and a venue for special events will not be detrimental to the character of the immediate area and will have a positive impact on the economic welfare of the community. The proposed restaurants, café, gourmet shop, cocktail lounge, and special events venue will serve the needs of local business people, shoppers and residents. The surrounding offices and shops are attracting more persons to the area and consequently generating an expanded local work force, thereby increasing the day and nighttime population. This population seeks a diversity of services, such as the proposed facility will provide. The proposed restaurant will serve this population and the availability of alcoholic beverages and dancing will provide a desired amenity.

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

Applicant's Statement

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 because 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, the surrounding properties should be protected from predictable impacts of the proposed use. The use is consistent with the desire to create an entertainment district with the necessary supporting commercial uses. Therefore the proposed project is in harmony with the General Plan.

Applicant's Representative, Elizabeth Peterson to Los Angeles Department of Transportation, Wes Pringle January 23, 2006

Per our conversation, I believe the traffic stop for the above referenced location should be removed based on usage. The building has ample parking. This building has certificates of occupancy for numerous restaurants, cafes, and bars as well as

additional retail amenities. On a side note, this building was home of the original Jonathan Club on the rotunda level, housed a penny arcade, a commercial loan business, and has a helipad. It is also Historical Cultural Monument LA-104.

At opening in 1905, this building had 5,000 trips per day via passenger travel. It then grew to 100,000 trips per day during World War II. Thus, the amount of trips generated by today's standards would be significantly less than its historic usage.

Enclosed are the following:

- Certificates of occupancy for restaurants and bars, including Huddle Restaurant
- Certificates of occupancy for retail spaces
- Certificates of occupancy for miscellaneous other uses
- Historic photos
- Historic text

I feel that this is sufficient to remove the traffic study. My client and I would be more than happy to set up a time to meet with you and discuss the matter further if necessary. Our goal is to get this project to hearing as soon as possible. Please call me immediately at (323) 464-6575 to discuss. Thank you for your time and attention to this matter.

Letters to the File

City of Los Angeles Letters

Councilperson Jan Perry, 9th Council District - June 22, 2006

This letter is in reference to the requests for conditional use permits by PE Lofts, LLC, pursuant to the provisions of sections 12.24-W-1 and 18 of the Los Angeles Municipal Code.

PE Lofts, LLC is attempting to obtain conditional use permits for venues being constructed at, and adjacent to, their housing development at 610 South Main Street (Pacific Electric Lofts). The above mentioned projects will provide additional amenities for downtown residents, and appear to be compatible with projected developments in the downtown area; hence this project is not opposed.

I have assigned this matter to my Field Deputy, Brandy N. Chappell. If you have any additional questions or concerns, you can reach Ms. Chappell at (323) 846-2651.

Thank you, in advance, for your assistance and prompt attention to this matter.
Los Angeles Police Department, Andrew J. Smith, Captain, Commanding Officer,
Central Community Police Station - June 7, 2006

The Los Angeles Police Department (Central Area) received written correspondence from your office, the Office of Zoning Administration, advising that applicant, The Café, is applying for a Type 41 License On-Sale Beer and Wine-Eating Place

(Restaurant), ZA-2005-7018-CUB-CUX. The Café is located at 601 South Main Street, Los Angeles, California 90014.

Due to the revitalization efforts in the downtown area, the Los Angeles Police Department is unopposed to the issuance of this license. However, acting in the interest of the public, the Department recommends the following operating conditions be imposed, which should diminish vice-related problems that may develop at the proposed business.

ZA Note: Here in their letter, the Police Department included a list of 33 suggested conditions of operation for inclusion in the Zoning Administrator's Letter of Determination. Those conditions were considered by the applicant and to the degree possible have been included in the Applicant Volunteered conditions stated elsewhere herein. The original list of suggested Police conditions can be found in the subject file.

The Zoning Administrator should have no difficulty having them imposed in connection with the attached CUB application.

If you have any further questions regarding this matter, please contact Sergeant Aloaf Walker, Officer-in-Charge, Central Area Vice, at (213) 972-1273.

Letters in Support of the Project

Michael H. Andrews - Support - June 20, 2006

There is a hearing scheduled on June 22, 2006 at 2:00 P.M. I will not be able to attend this meeting, however, I would like to express my view on the subject referenced.

I reside in the PE Lofts and wish to express my total approval of the referenced zoning request. This will bring nightlife back to the city, which equates to more revenue coming into our community. I can only see positive results due to this zoning change.

Please send me a copy of the results of this hearing. I've enclosed the required documentation.

Central City Association, Carol E. Schatz, President and CEO - Support - June 22, 2006

Established in 1924, Central City Association (CCA) is a business advocacy association whose 450 members employ over 300,000 people in the Los Angeles Region. CCA supports the proposed night-club, restaurant/bar, gourmet shop, and a special events area located inside the Pacific Electric Lofts project located at 610 South Main Street.

While serving the local resident and community service needs, the inclusion of retail in this development will help foster a more pedestrian friendly environment. CCA is certain that with great demand for retail and restaurant options, retail is assured success at this location.

The Pacific Electric Lofts has been a positive addition to this emerging neighborhood and will help to encourage residential development in the area. This investment reinforces the commitment to the overall revitalization efforts taking place in Downtown Los Angeles.

CCA respectfully requests your support.

Adam Cunningham - Support - June 13, 2006

I am writing this letter on behalf of the Pacific Electric Lofts retail project which includes the proposed restaurant/bar, gourmet shop, and special events center proposed in Case No. ZA 2005-7018(CUB)(CUX)

I'm a resident of the Pacific Electric Lofts Building located at 610 S. Main St. As a resident of the PE Lofts, I strongly support this development of the ground floor of our building as described within the above mentioned CUP. It will be an incredible addition to our transforming neighborhood. Thank you for time and consideration in this matter.

Downtown Center Business Improvement District, Hal Bastian, VP and Director of Economic Development - June 22, 2006

We are writing this letter on behalf of the Pacific Electric Lofts retail project which includes the proposed night-club, restaurant/bar, gourmet shop, and special events center.

We strongly support this development of the ground floor of the Pacific Electric Lofts Building as described within the above-mentioned CUP.

It is important for all the emerging residential neighborhoods of downtown Los Angeles to have amenities, restaurants, and nightlife. Although this project is outside the boundaries of the Downtown Center Business Improvement District, we wholeheartedly support this CUP application.

If we hope to continue our renaissance, downtown must provide amenities commensurate with amenities available in other neighborhoods of the city of Los Angeles.

Joyce San Pedro - Support - June 14, 2006

I am writing this letter on behalf of the Pacific Electric Lofts retail project which includes the proposed restaurant/bar, gourmet shop, and special events center proposed in Case No. ZA 2005-7018(CUB)(CUX)

I'm a resident of the Pacific Electric Lofts Building located at 610 S. Main St. As a resident of the PE Lofts, I strongly support this development of the ground floor of our building as described within the above-mentioned CUP. It will be an incredible addition to our transforming neighborhood. Thank you for your time and consideration in this matter.

Letters of Concern or Opposition to the Project

Jason Mandell - Concerned - Re: The Pacific Electric Building, Owner Alex Moradi, Cole's P.E. Buffet

At a public hearing this Thursday, June 22, the City Council will take the first step in considering a plan to redevelop the ground floor of the Pacific Electric Building at Sixth and Main. Beverly Hills-based owner Alex Moradi is seeking a total of five liquor licenses in order to install a series of nightspots in the property. On its face, the scenario looks like a no-brainer: building owner invests big bucks, brings in new businesses, fuels downtown revitalization.

However, Moradi's plans also threaten the livelihood of a historical landmark that is an invaluable piece of today's downtown community: Cole's, the oldest continuously operated bar and restaurant in Los Angeles. While Moradi has not yet applied for demolition or construction permits at Cole's itself, his plans to carve up the space are no secret.

There are two major reasons why the Council should proceed with caution and care as Moradi and his firm ICO Development embark on this project. The first one concerns history - more specifically, Cole's' unique place in the history of Los Angeles.

Opened in 1908 in the base of the city's main Red Car terminal, Cole's soon attracted a colorful clientele that ranged from City Hall politicians to gangsters like Mickey Cohen and Bugsy Siegel. Legend has it that a Cole's chef gave birth to the French Dip sandwich, and while Philippe's in Chinatown makes the same claim, the rivalry is something of a historical event in and of itself. In 1974, after seeing its way through nearly six decades of business, Cole's was designated a Los Angeles Historical Landmark (#104) and State Point of Historical Interest by the City of L.A. and the State of California, respectively. Amazingly, to this day, Cole's has managed to survive while maintaining its identity amidst massive economic, social, geographic and demographic change in downtown and citywide.

But now, the couple who've quietly owned and operated Cole's for the last 27 years are planning their retirement. So, with Moradi in escrow to purchase Cole's, the establishment is facing the loss of the one-of-a-kind character that has forever defined it. It would be sad and wrong for downtown to be robbed of yet another vestige of its vibrant past. But Cole's' connection to the past is just one of the reasons to treat its redevelopment with prudence and respect. The other one concerns the present.

Today, Cole's is a nexus for a burgeoning downtown community, a cherished spot frequented by a diverse set of urban professionals, City Hall staffers, writers, lawyers, actors, musicians and much more. It's a place where struggling grad students mingle with struggling war veterans; where the 26-year-old Latino busboy who helps prepare the French Dips finishes his shift and then hurries to the backroom to accompany the band on an old ranchero song. In fact, the backroom - a historic site if there ever was one, with its wooden walls adorned with exquisite stained glass and Angels Flight ads - has become a prized part of the city's country/folk music scene and is perhaps the last intimate, old-time performance venue in all of Los Angeles.

Will Los Angeles wake up one morning and find Cole's' backroom gone? More than one developer, particularly in the downtown area, has adopted the "demolish now, apologize later" strategy. It is up to the City Council, and other agencies such as the Department of Building and Safety and the Cultural Heritage Commission, to take steps to prevent this from happening. They should start by investigating the terms of Cole's historic status and its Mills Act Historical Property Contract (which, incidentally, entitles its owners to tax credits), which pose restrictions on what can be done to the property.

Still, in the reality of the development world, codes, regulations and historic designations only count for so much. Ultimately, a few individuals will determine the extent to which Cole's future owners will be allowed to freely knock down walls, redesign interiors and erase a piece of living, breathing history from the cityscape. Let's urge these officials to give this project the scrutiny and attention it deserves - and not just in the early stages, or in the moments when the community is watching, but at every step of the process. Before it's too late.

Sean-Michael Riley - Opposed in Part - June 20, 2006

Sheri Rome - Opposed in Part - June 20, 2006

I am writing this letter on behalf of the Pacific Electric Lofts retail project which includes the proposed restaurant/bar and gourmet shop proposed in Case No. ZA 2005-7018(CUB)(CUX)

However, the one request that we request EXCLUDED from support is the sixth paragraph:

<<Pursuant to the Los Angeles Municipal Code, section 12.24 W1; the applicant is requesting a Conditional Use to permit a Department of Alcoholic Beverage Control [Type 57] special on-sale general license in conjunction with a 6,381 sq. R. rooftop pool/lounge/special events center, a 2,459 sq. ft. rotunda on the 8th floor and units 901 - 903 located at 610 S. Main Street.>>

While not opposing the other requests within this Case, this particular permit would potentially negatively impact the quality of life of residents of the Pacific Electric Lofts—in particular, those residents occupying the 8th and 9th floors, and those using the amenities contained therein.

If it is not possible to exclude this Conditional Use request from the overall Master Land Use Attachment, we ask you to deny the request until such time as the applicant modifies the request to exclude the resident-serving public areas.

I'm a resident of the Pacific Electric Lofts Building located at 610 S. Main St. As a resident of the PE Lofts, I strongly support this development of the ground floor of our building as described within the above mentioned CUP, while opposing any Conditional Use permits that impact our common resident areas on the 8th or 9th floors. The first floor improvements will be an incredible addition to our transforming neighborhood. Thank you for time and consideration in this matter.

Public Hearing

The Office of Zoning Administration conducted a public hearing in Los Angeles City Hall on Thursday, June 22, 2006 at approximately 2:00 p.m. The applicant was PE Lofts, LLC.

The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the application. Interested parties were also invited to submit written comments regarding the request prior to the hearing. The environmental impact was among the matters considered at the hearing.

The issues before the Zoning Administrator were requests for:

- 1) A Conditional Use Permit, pursuant to the provisions of Sections 12.24-W, 1 and 18 of the Los Angeles Municipal Code, to permit:
 - a. the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a proposed 2,475 square-foot bar/lounge having 102 seats, live café entertainment and public patron dancing located at 110 East 6th Street, and
 - b. to permit the sale and dispensing of beer and wine for on-site consumption, in conjunction with a proposed 3,225 square-foot café having 95 seats, live café entertainment and incidental patron dancing located at 126 East 6th Street.
- 2) Pursuant to the provisions of Section 12.24-W, 1:
 - a. the sale and consumption of a full line of alcoholic beverages in conjunction with a proposed 5,854 square-foot restaurant having 186 seats located at 600 South Main Street;
 - b. the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed 726 square-foot gourmet shop located at 608 South Main Street;

- c. the sale of beer and wine for on-site consumption in conjunction with a 2,531 square-foot proposed café having 89 seats and live café entertainment located at 601 South Los Angeles Street, and
- d. the sale of a full line of alcoholic beverages in conjunction with a 6,381 square-foot rooftop pool/lounge/special events center, a 2,459 square-foot rotunda on the 8th floor and Units 901-903 located at 610 South Main Street.

