

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

Pursuant to Section 23958 and 23858.4
California Business and Professions Code

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

0014

COUNCIL FILE NO. 11-1304

BACKGROUND INFORMATION

TIME LIMIT FILE: _____

As part of the application, the applicant must submit the names and addresses of property owners of all property adjacent (including across the street/alley) to the subject property on gummed labels. Applicant must also submit the following information: 1) notarized signature, 2) a site plan prepared by a map maker (see Planning Department for map maker's list), 3) one 4- by 6-inch picture of the property from each side of the site, and 4) a copy of all previous building permits for the site (Room 400; 201 North Figueroa Street). When you meet with ABC to get the crime and license concentration information for your site, you must bring back the ABC information (on the ABC form) to the City Clerk.

Project Name Walgreens

Address 2222 Colorado Boulevard, ~~90011~~ Los Angeles, CA 90041

Type of Business Neighborhood Pharmacy

Applicant Walgreen Co., Robert Silberman

Name 104 Wilmot Rd., MS 1420 Deerfield, IL 60015

Address _____

Phone (847) 315-4574 _____

Phone Number/Fax Number _____

Property Owner Colorado/Eagle Rock, LLC

Name _____

Address 1000 N. Western, Ste 200 San Pedro, CA 90732

Address _____

Phone Number/Fax Number _____

Representative Armbruster Goldsmith & Delvac, Matt Dzurec

Name _____

Address 11611 San Vicente Blvd, Ste 900 Los Angeles, CA 90049

Address _____

Phone 310-254-9052; Fax 310-209-8801 _____

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) ZA-2011-31-CUB;
- Have you recently filed for a new conditional use permit? Yes No If Yes, provide the City case number(s) _____

3. Has a previous ABC license been issued? Yes ___ No If Yes, when and what type of license

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

5. Size of Business 14,065 square feet

6. % of floor space devoted to alcoholic beverages 114 square feet (sales and storage)

7. Hours of Operation:
- a. What are the proposed hours of operation and which days of the week will the establishment be open? 8am to 10:00pm, seven days a week

- b. What are the proposed hours of alcohol sales? 8am to 10:00pm

8. Parking:
- a. Is parking available on the site? (If so, how many spaces?) Yes, 56 spaces.

- 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? 15 employees

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

14. What security measures will be taken including:
- a. Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy.
- b. Will security guards be provided and if so, when and how many?
No.

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

Not applicable.

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

See attached list.

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)

See attached list.

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

No.

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

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

1. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis? Cups that are sold are not intended for consumption on the premises by customers that purchase beer and wine.

2. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? No.

3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)? No.

4. Will "fortified" wine (greater than 16% alcohol) be sold? No.

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

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

2. What is the proposed seating in all areas?

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

4. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining and lounge facilities.

5. Food Service

- a. Will alcohol be sold without a food order? _____
- b. Will there be a kitchen on the site as defined in the Los Angeles Municipal Code? _____

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

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

D. PUBLIC CONVENIENCE AND NECESSITY EVALUATION

The City of Los Angeles is very concerned if a new request to sell alcohol is subject to one of the conditions below. There is a strong likelihood that the City will deny your "public convenience or necessity" application if one of the above listed conditions apply to your site. (It is strongly suggested that you contact your Council Office and discuss your project. If the Council Office does not oppose your project, you should then check with your local area police vice unit as well as the Planning Department Public Counter at (213) 977-6083 for the determination of whether the proposed site is within a Specific Plan area, and the Community Redevelopment Agency (CRA) project staff at (213) 977-1682 or 977-1665, to determine if your site is in a CRA Project Area. If any of the five conditions listed below apply to your site, you should carefully consider if you want to file for a Public Convenience or Necessity finding.