The proposed seating, hours of operation and alcohol sales are as follows:

110 E. 6th St.	Bar (14 seats)/lounge (88 seats) - 10 a.m. to 2 a.m. daily
126 E. 6th St.	Café (dining room 95 seats) - 6 a.m. to 2 a.m., daily, alcohol sales 11 a.m. to 1:45 a.m.
600 S. Main St.	Restaurant (dining room 116 seats) - 7 a.m. to 2 a.m. daily
608 S. Main St.	Gourmet shop (0 seats) - 24 hours daily; alcohol sales 6 a.m. to 12 midnight daily
601 S. Los Angeles St.	Café (89 seats) - 6 a.m. to 12 midnight daily 6 a.m. to 2 a.m. daily, alcohol sales 11 a.m. to 1:45 a.m. daily
610 S. Main St.	Rooftop pool/lounge/special events - To be determined
Units 901-903	center/rotunda

The involved property was identified as being located at 610 South Main Street, legally described as Lot 1, P. E. Railway Depot Tract No. 1, as more specifically described in the application. The property is zoned C2-2D.

At the public hearing only the applicant appeared. The project and the instant file were reviewed. In reviewing the instant file the Zoning Administrator read the materials contained within said file and reviewed the exhibits and radius maps indicating the various land uses within the affected radius. The proceedings were then opened to public comment and the following points were considered:

- History of the site and its ownership
- Need for alcohols sale and dancing at this locale -- market demand
- Types of activities to be conducted on site -- preschool and day care only
- Number and location of various leaseholds under consideration
- Parking
- Hours of operation

- Noise to residents within the structure
- Number of special events
- Letters of support
- Letters of concern
- Visual and noise impacts of installation on nearby properties
- Design integration of proposed project with the existing improvements on site
- Growth of downtown area and desire of residents to have a metropolitan setting

Following this testimony there was discussion with the applicant and the Zoning Administrator determined to hold the record open for additional written comment. Subsequent to the brief one week open period additional material was received from the applicant and has been quoted elsewhere in this staff report. After this review and discussion with the applicant the Zoning Administrator formed the opinion that the subject location is proper in relation to adjacent land uses and the development of the community.

At the close of the public hearing the Zoning Administrator handed out his business card to interested parties and explained to them that the best way to contact him in the future regarding sign off of plans for purposes of obtaining a building permit would be to send an email to the Zoning Administrator at albertlandini@aol.com making sure to put the case number in the subject line and to state in the body of the text that they were seeking a sign off as part of their building permit application. They were also encouraged to put their own telephone numbers in the body of the email text so that staff assigned to assist them could reach them easily and schedule an appointment.

Zoning Administrator's Discussion

The project is complex, yet has been well thought out. The applicant as sought to entitle all of the proposed uses at one time, rather than seek an overall entitlement with subsequent floor plan approval by the Plan Approval determination route. Conditions have been formulated for all the various sub-uses within the project site. The applicant has sought and has garnered approval from the affected City Council Office and Police Department as well as various civic and business groups. The public hearing was not particularly controversial, most voices were in support of the application, with some voices raising concerns. Letters representing those points of view have been considered and quoted above. In light of all of this and given that the grant is for a fixed period of 10 years, after which the applicant must re-file anew, the Zoning Administrator can determine that the use will not be materially detrimental to the character of the development in the immediate neighborhood.

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

The Central City Plan Map designates the property for Community Commercial land uses with corresponding zones of CR, C2, C4, RAS3, and RAS4, and Height District No. 2D. Plan Footnote 2 indicates that the designation corresponds to Height district

2D for commercial, industrial and public facilities zones, with the D limiting Floor Area Ratio to 3:1. Plan Footnote 4 indicates that the designation also corresponds to Height District 2. The property is not currently within the area of any specific plans or interim control ordinances.

This project is in harmony with the goals and the intents of the General Plan Elements adopted for this geographical area in that it will allow for optimum use of the subject site without detriment to adjacent or nearby properties.

5. **Additionally the Zoning Administrator has determined that:**

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

The Approval of the Conditional Use at this location will not adversely affect the economic welfare of the community because the proposed establishment will positively impact the financial health of the property, and improve the economic vitality of the area via a increases in taxable revenue and local employment.

b. **The proposed use 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 the number and proximity of such 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 the revocation or nuisance use proceedings have been initiated for any use in the area.**

Approval of the Conditional Use will not result in or contribute to an undue concentration of such establishments despite possible concerns regarding over concentration of on-sale liquor licenses and the crime rate, the subject property is located within an intensive commercial area. The number of allocated licenses is calculated based upon resident population and that the employment/shopping population far exceeds the resident population of the census tract. Similar situations exist in other prominent tourist areas such as Little Tokyo, Hollywood and Century City. The location is proper in relation to adjacent uses and the development of the community. Land use in the immediate area is characterized by a wide variety of commercial uses.

600 ft. Radius: Alcohol List

Coles	118 East 6th Street
Craby Joes	656 South Main Street
Los Angeles Theatre Center	514 South Spring Street
A-1 Mini Mkt.	213 West 7th Street
Rite Aid	700 South Los Angeles Street

5th St. Market
Casa Mexican Food

116 East 5th Street
100-1/2 West 7th Street

1000 Ft. Radius: Alcohol Beverage List

Rite-Aid	501 South Broadway
Charlie O's	210 West 5th Street
Maricos Ensenada	517 South Spring Street
Coles	118 East 6th Street
El Rancho Mexican Food	223 West 5th Street/454 South Broadway
Craby Joes	656 Sout Main Street
King Edward's Saloon	131 East 5th Street
Los Angeles Theatre Center	514 South Spring Street
A-1 Mini Mkt.	213 West 7th Street
Las Maracas Rsn't.	217 West 5th Street
Rite Aid	700 South Los Angeles Street
5th St. Market	116 East 5th Street
Casa Mexican Food	100-1/2 West 7th Street

- c. **The proposed use will not detrimentally affect the nearby residentially zoned communities in the area of the City involved giving consideration to the distance of proposed use from residences, churches, school and other public uses, and other establishments selling and dispensing, for sale or other consideration alcoholic beverage, including beer and wine.**

Approval of the Conditional Use will not detrimentally affect nearby residentially zoned properties because it is likely that the project will capture demand for restaurant, bar/lounge and cafes for local daytime workforce as well as nearby residents of the newly developed downtown lofts and apartments. Mixed use developments of this nature are a signature style of downtown re-development.

1000 Ft. Radius: Churches, schools, public playgrounds, youth facilities, parks & hospitals list.

Bread of Life Four Square Church
Iglesia Universal

456 South Main Street
703 South Broadway

ADDITIONAL MANDATORY FINDINGS

- 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.
- On April 26, 2006, the City Planning Department Environmental Staff Advisory Committee (ESAC) issued Mitigated Negative Declaration No. ENV-2005-7019-MND

(Article V - City CEQA Guidelines) and determined that by imposing conditions the impacts could be reduced to a level of insignificance. I hereby adopt that action. The records upon which this decision is based are with the Environmental Review Section in Room 750, 200 North Spring Street.

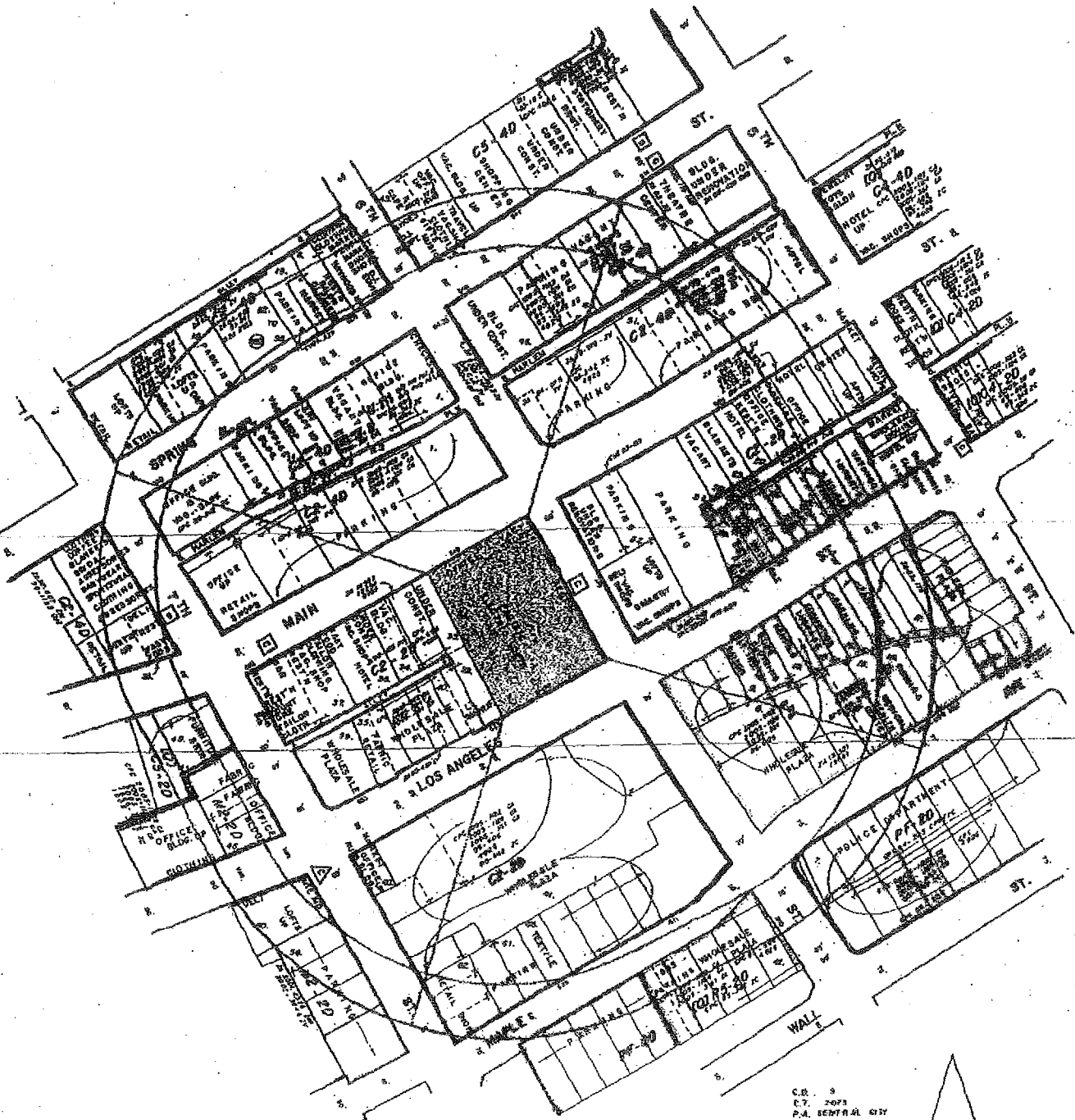
8. Fish and Game: The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.



ALBERT LANDINI
Associate Zoning Administrator
Telephone No. (213) 369-0552

AL:lmc

cc: Councilmember Jan Perry
Ninth District
Adjoining Property Owners
County Assessor



CONDITIONAL USE ALCOHOL BEVERAGES

RADIUS MAPS, ETC.

3544 PORTOLA AVENUE
LOS ANGELES, CA 90032
(323) 221-1955

LEGEND

- 1 ON-SITE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES
- 2 ON-SITE CONSUMPTION OF BEER AND/OR WINE
- 3 OFF-SITE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES
- 4 OFF-SITE CONSUMPTION OF BEER AND/OR WINE

SITE LOCATION:

PUBLIC BLUEPRINT LOFTS
610 S MAIN STREET
LOS ANGELES, CA 90014

LOCAL JURISDICTION:

59T 1, P.E. RAR, WAT DEPOT
TRACT NO. 1, R.D. 8-141

CASE NO.:

DATE: 03-16-2000
SCALE: 1" = 100'
USES: FIELD
D.M.: 127.5A 2H
T.R. PAGE: 634 GRID: F-5
A.P.N.: 5148-021-015
NET. AC.: 1.43



ZA

2005 7010

KELLY
ARCHITECTS

2440 Wilshire Blvd., Suite 100
Los Angeles, CA 90014
Tel: (213) 391-1414
Fax: (213) 391-1415



PROJECT
Pacific Electric
610 S. Main Street
90014

DATE
DRAWN FOR
CHECKED BY
DATE
SCALE

PROJECT NO.
SHEET NO.
SHEET TOTAL

PROJECT NAME
PROJECT ADDRESS

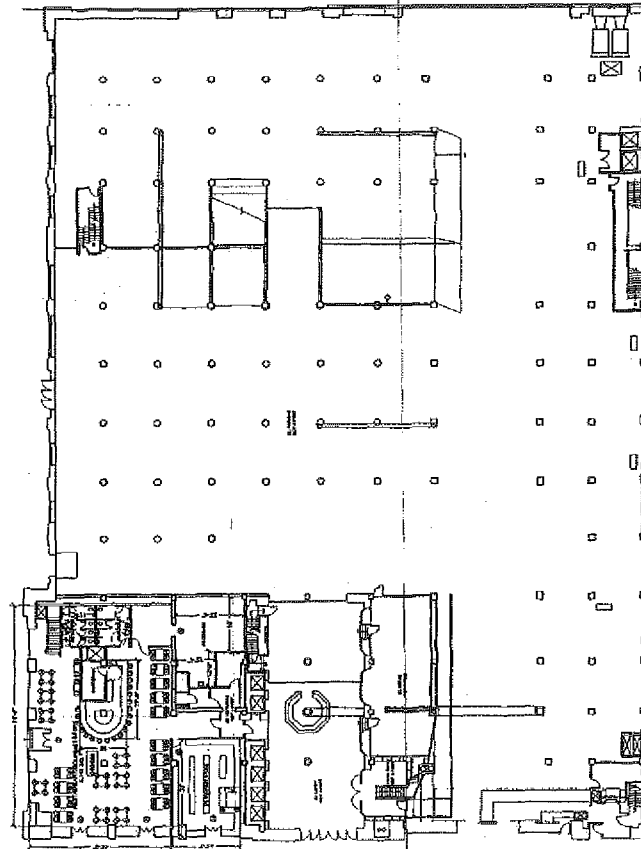
DATE
DRAWN FOR
CHECKED BY
DATE
SCALE

KEYNOTES:

NOTES:

LEGEND:

DOOR
WINDOW



Ground Level
Proposed Floor Plan
SCALE: 1/8" = 1'-0"

#3
#4



PROJECT: Pacific Electric
810 S. Main Street
Los Angeles, CA 90014

DATE	DESCRIPTION
10/1/00	Initial Design
11/1/00	Final Design
12/1/00	Construction Documents

NO.	REVISION
1	Revised Floor Plan
2	Revised Section
3	Revised Detail

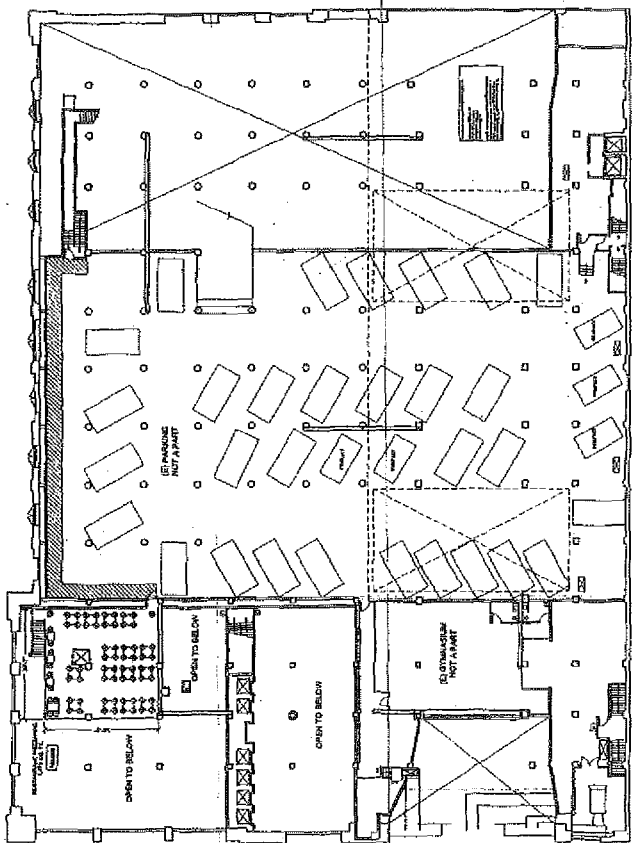
A-4

KEYNOTES:

NOTES:

LEGEND:

- △
- ◇
-



Intermediate Level
Proposed Floor Plan
SCALE: 1/8"=1'-0"

KELLY
ARCHITECTS



Project
Pacific Electric
610 S. Main Street
Los Angeles, CA
90014

Date
Sheet No.
Total Sheets
Scale
Notes

Author
Designer
Checker
Inker
Title Block

Project
8th Level Pool Deck
Project No. 11511

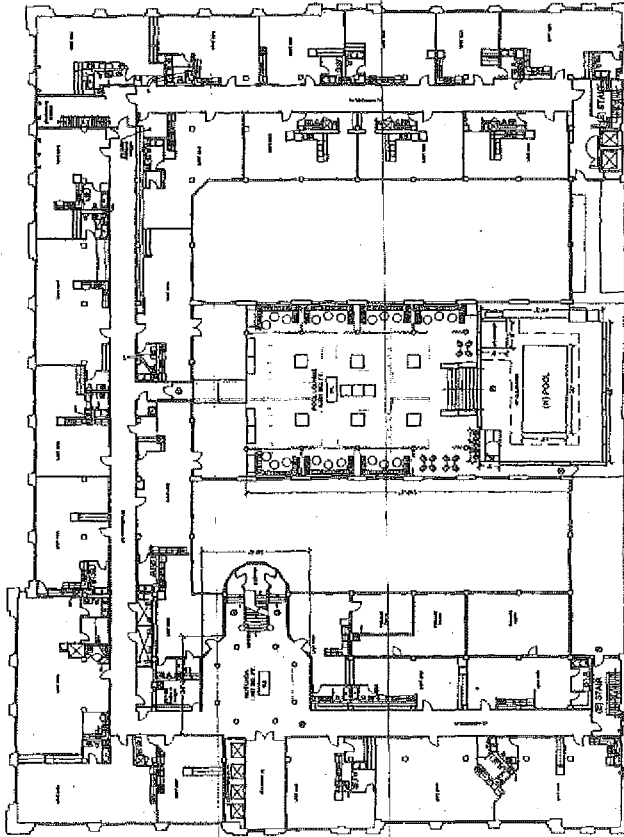
A-5

KEYNOTES:

NOTES:

LEGEND:

4
6
8
10



8th Level Pool Deck
Pool Deck Plan
SCALE: 1/8" = 1'-0"

KELLY
ARCHITECTS



PROJECT
Pacific Electric
610 S. Main Street
Los Angeles, CA
90014

DATE
DESIGNED BY
DRAWN BY
CHECKED BY
APPROVED BY

PROJECT NO.
SHEET NO.
TOTAL SHEETS

TITLE
5th Level
Proposed Floor Plan

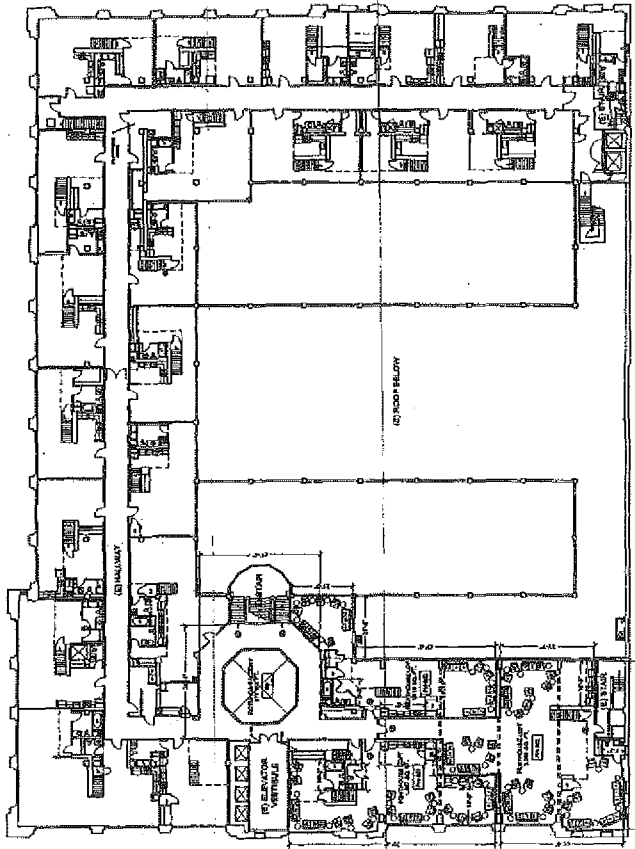
A-6

KEYNOTES:

NOTES:

LEGEND:

EXIT
ELEVATOR



5th Level
Proposed Floor Plan
SCALE: 1/8"=1'-0"

KELLY
ARCHITECTS



PROJECT
Pacific Electric
810 S. Main Street
Los Angeles, CA
90014

DATE
DESIGNED FOR
DESIGNED BY
CHECKED BY
DATE

REVISIONS
NO. DATE
BY
REASON FOR

NO. DATE
BY
REASON FOR

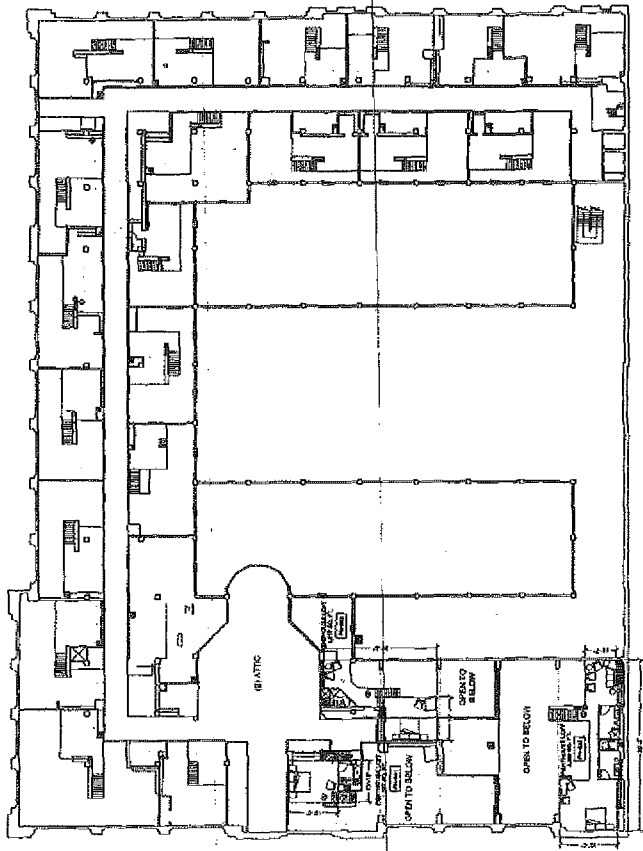
DATE
BY
REASON FOR

KEYNOTES:

NOTES:

LEGEND:

ENTRANCE
ELEVATOR



9th Level Mezzanine
Proposed Floor Plan
1:1
SCALE: 1/8" = 1'-0"



Windows Live Local
powered by Virtual Earth Beta

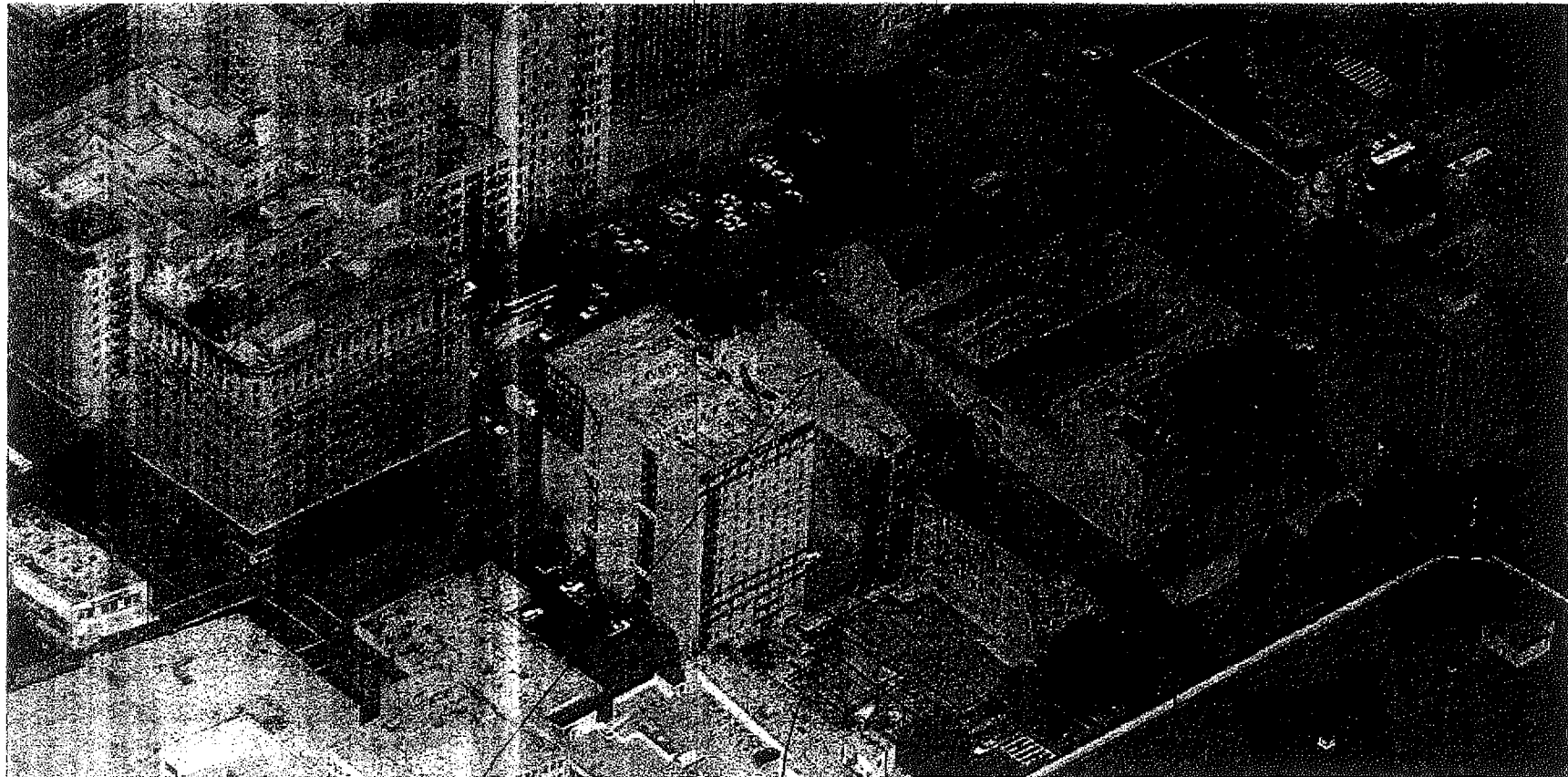
What: Business name or category

610 S Main St, Los Angeles, CA 90014
Where: Address, city, or other place



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Settings Community Help About