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

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

1. Possible Benefits

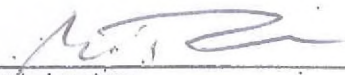
Would the business:

- a. Employ local residents (how many)
- 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)

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

July 14, 2011
Date

Signature of property owner if tenant or lessee is filling application

See attached Acknowledgment

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

* 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 July 14, 2011 before me, Laura M. Awad, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared Matt Dzurec
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: [Handwritten 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: Appl. For Determination of "Public Convenience or Necessity" Alcohol Sales
 Document Date: 7/14/11 Number of Pages: 6

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Matt Dzurec Signer's Name: _____

- | | |
|--|--|
| <input type="checkbox"/> Corporate Officer — Title(s): _____ | <input type="checkbox"/> Corporate Officer — Title(s): _____ |
| <input type="checkbox"/> Individual | <input type="checkbox"/> Individual |
| <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Attorney in Fact | <input type="checkbox"/> Attorney in Fact |
| <input type="checkbox"/> Trustee | <input type="checkbox"/> Trustee |
| <input type="checkbox"/> Guardian or Conservator | <input type="checkbox"/> Guardian or Conservator |
| <input checked="" type="checkbox"/> Other: <u>Applicant Representative</u> | <input type="checkbox"/> Other: _____ |



Signer Is Representing: Walgreens

Signer Is Representing: _____



Bldg-New Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued On: 12/10/2003 Last Status: Permit Finaled Status Date: 08/23/2005
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TRACT	BLOCK	LOT(S)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TR 237		28		M B 14-70/71	162A221 110	5686 - 002 - 027
TR 237		29		M B 14-70/71	162A221 111	5686 - 002 - 027
TR 237		30		M B 14-70/71	162A221 113	5686 - 002 - 027
TR 237		46	1	M B 14-70/71	162A221 137	5686 - 002 - 025
TR 237		45	1	M B 14-70/71	162A221 140	5686 - 002 - 025
TR 237		45	4	M B 14-70/71	162A221 164	5686 - 002 - 025

3. PARCEL INFORMATION

Area Planning Commission - East Los Angeles LADBS Branch Office - LA Council District - 14 Certified Neighborhood Council - Eagle Rock Community Plan Area - Northeast Los Angeles	Census Tract - 1814.00 District Map - 162A221 Energy Zone - 9 Fire District - 2 Hillside Grading Area - YES	Hillside Ordinance - YES Earthquake-Induced Liquefaction Area - YES Near Source Zone Distance - 0.0 Thomas Brothers Map Grid - 565-A6
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ZONE(S): [Q]C2-2D /

4. DOCUMENTS

ZV - ZV-1977-187 ZI - ZI-1404 ZI - ZI-2274 ZA - ZA-1977-187	ZA - ZA-1991-283 SPA - Colorado Boulevard ORD - ORD-165351-SA752 ORD - ORD-172316	ORD - ORD-173606-SA1206A DTRM - DIR-2001-3476-SPP-PA1-DRE CPC - CPC-1986-826-GPC CPC - CPC-1989-177-IPRO	CPC - CPC-22490 BZA - BZA-4480 AFF - AFF 02-1911026 (PARK'G ATTE AFF - AFF-24943 (LT)
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5. CHECKLIST ITEMS

Special Inspect - Anchor Bolts Special Inspect - Concrete>2.5ksi Special Inspect - Masonry	Special Inspect - Structural Observation Fabricator Reqd - Glued-Laminated Timber Fabricator Reqd - Prefabricated Joist	Fabricator Reqd - Prefabricated Truss Fabricator Reqd - Shop Welds Fabricator Reqd - Structural Steel
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6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
 Rich Development Eagle Rock, Llc 1000 N. Western Ave. 200 SAN PEDRO, CA 90732

Tenant:
 Applicant: (Relationship: Agent for Owner)
 James Shucmaker - Rich Development 1000 No. Wester Ave. # 200 SAN PEDRO, CA (213) 926-9089

7. EXISTING USE

PROPOSED USE
 (16) Retail

8. DESCRIPTION OF WORK

PROPOSED RETAIL BUILDING. -see 03030-10000-02363 for grading permit; all signs and fence walls are under separate permit.