Main Mercantile
Building

rotunda

pool deck

Santa Fe
Lofts
5/23/2006



COMPSTAT **Central Area Profile** **05/15/11 - 06/11/11**



	AREA COMMANDING OFFICER: Todd C. Chamberlain Rank: CAPT-III Date of Rank: July 20, 2008 Date Assigned Area: January 3, 2010 LAPD Appointment Date: November 19, 1994		PATROL DIVISION COMMANDING OFFICER: Daryl M. Russell Rank: CAPT-I Date of Rank: February 9, 2009 Date Assigned Area: February 9, 2009 LAPD Appointment Date: February 25, 1980
--	---	--	---

CRIME STATISTICS for week ending 06/11/11												
VIOLENT CRIMES	05/15/11 TO 06/11/11	04/17/11 TO 05/14/11	% Change	04/17/11 TO 05/14/11	03/20/11 TO 04/16/11	% Change	YTD 2011	YTD 2010	% Change	YTD 2011	YTD 2009	% Change
HOMICIDE	0	0	N.C.*	0	3	-100%	6	3	100%	6	2	200%
RAPE	3	5	-40%	5	1	400%	16	13	23%	15	16	0%
ROBBERY	35	27	30%	27	27	0%	173	158	3%	173	235	-26%
AGGRAVATED ASSAULTS	27	34	-21%	34	28	21%	169	176	-4%	169	203	-17%
TOTAL VIOLENT	65	66	-2%	66	59	12%	364	360	1%	364	456	-20%
PROPERTY CRIMES	05/15/11 TO 06/11/11	04/17/11 TO 05/14/11	% Change	04/17/11 TO 05/14/11	03/20/11 TO 04/16/11	% Change	YTD 2011	YTD 2010	% Change	YTD 2011	YTD 2009	% Change
BURGLARY	23	12	92%	12	23	-48%	91	84	8%	91	114	-20%
GTA	22	19	16%	19	21	-10%	141	155	-9%	141	152	-7%
BTFV	44	46	-4%	46	53	-13%	423	326	30%	423	366	16%
PERSONAL /OTHER THEFT	119	86	38%	86	113	-24%	621	594	5%	621	585	6%
TOTAL PROPERTY	208	163	28%	163	210	-22%	1276	1159	10%	1276	1217	5%
TOTAL PART I	273	229	19%	229	269	-15%	1640	1519	8%	1640	1673	-2%
Child/Spousal Abuse (Part I & II)*	22	31	-29%	31	28	11%	134	148	-10%	134	88	52%
SHOTS FIRED	4	0	N.C.*	0	0	N.C.*	6	12	-50%	6	6	0%
SHOOTING VICTIMS	1	0	N.C.*	0	0	N.C.*	2	4	-50%	2	3	-33%

ARREST STATISTICS for week ending 06/11/11												
ARRESTS	05/15/11 TO 06/11/11	04/17/11 TO 05/14/11	% Change	04/17/11 TO 05/14/11	03/20/11 TO 04/16/11	% Change	YTD 2011	YTD 2010	% Change	YTD 2011	YTD 2009	% Change
HOMICIDE	0	3	-100%	3	1	200%	5	8	-38%	5	11	-55%
RAPE	1	2	-50%	2	3	-33%	9	7	29%	8	7	29%
ROBBERY	7	15	-53%	15	11	36%	80	69	-13%	60	86	-30%
AGGRAVATED ASSAULT**	24	26	-8%	26	28	-7%	155	192	-19%	155	161	-4%
BURGLARY	7	7	0%	7	8	-13%	56	40	40%	56	37	51%
LARCENY	31	19	63%	19	21	-10%	151	187	-19%	151	151	0%
AUTO THEFT	5	2	150%	2	4	-50%	21	40	-48%	21	22	-5%
TOTAL VIOLENT	32	46	-30%	46	43	7%	229	276	-17%	229	265	-14%
TOTAL PART I	75	74	1%	74	76	-3%	457	543	-16%	457	475	-4%
TOTAL ALL ARRESTS	785	817	-4%	817	679	20%	4566	5542	-18%	4566	6935	-24%

*Part II Child/Spousal Abuse Simple Assaults not included in Part I Aggravated Assaults above to comply with the FBI's Uniform Crime Reporting guidelines.

**Statistics include domestic violence.

N.C. - Not Calculable

Statistics are based on the date the crime or arrest occurred.

ADIUS MAPS, ET .

3544 Portola Avenue
Los Angeles, CA. 90032
Tel: (323) 221-4555
Fax: (323) 226-9492

CITY OF LOS ANGELES CONDITIONAL USE PERMIT ALCOHOL BEVERAGES

**** ADJACENT OWNERSHIP LIST ****

SITE LOCATION

Pacific Electric Lofts
610 S. Main Street
Los Angeles, CA 90014
A.P.N.: 5148-021-015

Perjury Statement

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THAT THE ATTACHED RADIUS MAP CORRECTLY DEPICTS THE REQUIRED DATA OBTAINED FROM THE RECORDS OF THE OFFICE OF THE CITY ENGINEER, CITY CLERK AND/OR CITY PLANNING DEPARTMENT OF THE CITY OF LOS ANGELES AND WHERE APPROPRIATE, THE STATE DIVISION HIGHWAYS.

I FURTHER HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND UNDER PENALTY OF PERJURY, THE ATTACHED **ADJACENT OWNERSHIP LIST** CORRECTLY SHOWS THE LATEST NAMES AND ADDRESSES ON THE CITY CLERK OWNERSHIP RECORDS AS OF THE FOLLOWING DATE: **05 - 03 - 2006**. IN CERTAIN CIRCUMSTANCES, SUCH AS IN ANNEXATION PROCEEDINGS, WHERE THEY MAY BE NO CITY CLERK'S RECORDS, THE RECORDS OF THE COUNTY ASSESSOR'S OFFICE MAY BE ACCEPTED BY THE PLANNING COMMISSION.


SIGNATURE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND UNDER PENALTY OF PERJURY, THE ATTACHED OCCUPANT LIST CORRECTLY INDICATES ADDRESSES ON THE REQUIRED OCCUPANTS THAT FALL WITHIN THE RADIUS AS OF THE FOLLOWING DATE:

SIGNATURE

IN CERTAIN INSTANCES, I WAS UNABLE TO NOTIFY ALL OCCUPANTS, THEREFORE THE FOLLOWING INDICATES WHICH OCCUPANTS I WAS NOT ABLE TO NOTIFY. I UNDERSTAND THE PLANNING DEPARTMENT WILL DETERMINE IF REASONABLE ATTEMPTS WERE MADE TO SECURE THESE ADDRESSES FROM THE INFORMATION PROVIDED BELOW.

OWNERSHIP NO.	REASON UNABLE TO NOTIFY *	ATTEMPTS MADE TO NOTIFY **	ADDITIONAL INFORMATION

* (1) SECURED BUILDING

(2) GATED YARD

(3) REFUSED ACCESS

(4) OTHER: SPECIFY

** (1) RETURNED TO BUILDING ON
3 SEPARATE OCCASIONS

(2) EFFORTS TO CONTACT OWNER
OR MANAGER WITHOUT SUCCESS

(3) CONTACT OWNERS/MANAGER WHO
REFUSED INFORMATION

(4) OTHER: SPECIFY

THE DEPARTMENT SHALL NOT ACCEPT THE APPLICATION, MAPS AND OWNERSHIP LIST WHICH BEAR A DATE OF MORE THAN **90 DAYS** PRIOR TO THE DATE OF THE APPLICATION IS ACCEPTED FOR EIR PROCESS.

THE APPLICATION MAY BE REQUIRED TO UPDATE THE RADIUS MAP AND OWNERSHIP LIST PRIOR TO FILING THE APPLICATION FOR ACTION BY THE PLANNING COMMISSION OF THE ZONING ADMINISTRATOR.

1. APN: 5144-001-010 to 014,020
SB SPRING LLC
4371 WINNETKA AVE.
WOODLAND HILLS CA 91364

8. APN: 5148-017-001,002,004,006 to 008
SIXTH & LA WHOLESALE PLAZA LLC
500 S LOS ANGELES ST STE 204
LOS ANGELES CA 90013-1446

32. APN: 5148-020-006,007
LANDMARK IU HOLDINGS LLC
5750 WILSHIRE BLVD. #500
LOS ANGELES CA 90036

33. APN: 5148-021-001
DOWNTOWN LOFTS
P.O. BOX 260680
ENCINO CA 91426

38. APN: 5148-021-015
PE LOFTS LLC
700 S. FLOWER ST. #2450
LOS ANGELES CA 90017

39. APN: 5148-021-016
BART Y & BART Y KER
20 W WISTARIA AVE
ARCADIA CA 91007-8005

41. APN: 5148-022-011
SAMKO GENERAL PARTNERSHIP
208 E 6TH ST
LOS ANGELES CA 90014-2173

51. APN: 5149-037-026
LOS ANGELES GARAGE ASSOC LESSE
355 S GRAND AVE STE 2800
LOS ANGELES CA 90071-1565

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

DIRECTOR OF PLANNING
MTA
425 SO. MAIN ST.
LOS ANGELES CA 90013

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

CALTRANS
STATE OF CALIFORNIA
PROPERTY DEVELOPMENT, BRANCH #D
120 SO. SPRING ST.
LOS ANGELES CA 90012

OWNER
PE LOFTS LLC
700 S. FLOWER ST. #2450
LOS ANGELES CA 90017

REPRESENTATIVE
ELIZABETH PETERSON GROUP
6381 HOLLYWOOD BLVD. #570
HOLLYWOOD CA 90028
ATTN: ELIZABETH PETERSON

MAP MAKER
RADIUS MAPS ETC.
3544 PORTOLA AVENUE
LOS ANGELES CA 90032



600 S Main St



Applicati

10016 - 10000 - 19537

Plan Check #: B10LA11492

Printed: 10/26/10 09:31 AM

Event Code:

Bldg-Alter/Repair
Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Corrections Issued

Status Date: 10/26/2010

1. TRACT	BLOCK	LOT(s)	ARR	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
P. E. RAILWAY DEPOT TR		LT 1		MB 8-141	127-5A211 56	5148 - 021 - 015

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA

Census Tract - 2073.00
District Map - 127-5A211

Parking Dist. - CCPD

Parking Dist. - DPD

Thomas Brothers Map Grid - 634-F5

Council District - 9

Certified Neighborhood Council - Downtown Los Angeles

Fire District - 1 (Entire parcel)

Community Plan Area - Central City

Near Source Zone Distance - 1.1

ZONE(S): C2-2D /

4. DOCUMENTS

ZI - ZI-2374 Los Angeles State Enterpris TNI - Old Bank District / Historic Core
ZI - ZI-2385 Greater Downtown Housing ORD - ORD-164307-SA1550
ZI - ZI-940 Central Bsn District Redevel MILLS - Yes
ZA - ZA-2005-7018-CUB-CUX HCM - LA-104

HCM - US-09000180

CRA - ZI 2316 CITY CENTER REDEV

CRA - ZI 940 CENTRAL BSN DIST

CPC - CPC-1986-606-GPC

CPC - CPC-2005-1122-CA

CPC - CPC-2005-1124-CA

CPC - CPC-2005-361-CA

CPC - CPC-2008-4502-GPA

5. CHECKLIST ITEMS

Std. Work Descr - Interior Non-struct. Remo

Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

Pe Lofts Llc

700 Flower St STE 2450

LOS ANGELES CA 90017

Tenant:

Applicant: (Relationship: Architect)

George Kelly -

2404 Wilshire

LA, CA 90057

(213) 380-8498

7. EXISTING USE

(16) Retail

PROPOSED USE

(16) Retail

(17) Restaurant

8. DESCRIPTION OF WORK

CHANGE OF USE FROM RETAIL TO RESTAURANT W/BAR AND MARKET AND
PORTION OF PARKING AREA TO STORAGE ANCILLARY TO RESTAURANT

9. # Bldgs on Site & Use:**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Salvador Quintanilla

DAS PC By:

OK for Cashier:

Coord. OK:

Signature:

Date:

For inspection requests, call toll-free (888) LA4BUILD (324-2845).
Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 01619537

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$350,000

PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	2,235.71
Permit Fee Subtotal Bldg-Alter/Rept	1,822.50
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rep	0.00
Fire Hydrant Refuse-To-Pay	
E.O. Instrumentation	73.50
O.S. Surcharge	37.92
Sys. Surcharge	113.76
Planning Surcharge	109.35
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharge	54.68
Green Building Fee	14.00
Permit Issuing Fee	0.00

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan



* P 1 0 0 1 6 1 0 0 0 1 9 5 3 7 F N *

13. STRUCTURE INVENTORY (Notes: Numeric measurement data in parentheses "number / number" implies "change in numeric value / total result, numeric value")

10016 - 10000 - 19537

(P) Floor Area (ZC): Sqft
(P) Height (BC): Feet
(P) Height (ZC): Feet
(P) Length: Feet
(P) Stories: Stories
(P) Width: Feet
(P) A2 Occ. Group: Sqft
(P) M Occ. Group: Sqft
(P) U Occ. Group: Sqft
(P) Parking Req'd for Bldg (Auto+Bicycle): Stalls

(P) Provided Standard for Bldg: Stalls

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. ** NO CHANGE IN PARKING, LOCATED IN LOS ANGELES ESTATE ENTERPRISE ZONE.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME ADDRESS

(A) Kelly, George William

1107 S Windsor Blvd,

Los Angeles, CA 90019

CLASS LICENSE#

C26144

PHONE#

213-380-8498

600 S Main St

Permit Application #: 10016 - 10000 - 19537

Bldg-Alter/Repair
Commercial
Plan Check at Counter

City of Los Angeles - Department of Building and Safety
10016 - 10000 - 19537

Plan Check #: B10LA11492
Plans Filed in: METRO
Printed on: 10/26/10 09:31:17

CLEARANCE SUMMARY WORKSHEET

IMPORTANT: This summary documents the clearance(s) required prior to permit issuance. Most clearance(s) are granted electronically, however this form will also be completed so that in the event of a computer outage, there is evidence of the clearance action(s). Keep this form with all other documents necessary to obtain the permit.

INSTRUCTIONS

APPLICANT / REPRESENTATIVE: You are advised to initiate the approval process for the following permit application clearance(s) marked as "Not Cleared" as soon as possible. The time to obtain approval from some departments (such as the City Planning Department) may be time-consuming. The address and phone number of the specific agency corresponding to the "Address Code:" shown for each clearance is indicated at the end of this form and it is recommended that you call before appearing in person. Remember to bring a copy of the permit application to the clearance agency for their reference. A "Cleared" condition requires no further action on your part.

CLEARANCE AGENCIES: For city agencies, perform electronic clearance action(s) using PCIS and complete this form. For non-city agencies or PCIS outages, complete this form.

Description of Work: CHANGE OF USE FROM RETAIL TO RESTAURANT W/BAR AND MARKET AND PORTION OF PARKING AREA TO STORAGE ANCILLARY TO RESTAURANT

Building & Safety Contact

Plan Check Office: METRO
PC Engineer: Salvador Quintanilla

Status	Clearance Description and New Status	
Not Cleared ①	Agency: Bureau of Engineering Address Code: 1 Electronic Clearance <input type="checkbox"/> By (UserID): _____ Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____ Comments:	Description: The fee authorized by Ord. 176,300 for PW/Eng to process clearance(s) for LADBS issued permits
Not Cleared ①	Agency: Bureau of Engineering Address Code: 1 Electronic Clearance <input type="checkbox"/> By (UserID): _____ Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____ Comments:	Description: Sewer availability and connection
Not Cleared ①	Agency: City Planning Department Address Code: 2 Electronic Clearance <input checked="" type="checkbox"/> By (UserID): _____ Date: 1/6/11 Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____ Comments: N/A	Description: "D" conditions per 12.32G.4 (Development limitations)
Not Cleared ①	Agency: City Planning Department Address Code: 2 Electronic Clearance <input type="checkbox"/> By (UserID): _____ Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____ Comments:	Description: Addition/Alteration/Demolition to a Mills Act Historical Property Contract

Not Cleared ① C/P	Agency: City Planning Department Address Code: 2 Electronic Clearance <input type="checkbox"/> By (UserID): _____ Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____ Comments:	Description: CEQA review for Planning as lead agency
Not Cleared ① C/P	Agency: City Planning Department Address Code: 2 Electronic Clearance <input type="checkbox"/> By (UserID): _____ Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____ Comments:	Description: CEQA review for LADBS or other city agency as lead agency
Not Cleared ① C/P	Agency: City Planning Department <i>By 5/17/05</i> Address Code: 2 Electronic Clearance <input type="checkbox"/> By (UserID): _____ Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____ Comments:	Description: Zoning Administrator Case #:ZA-2005-7018-CUB-CUX *
Not Cleared	Agency: Los Angeles Fire Department Address Code: 5 Electronic Clearance <input type="checkbox"/> By (UserID): _____ Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____ Comments:	Description: Title 19 building/structure
Not Cleared ①	Agency: Community Redevelopment Agency Address Code: 8 Electronic Clearance <input type="checkbox"/> By (UserID): _____ Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____ Comments:	Description: Project located in CRA Area: Central Business District Redevelopment Project
Not Cleared ①	Agency: Community Redevelopment Agency Address Code: 8 Electronic Clearance <input type="checkbox"/> By (UserID): _____ Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____ Comments:	Description: Project located in CRA Area: City Center Redevelopment Project
Not Cleared ③	Agency: Bureau of Sanitation Address Code: 19 Electronic Clearance <input type="checkbox"/> By (UserID): _____ Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____ Comments:	Description: Obtain Industrial Waste Mgmt. Div. clearance for Food Service Establishment
Not Cleared ②	Agency: County Department of Health Address Code: 7 New Clearance Status: <input type="checkbox"/> Cleared <input type="checkbox"/> See Comments By: (Print) _____ Sign: _____ Date: _____ Comments:	Description: DHS approved plans required for food establishment

Not Cleared (1)	Agency: Southern Cal Air Quality Mgmt Distric	Description: Obtain permit for restaurant with a charbroiler	
	Address Code: 10		
	New Clearance Status: <input type="checkbox"/> Cleared <input type="checkbox"/> See Comments	By: (Print) _____	Sign: _____ Date: _____
Comments: _____			

End of Clearance(s) for 10016-10000-19537. Refer to "ADDRESS CODES" sheet for clearance agency address/phone information.

764438

CEQA

Edgar
Lambert

sec. plan
3 plans
~~1500~~ 1565.86
~~15~~ \$10

CLEARANCE AGENCY "ADDRESS CODES"

(NOTE: Address Code 3 not in use at this time - Contact your plan check engineer for instructions)

Address Code / Agency Name	Agency Address	Phone (call first)
1. Bureau of Engineering (Within Central District) Figueroa Plaza: 201 N. Figueroa Street (See NOTE at bottom right)	- Address Approval - Highway Dedication / Hillside Ord. - Flood/Drainage: 1149 S. Broadway - Sewer / Driveway - Excavation/Marquee: 201 N. Fig., 3 rd FL	(213) 482-7030 (213) 482-7030 (213) 847-0405 (213) 482-7030 (213) 482-7048
1. Bureau of Engineering (Outside Central District)	Harbor District - 638 S. Beacon St Suite 427, San Pedro (7:30 to 4:30) Valley District - 6262 Van Nuys Blvd Room 251, Van Nuys West Los Angeles District - 1828 Sawtelle Blvd., 3rd Floor, West LA	(310) 732-4677 (818) 374-5090 (310) 575-8384
1. Street Use Permits	1149 S. Broadway 3rd Floor	(213) 847-6000
2. City Planning Dept. T, Q, D Cond: HPOZ, SP, CDO, POD TOD, DRB, SN: HPOZ, SP, DCO, POD TOD, DRB, SN: All subdivision related clearances: City Historical Monuments/Mills Act: Green Bldg. Clearance & Site Plan Rev.: Green Bldg. Clearance & Site Plan Rev.: All other clearances: All other clearances:	City Hall: 200 N. Spring St., #601 City Hall: 200 N. Spring St., #621 & #667 Van Nuys: 6262 Van Nuys Bl. Rm 251 City Hall: 200 N. Spring St., #763 City Hall: 200 N. Spring St., #667 City Hall: 200 N. Spring St., #601 Van Nuys: 6262 Van Nuys Bl., 4 th FL Fig. Plaza: 201 N. Fig. - (See NOTE) Van Nuys: 6262 Van Nuys Bl. Rm 251	(213) 978-1224* (213) 978-1164* (818) 374-5050* (213) 978-1362* (213) 978-1200 (213) 978-1219* (818) 374-9923* (213) 482-7077* (818) 374-5050*
* The direct contact number for individual HPOZ, SP, CDO, POD, TOD, DRB and SN may be accessed at http://ZIMAS.lacity.org/search.asp as follows: Type in number and street of your property, click map, click Planning & Zoning Information in the DATA TABS drop-down box, and obtain the phone number by clicking Zoning Information ZI XXXX for the HPOZ, SP, CDO, POD, TOD, DRB and SN.		
4. Building & Safety	Disabled Access: See DA corrections	Call plan checker
Figueroa Plaza: 201 N. Figueroa Street (See NOTE at bottom right)	Hold / ZI: See plan check engineer	Call plan checker
	Grading: Go to District Office for project	(213) 482-0480
5. Fire Department	Construction Services Unit: 201 N. Figueroa Street, Suite 300 Hydrants and Access Unit: 221 N. Figueroa Street, Suite 1500 Van Nuys: 6262 Van Nuys Bl. Rm 251 West LA: 1828 Sawtelle Bl. 2nd flr	(213) 482-6900 (213) 482-6543 (818) 374-5005 (310) 575-8271
6. Transportation Dept. ZI 1729, 1870 = West Valley ZI 1448, 1874, 1887, 2192 = WLA ZI 2351 = DOT @ CalTrans bldg (All others = Fig. Plaza)	Fig. Plaza: 201 N. Fig. (Only check payments accepted) (see NOTE) West Valley: 6262 Van Nuys Bl #320 West L.A.: 7166 W Manchester Av - Additional Phone # for WLA CalTrans: 100 S. Main St, 9th Floor	(213) 482-7024 (818) 374-4699 (213) 485-1062 (310) 524-8253 (213) 972-8485
7. Los Angeles County Health Department Admin. HQ: 5050 Commerce Dr. Baldwin Park, (626) 430-5560	3530 Wilshire Blvd. 9 th Flr, LA 90010 6851 Lennox Ave 3 rd Flr, Van Nuys 6053 Bristol Prkwy 2 nd Flr, Culver City 122 W. 8 th Street Rm 20-A, San Pedro	(213) 351-7352 (818) 902-4470 (310) 665-8483 (310) 519-6081

Address Code / Agency Name	Agency Address	Phone (call first)
8. Community Redevelopment Agency (CRA)	Figueroa Plaza: 201 N. Figueroa St. (See NOTE at bottom right)	(213) 482-6595
9. Calif. Div. of Occupational Safety and Health Appointment required - call first	320 W. 4th Street, Suite 850, L.A. 6150 Van Nuys Bl, Rm 405, V.N.	(213) 576-7451 (818) 901-5403
10. South Coast Air Quality Management District (SCAQMD)	21865 E. Copley Dr., Diamond Bar Hours: Tuesday - Friday 7:30 am - 5pm ** Please call first **	(909) 396-2000
11. Dept. of Conservation, Division of Oil and Gas	5816 Corporate Ave., Room 200 Cypress	(714) 816-6847
12. Cultural Affairs Dept. 201 N. Figueroa Street 14th Floor, Los Angeles	City Property/Marques (Public Way), Arts Development Fees, and Mural Signs	(213) 202-5500
13. Dept. of Water and Power - Real Estate Div.	111 N. Hope St., Room 1031 Los Angeles, CA 90012	(213) 367-0562
16. Housing Department 3550 Wilshire Blvd. #1500 Koreatown	Density bonus/parking incentive Demo/reduction of units/rooms Tenant Habitability Plan	(213) 808-8598 (213) 808-8537 (213) 252-1464
17. Metro. Trans. Authority (MTA) Primary Contact: Aspet Davidian	MTA, Project Engineering Facilities One Gateway Plaza - 16th Floor Los Angeles, CA 90012	Call for appoint. (213) 922-5258 (213) 922-7384
18. Port of Los Angeles	425 S. Palos Verdes Street, San Pedro	(310) 732-3850
19. Bureau of Sanitation	Ind. Waste Mgmt. Div. (Fats/Oils/Grease) 2714 Media Center Drive, Glassell Pk. Watershed Project Div. (Stormwater) 201 N. Figueroa Street	Call for appoint. (323) 342-6118 (213) 482-7066
20. LA County Fire Dept.	5825 Rickenbacker Road, Commerce (Mon-Thur 8:30-3:30) **Call First**	(323) 890-4106
21. Los Angeles World Airport Primary Contact: Herb Glasgow	1 World Way (Old Tower Building) Administration East, Room 218	(310) 646-7690 ** Call First **
22. Office of Finance	Fig. Plaza: 201 N. Fig. - (See NOTE) Van Nuys: 6262 Van Nuys Bl., Rm 110 West LA: 1828 Sawtelle Bl., Rm 102 City Hall: 200 N. Spring St., Rm 101	(213) 482-7032 (818) 374-6850 (310) 575-8888 (213) 473-5901

NOTE: For clearances required from agencies located at 201 N. Figueroa Street (between Temple St. & 1st St. in downtown Los Angeles), sign-in at the 4th floor receptionist counter for a "Q-Matic" referral to the appropriate 3rd or 4th floor counter.

1.



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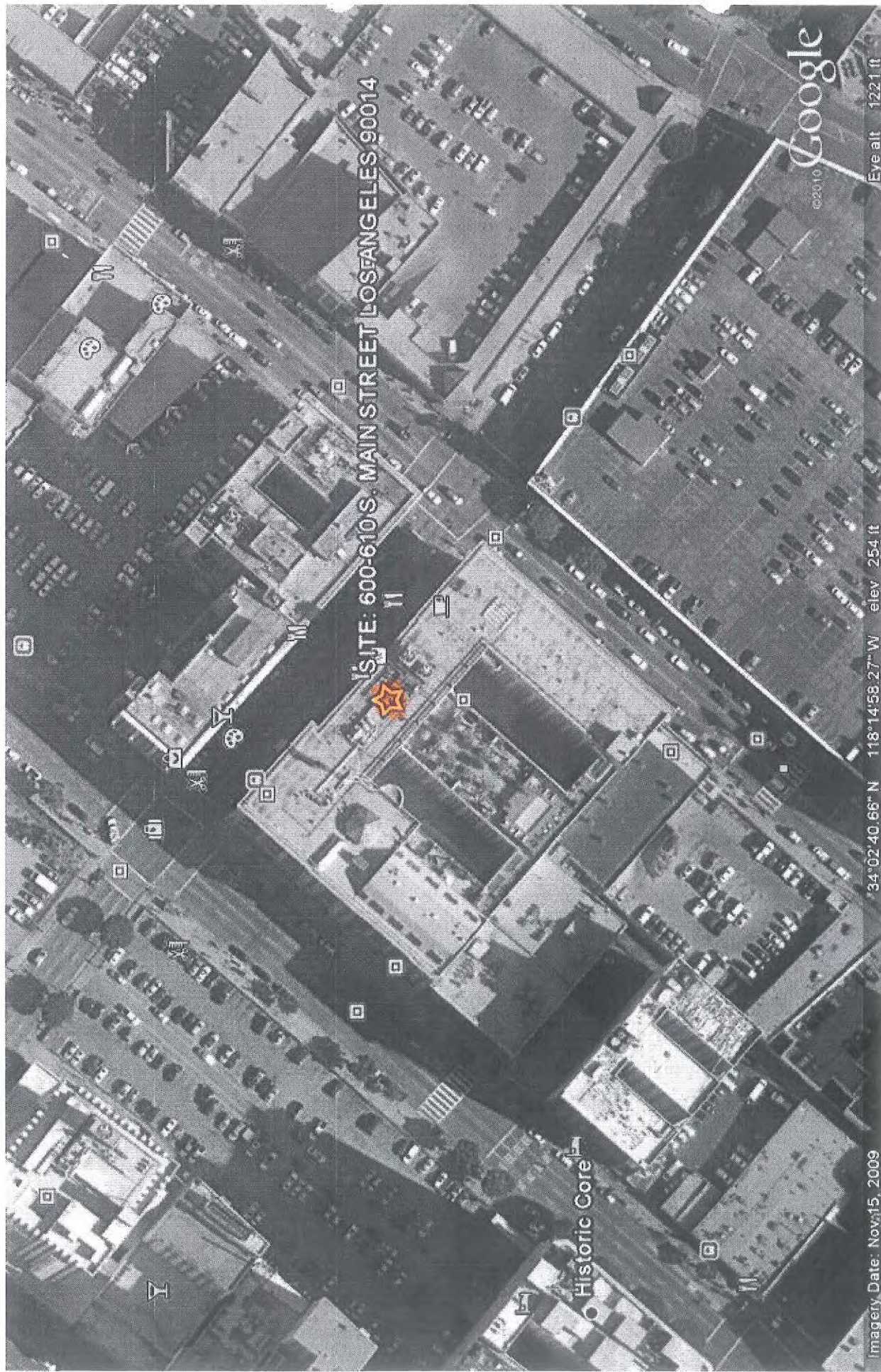


15.



16.





SITE: 600-610 S. MAIN STREET LOS ANGELES 90014

Google

Eye alt 1221 ft

34°02'40.66" N 118°14'58.27" W elev 254 ft

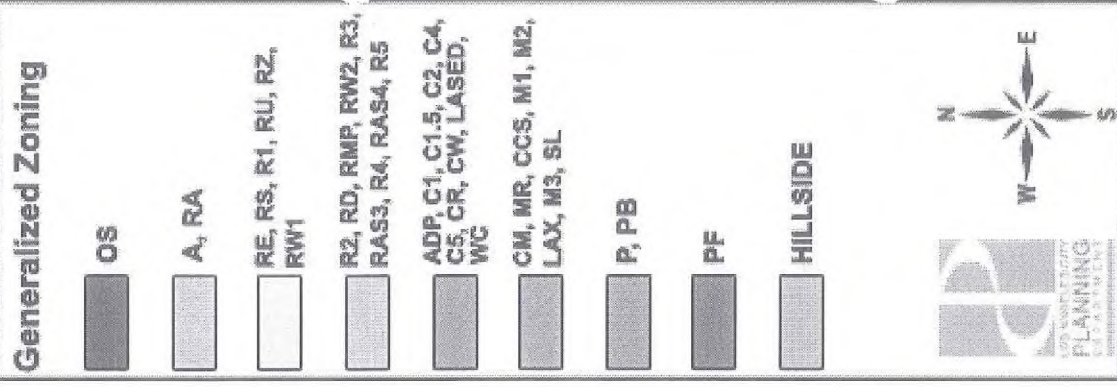
Imagery Date: Nov, 15, 2009

Historic Core

ZIMAS PUBLIC

04/09/2011

City of Los Angeles
Department of City Planning



Address: 600 S MAIN ST

APN: 5148021015

PIN #: 127-5A211 56

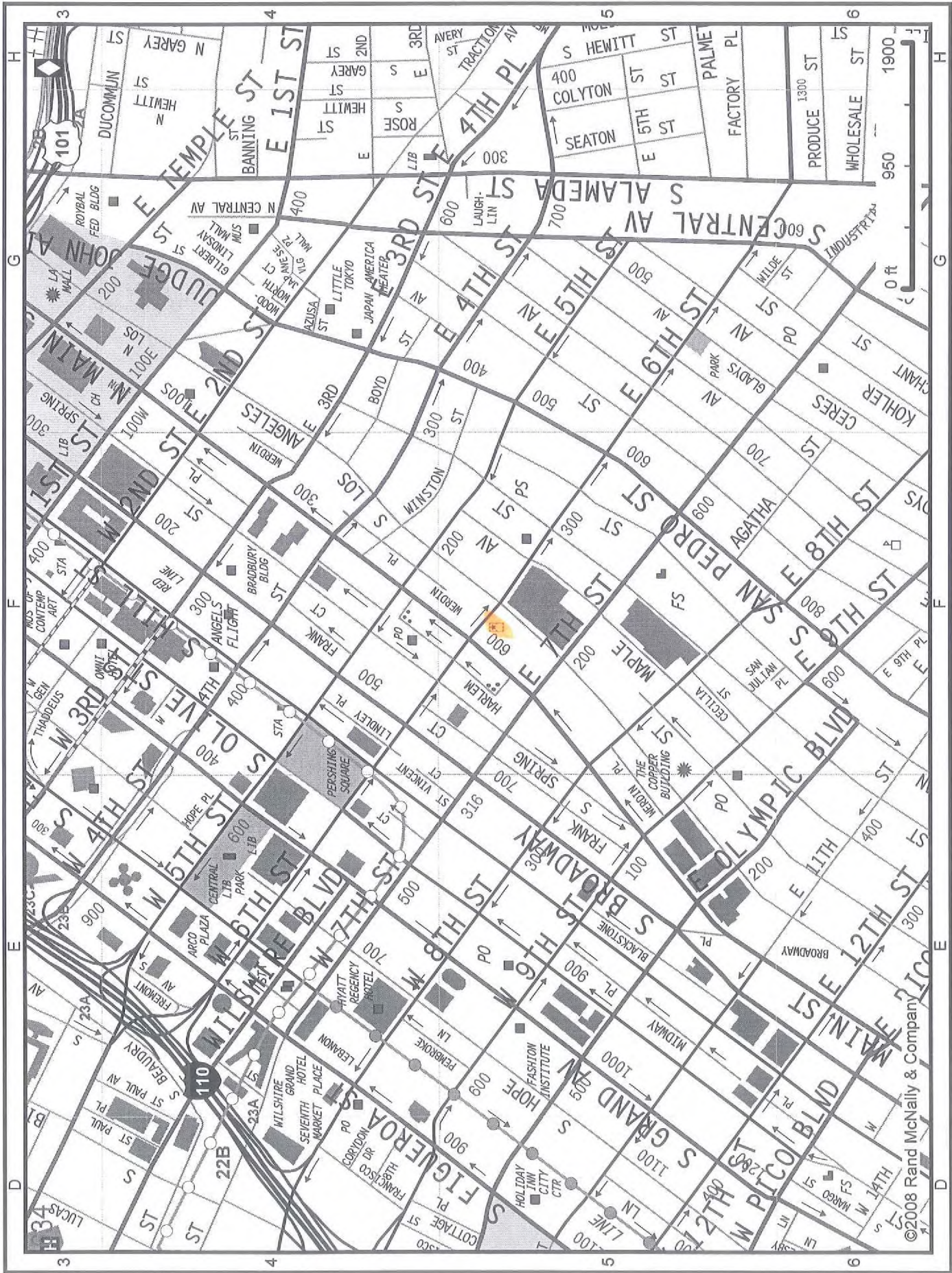
Tract: P. E. RAILWAY DEPOT TRACT Zoning: C2-2D
NO. 1

Block: None

Lot: LT 1

Arb: None

General Plan: Community Commercial



*: SITE: 600-610 S Main St, Los Angeles, CA 90014, 634 - F5



LEGEND:

- ☐ ON-SALE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES.
- ☐ ON-SALE CONSUMPTION OF BEER AND/OR WINE
- ☐ OFF-SALE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES
- ☐ OFF-SALE CONSUMPTION OF BEER AND/OR WINE

C.D. 9
C.T. 2073
P.A. CENTRAL CITY
N.C. DOWNTOWN L.A.



1.43 NET AC.

RADIUS MAPS ETC

3544 PORTOLA AVENUE
LOS ANGELES CA 90032
TEL/FAX: (323) 221-4555
radiusmapsetc@sbcglobal.net

CONDITIONAL USE - PLAN APPROVAL

SITE LOCATION:
PACIFIC ELECTRIC LOFTS
600-610 S. MAIN STREET
LOS ANGELES CA 90014

LEGAL DESCRIPTION:
LOT 1, P.E. RAILWAY DEPOT TRACT
NO. 1, M.B. 8-141.

CASE NO.:
DATE: 04-08-2011
SCALE: 1" = 100'
USES: FIELD
D.M.: 127.5 A 211, 129 A 211
T.B. PAGE: 634 **GRID:** F-5
APN: 5148-021-015

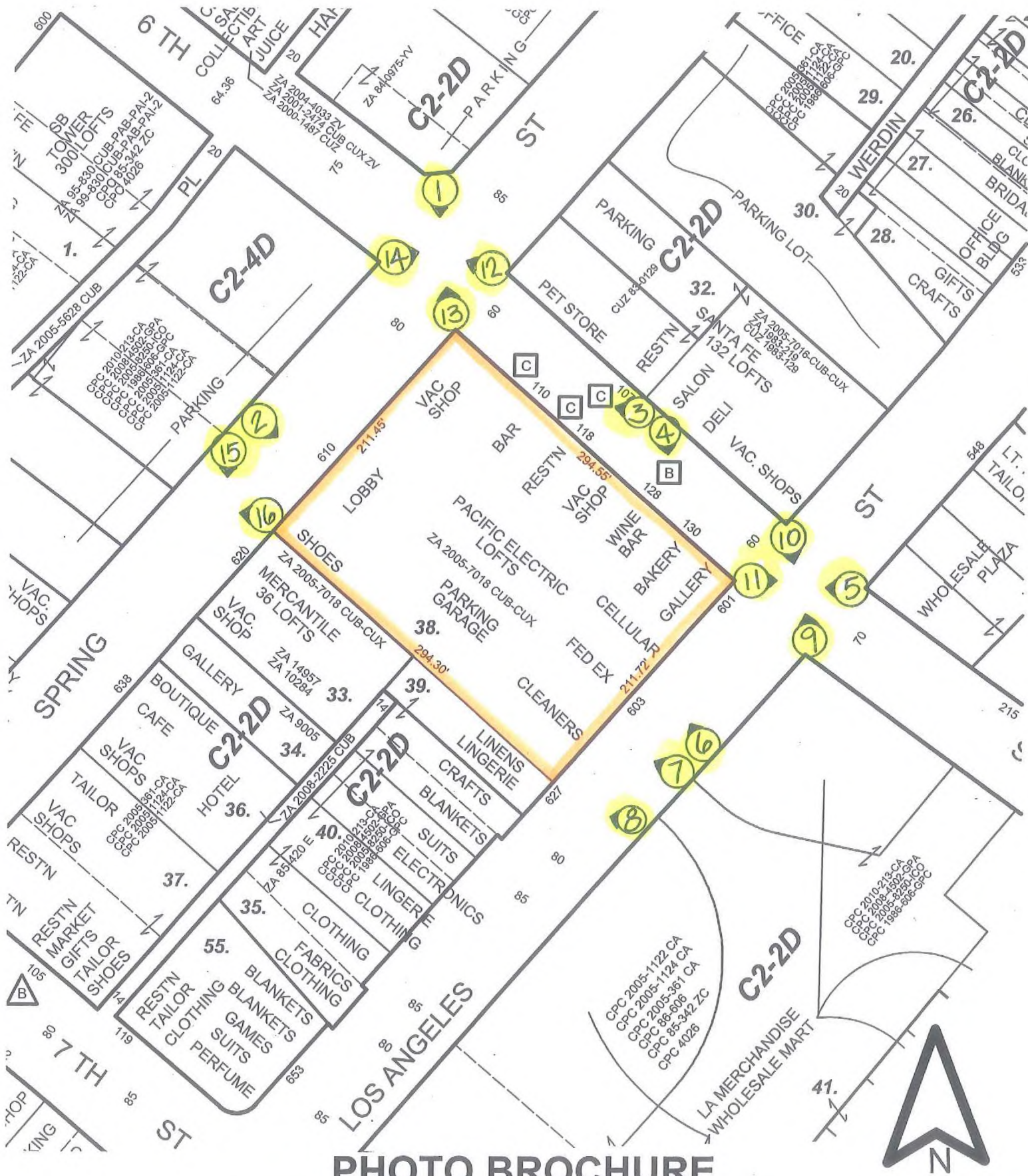


PHOTO BROCHURE

RADIUS MAPS ETC

3544 PORTOLA AVENUE
LOS ANGELES CA 90032
TEL/FAX: (323) 221-4555

radiusmapsetc@sbcglobal.net

SITE LOCATION:
PACIFIC ELECTRIC LOFTS
600-610 S. MAIN STREET
LOS ANGELES CA 90014

LEGAL DESCRIPTION:
LOT 1, P.E. RAILWAY DEPOT TRACT
NO. 1, M.B. 8-141.

CASE NO.:

DATE: 04 - 08 - 2011
D.M.: 127.5 A 211
T.B. PAGE: 634 GRID: F-5
APN: 5148-021-015

Building & Zoning Code Analysis:

Business Name (D.B.A.):	Pacific Electric Lofts
Address:	600, 605, 608, 610, 616 S. Main Street 110, 118, 126, 134 E. 6th Street 601, 603, 605, 609, 615, 619 S. Los Angeles Street Los Angeles CA, 90014
Legal Information	
Property Area:	62,488.6 (sq. ft.)
Improvement Area	14,223 (sq. ft.) Basement 6,590 (sq. ft.) Ground Level 6,381 (sq. ft.) 8th Floor/Pool Deck 8,128 (sq. ft.) 8th Floor 36,799 (sq. ft.) Total
Assessor Parcel Number:	5148021015
Tract:	P. E. Railway Depot Tract No. 1
Map Reference:	M B 8-141
Block:	None
Lot:	LT 1
City:	Los Angeles
County:	Los Angeles

Planning and Zoning Information

Zoning:	C2-2D
Zoning Information (ZI)	ZI-2316 City Center Redevelopment Project ZI-2319 Central Business District Redevelopment Project ZI-040 Central Business District Redevelopment Project

Parking

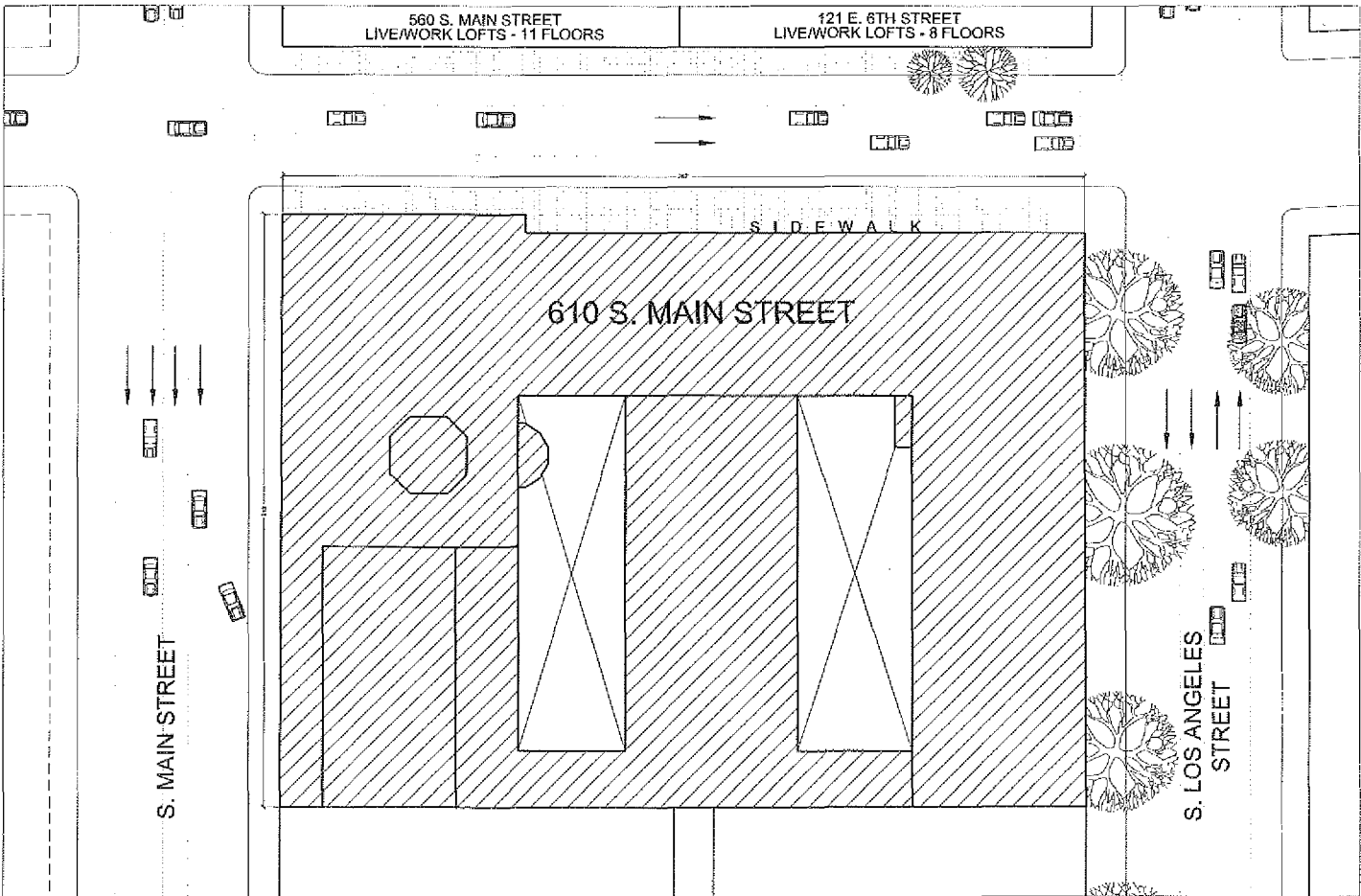
Use:	Various
Improvement Area	36,799 (sq. ft.)
Ratio (spaces / SF)	None
Parking Required:	0 - Historic Building
Parking existing:	0
Parking types being provided:	None

Tenant Area	Gross SF	Total Occupants
110 E. 6th Street	2,475	149
118 E. 6th Street	4,581	224
126 E. 6th Street	3,225	134
601 S. Los Angeles Street	1,534	149
603 S. Los Angeles Street	730	29
605 S. Los Angeles Street	482	14
609 S. Main Street	4,350	352
Pool Lounge	4,387	71
Rotunda	2,459	164
Perchase 901	1,517	110
Perchase 902	3,170	164
Perchase 903	1,549	97

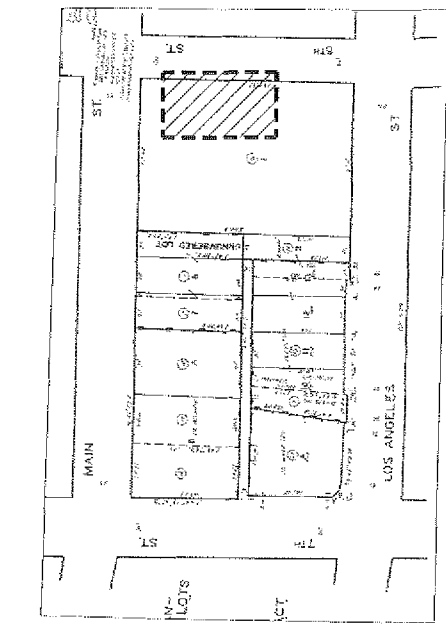
Area / Use	Level	Area / Use	Level	Area / Use	Level
Various	Various	Various	Various	Various	Various

No Parking Required, Historic Building, existing area
No change in parking in connection with a change of use within an existing area

Room Number	Room Name	Gross Area	Net Area	CBC Table 10-A Use	Load Factor	Calculated Occupants	Seated Occupants	Standing Occupants	Total Occupants
110 E. 6th Street - Lounge									
110 Lounge	1,935	615	Drinking Establishment	15	41	88	120		
110 Bar	280	75	Drinking Establishment	15	5	14	19		
110 Storage	164	164	Storage	300	1	0	1		
110 Men's Toilet	48	0	Other	100	0	0	0		
110 Women's Toilet	48	0	Other	100	0	0	0		
118 E. 6th Street - Cafe									
118 Bar	206	75	Drinking Room	15	5	9	14		
118 Dining Room	1,125	690	Drinking Room	15	46	162	288		
118 Storage	146	146	Storage	300	0	0	0		
118 Men's Toilet	289	0	Other	100	0	0	0		
118 Women's Toilet	221	0	Other	100	0	0	0		
118 Kitchen	620	620	Kitchen	300	2	0	2		
126 E. 6th Street - New Cafe									
126 Dining Room	1,345	525	Dining Room	15	35	95	150		
126 Kitchen	505	505	Kitchen	300	3	0	3		
126 Storage	174	174	Storage	300	1	0	1		
126 Men's Toilet	52	0	Other	100	0	0	0		
126 Women's Toilet	52	0	Other	100	0	0	0		
126 Hallway	407	0	Other	100	0	0	0		
601 S. Los Angeles Street - New Cafe									
601 Cafe	1,982	765	Dining Room	15	51	81	132		
601 Service Counter	247	170	Dining Room	15	8	0	16		
601 Kitchen	247	247	Kitchen	300	1	0	1		
601 Toilet	35	0	Other	100	0	0	0		
609 S. Los Angeles Street - Existing Retail									
609 Retail	878	878	Retail Sales/Showroom	30	29	0	29		
609 Toilet	52	0	Other	100	0	0	0		
619 S. Los Angeles Street - Existing Retail									
619 Retail	416	416	Retail Sales/Showroom	30	14	0	14		
619 Toilet	52	0	Other	100	0	0	0		
600 S. Main Street - General Store/Restaurant									
600 (H) Dining Area	672	672	Assembly w/ fixed seats-unconcentrated	15	45	44	89		
600 (H) Bar Dining	624	624	Assembly w/ fixed seats-unconcentrated	15	42	35	77		
600 (H) Cafe	737	737	Assembly w/ fixed seats-unconcentrated	15	49	7	56		
600 (H) Market	706	706	Assembly w/ fixed seats-unconcentrated	15	57	0	47		
600 Toilet, Men's, Back Bar	2,318	2,318	Accessory Area	200	12	0	12		
600 (H) Storage	1,448	1,448	Accessory Storage Area	300	1	0	1		
600 (H) Men's Changing	66	66	Accessory Storage Area	300	0	0	0		
600 (H) Women's Changing	66	66	Accessory Storage Area	300	0	0	0		
Roof Level Pool Lounge	1,818	1,450	Drinking Establishment	15	0	3	3		
FL Lounge	78	0	Pool Deck	15	19	0	19		
FL Bar	885	885	Pool	50	7	0	7		
FL Pool Deck	450	450	Pool	50	2	0	2		
FL Pool	81	81							
FL Jacuzzi			Lounge	15	59	0	59		
8th/9th Floor Rotunda	1,467	1,467	Lounge	15	65	0	65		
8th Rotunda	971	971							
8th Rotunda Balcony			Lounge	15	82	0	110		
Perchase 901	1,644	1,239	Apartment	200	0	0	0		
PH-901 Living Area	293	0							
PH-901 Sleeping Area			Lounge	15	121	45	166		
Perchase 902	2,495	1,515	Apartment	200	0	0	0		
PH-902 Living Area	804	0							
Perchase 903	1,453	1,146	Apartment	15	76	21	97		
PH-903 Living Area	446	0							
PH-903 Sleeping Area									
Total Floor Area	36,800				951	642	1591		



Occupant Load Calculation
SCALE: NONE



KEY NOTES:

NOTES:

LEGEND:

- EXIT
- ENTRY

3 Code Analysis
SCALE: NONE

4 Site Plan
SCALE: 1/16"=1'-0"

1 Track Map
SCALE: NONE

KELLY ARCHITECTS

2404 Wilshire Blvd. Suite 16
Los Angeles, CA 90057-3310
Tel. 213.380.8498
Fax. 213.380.8499



THE DRAWINGS, SPECIFICATIONS, NOTES, AND EXHIBITS HERETO, REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

PROJECT
Pacific Electric
610 S. Main Street
Los Angeles, CA
90014

DATE	ISSUED FOR	INFO	TITLE	NUMBER
September 30, 2005	CUP	Drawn by: ECW	Occupant Load Calculation Site Plan and Track Map	A-1
March 23, 2011	600 - 609 Plan Review	Checked by: GWK		
		Origin date: August 4, 2005		

KEYNOTES

1. Food cart by Owner.
2. Line of canopy above.
3. Decorative accessories by Owner
4. Market display, see A-5.40 for details.
5. Steel Rail by GC
6. Host Station by GC (wood with Adjustable Shelving)

GENERAL NOTES

1. Handicapped Table, Provide table with 34" top & 30" wide min. x 27" tall & 19" deep knee clearance.
2. See A-7.21 for Finish Schedule

2404 wilshire blvd. suite 1e
los angeles, ca 90057-3310
tel. 213.380.8498
fax. 213.380.8499



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2005 Web by Jack Veltre

PROJECT

Fuse
600 & 608 S. Main Street
Los Angeles, CA 90012

ISSUED FOR	DATE
Schematic Design	September 13, 2010

Plan Check Submittal	October 26, 2010
Health Submittal	October 28, 2010
Plan Check	December 17, 2010
Health Resubmittal	January 05, 2011
Health Resubmittal	January 13, 2011
Plan Check Final Bidding	January 18, 2011

INFO

HM, A.P.	Checked by:	Job No.
GWK		1016
Origin Date:		September 07, 2010

FREE

100

NUMBER

A-2.30

11070

FF&E		FF&E													FF&E	
Type	Quantity	Description	Exterior	Height	Width	Depth	Length	Seat Height	Base Height	Final AFF	Material	Fabric	Stain	Paint/Sealer	Misc.	Action
Furniture																
F-1	13	Bar Stool		30"	18"	18"	--	30"	--	--	--	TX-1	--	--	--	OWN
F-2	8	Dining Stool		24"	18"	18"	--	25"	--	--	--	--	--	--	--	OWN
F-3	4	Bar Chair		34"	18"	18"	--	18"	--	--	--	--	--	--	--	OWN
F-4	26	Dining Chair		34"	18"	18"	--	18"	--	--	--	--	--	--	--	OWN
F-5	20	Dining Chair		34"	18"	18"	--	18"	--	--	--	--	--	--	--	OWN
F-6	7	Cafe Chair		34"	18"	18"	--	18"	--	--	--	--	--	--	--	OWN
F-7	36	Patio Chair	Y	34"	18"	18"	--	18"	--	--	--	--	--	--	--	DWN
F-8	2	Wood Bench		--	18"	--	7'-0"	25"	--	--	WD-12	STN-1	SL-1	--	--	OWN
F-9	7	2 Top, round		1-1/2'	24"	36"	--	28"	30"	ST-1	--	--	--	--	--	OWN/GC
F-10	2	Bar Communal Table		3"	36"	--	7'-0"	--	33"	36"	WD-11	STN-1	--	--	--	OWN
F-11	4	4 Top, round		1-1/2'	36"	36"	--	--	28"	30"	WD-12	STN-1	SL-1	--	--	GC
F-12	2	6 Top		3"	30"	--	5'-6"	--	28"	30"	WD-12	STN-1	SL-1	--	--	OWN
F-13	2	2 top		1-1/2'	24"	--	30"	--	28"	30"	WD-12	STN-1	SL-1	--	--	GC
F-14	5	4 Top		1-1/2'	30"	--	42"	--	28"	30"	WD-12	STN-1	SL-1	--	--	GC
F-16	7	2 Top	Y	1-1/2'	24"	--	30"	--	28"	30"	WD-12	STN-1	SL-1	--	--	GC
F-16	8	2 top, round	Y	1-1/2'	24"	36"	--	--	28"	30"	ST-1	--	--	--	--	OWN/GC
F-17	2	ADA 2 Top	Y	1-1/2'	30"	--	30"	--	28"	30"	WD-12	STN-1	SL-1	--	--	GC
F-18	2	ADA 4 Top	Y	1-1/2'	34"	--	34"	--	28"	30"	WD-12	STN-1	SL-1	--	--	GC
Midwork																
MW-1	1	Bar Banquette		34"	24"	18"	12'-0"	18"	--	--	WD-1	TX-1	STN-1	SL-1	--	GC
MW-2	1	Dining Banquette		34"	24"	18"	31'-0"	18"	--	--	WD-1	TX-1	STN-1	SL-1	--	GC
MW-3	1	Host Station		42"	24"	4'-6"	4'-5"	--	--	--	WD-1	--	STN-1	SL-1	--	GC
MW-4	1	Back Bar Mirror		8'-0"	--	--	15'-0"	--	--	--	WD-11	--	--	--	--	OWN
FF&E																
FA-1	2	Product Display		8'-0"	24"	--	7'-8"	--	--	--	--	--	--	--	--	OWN
FA-2	3	Product Display		8'-0"	24"	--	12'-0"	--	--	--	--	--	--	--	--	OWN
FA-3	1	Product Display		--	15"	--	6'-0"	--	--	--	--	--	--	--	--	OWN
FA-4	1	Product Display		--	12"	--	36"	--	--	--	--	--	--	--	--	OWN
FA-5	2	Display Table		30"	17"	--	24"	--	--	--	--	--	--	--	--	OWN
FA-6	20	Baskets		--	--	--	--	--	--	--	--	--	--	--	--	OWN
FA-7	2	Plant Stands		--	36"	--	36"	--	--	--	--	--	--	--	--	OWN
FA-8	2	Riddling Racks		13'-0"	--	26"	--	--	--	--	--	--	--	--	--	OWN
FA-9	2	Food Cart		--	1'-6"	--	2'-9"	--	--	--	--	--	--	--	--	OWN
FA-10	2	Window Planters	Y	--	12"	--	13'-5"	--	--	--	--	--	--	--	--	GC
FA-11	1	Rolling Table/POS		30"	24"	--	48"	--	--	--	--	--	--	--	--	OWN
FA-12		Market Railing		--	--	--	--	--	--	--	--	--	--	--	--	GC
FA-13		Patio Planter Barrier	Y	--	--	--	--	--	--	--	--	--	--	--	--	GC
FA-14	1	Produce Table		48"	--	--	5'-0"	--	--	--	--	--	--	--	--	OWN
FA-15	1	Chalk Board Easel		--	--	--	--	--	--	--	--	--	--	--	--	OWN
Hardware																
HW-1	8	Shelf Brackets		--	--	--	--	--	--	--	--	--	--	--	--	OWN
HW-2	8	Coat Hooks		--	--	--	--	--	--	--	--	--	--	--	--	OWN

See A-7.21 for Finish Specifications

* Owner to supply material for table tops, GC to provide base and subcontractor to cut marble

1 FF&E Schedule
SCALE: N.T.S.



**California Department of Alcoholic Beverage
Control**
For the County of LOS ANGELES - (By license type
47
and Census Tract = 2073

Report as of 6/17/2011

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	267819	ACTIVE	47	2/6/1992	9/30/2011	MATAR, GEORGE MASSAD 223 W 5TH ST LOS ANGELES, CA 90013 Census Tract: 2073.00	EL RANCHO MEXICAN FOOD		1933
2)	348505	ACTIVE	47	3/4/1999	2/29/2012	KAWADA COMPANY OF AMERICA LTD 200 S HILL ST LOS ANGELES, CA 90012-3506 Census Tract: 2073.00	KAWADA HOTEL & RESTAURANTS	222 S HILL ST, STE 11 LOS ANGELES, CA 90012-3565	1933
3)	377392	ACTIVE	47	10/12/2001	9/30/2011	NEEDLEMAN, STEVE MICHAEL 842 S BROADWAY LOS ANGELES, CA 90014 Census Tract: 2073.00	ORPHEUM THEATRE THE	850 S BROADWAY, PENTHOUSE FL LOS ANGELES, CA 90014	1933
4)	386652	ACTIVE	47	8/30/2002	7/31/2011	PETES CAFE AND BAR LLC 400 S MAIN ST LOS ANGELES, CA 90013 Census Tract: 2073.00	PETES CAFE & BAR		1933
5)	421571	R64B	47	5/2/2005	4/30/2011	849 BROADWAY LIQUOR LICENSE LLC 849 S BROADWAY BSMT, BASEMENT LOS ANGELES, CA 90014 Census Tract: 2073.00		1212 S FLOWER ST ATTN CONTROLLER, STE 500 LOS ANGELES, CA 90015	1933
6)	439193	ACTIVE	47	7/31/2006	6/30/2011	THIRSTY POCKETS LLC 316 W 2ND ST LOS ANGELES, CA 90012 Census Tract: 2073.00			1933
7)	449230	ACTIVE	47	3/13/2007	2/29/2012	SPIRITED VENTURES 11 INC 118 E 6TH ST LOS ANGELES, CA 90014 Census Tract: 2073.00	COLES ORIGINATOR OF THE FRENCH DIP	515 W 7TH ST, # 300 LOS ANGELES, CA 90014-2505	1933
8)	453152	R64B	47	10/23/2007	9/30/2011	PERSHING CORNER LLC 448 S HILL ST, STE G LOS ANGELES, CA 90013-1155 Census Tract: 2073.00			1933
9)	473961	ACTIVE	47	10/8/2009	9/30/2011	ALEXANDRIA COMMERCIAL LLC 501 S SPRING ST LOS ANGELES, CA 90013-2310 Census Tract: 2073.00	ALEXANDRIA HOTEL	1927 ADAMS AVE, STE 200 SAN DIEGO, CA 92116-1210	1933
10)	480258	ACTIVE	47	8/24/2009	4/30/2012	PLACE ON SPRING LLC THE 626 S SPRING ST, STE B LOS ANGELES, CA 90014-3925 Census Tract: 2073.00	SPRING ST		1933
11)	481586	ACTIVE	47	4/14/2010	3/31/2012	CORONADO, GILBERT 212-216 W 5TH ST LOS ANGELES, CA 90013-2004 Census Tract: 2073.00	CORONADOS FRESH MEXICAN RESTAURANT BAR BAKERY	212 W 5TH ST LOS ANGELES, CA 90013-2004	1933

12)	<u>485134</u>	ACTIVE	47	8/5/2010 10:43:12 AM	7/31/2011	SBSRING LLC 650 S SPRING ST LOS ANGELES, CA 90014-1978 Census Tract: 2073.00	MAJESTIC HALLS	312 W 5TH ST, UNIT OFFICE LOS ANGELES, CA 90013-1900	1933
13)	<u>502266</u>	R64B	47	5/18/2011 3:49:55 PM	4/30/2012	KITCHEN TABLE INC 412-414 S MAIN ST LOS ANGELES, CA 90013-1311 Census Tract: 2073.00	KITCHEN TABLE	409 S MAIN ST LOS ANGELES, CA 90013-1310	1933
14)	<u>503909</u>	ACTIVE	47	4/20/2011 10:01:18 AM	3/31/2012	D & M RESTAURANT GROUP INC 118 W FIFTH ST LOS ANGELES, CA 90013-1418 Census Tract: 2073.00	JP LOUNGE	500 S SPRING ST LOS ANGELES, CA 90013-2304	1933

--- End of Report ---

For a definition of codes, view our [glossary](#).