9. # Bldgs on Site & Use: NONE

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Frank Liu DAS PC By: Wai Lau
 OK for Cashier: Frank Liu Coord. OK: _____
 Signature: _____ Date: _____

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

For Cashier's Use Only W/O #: 31002688

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$992,390	PC Valuation:
-----------------------------	---------------

FINAL TOTAL Bldg-New	20,744.16 Arts Development	9,883.90
Permit Fee Subtotal Bldg-New	4,590.39 Arts Dev. Retail Area	
Energy Surcharge	Arts Dev. Misc Fee	40.00
Handicapped Access	School District Commercial Area	4,782.10
Plan Check Subtotal Bldg-New	366.87 Permit Issuing Fee	0.00
Off-hour Plan Check	183.44	
Plan Maintenance	91.81	
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	208.40	
O.S. Surcharge	108.82	
Sys. Surcharge	326.45	
Planning Surcharge	156.98	
Planning Surcharge Misc Fee	5.00	

Sewer Cap ID: _____ Total Bond(s) Due: _____

Payment Date: 12/10/03
 Receipt No: LA05-099531
 Amount: \$20,744.16
 Method: Combined

2003LA51890

12. ATTACHMENTS

Plot Plan



(P) Floor Area (ZC): +14065 Sqft / 14065 Sqft	(P) B Occ. Load: +21 Max Occ. / 21 Max Occ.	(P) Foundation - Continuous Footing
(P) Height (BC): +36.5 Feet / 36.5 Feet	(P) M Occ. Load: +358 Max Occ. / 358 Max Occ.	(P) Roof Construction - Wood Frame/Sheathing
(P) Height (ZC): +36.5 Feet / 36.5 Feet	(P) S2 Occ. Load: +5 Max Occ. / 5 Max Occ.	(P) Wall Construction - Masonry
(P) Length: +154.5 Feet / 154.5 Feet	(P) Parking Req'd for Bldg: +56 Stalls / 105 Stalls	
(P) Stories: +1 Stories / 1 Stories	(P) Provided Compact for Bldg: +13 Stalls / 13 Stalls	
(P) Width: +97 Feet / 97 Feet	(P) Provided Disabled for Bldg: +4 Stalls / 4 Stalls	
(P) NFPA-13 Fire Sprinklers Thru-out	(P) Provided Standard for Bldg: +88 Stalls / 88 Stalls	
(P) B Occ. Group: +2072 Sqft / 2072 Sqft	(P) Total Parking for Site: 105 Site Total	
(P) M Occ. Group: +10736 Sqft / 10736 Sqft	(P) Type V-N Construction	
(P) S2 Occ. Group: +1369 Sqft / 1369 Sqft	(P) Floor Construction - Concrete Slab on Grade	

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. ** 1) Notified Lisa Sarno, 323-254-5295, on 10/28/03. 2) Permit shall comply w/ Dept. Order dated 6/22/03. 3) Aff 03-3300007: not to consider the pedestrian walk-way (see plot plan on affidavit for location) as floor area in parking determination per P/BC-2001-21. 4) 12/8/03: Per David Gay's phone message, clearance approval and stamp plans is the same approval as clearance from Bob Sutton of Planning Dept.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(A) Johnson, Craig Merril	24642 Seth Circle,		C12434	(949) 515-7200
(E) Durand, Paul Henri Jr	18966 Muirkirk Drive,	Dana Point, CA 92629	C58364	949-852-4999
(E) Shakerin, Kayvon	9 Holland Suite 201, Ksp Consulting En	Northridge, CA 91326	C46202	(949) 380-3970
(O) . Owner-Builder			0	

2222 W Colorado Blvd

Permit Application #: 03010 - 10000 - 02688

Bldg: New
Commercial
Plan Check Submittal

City of Los Angeles - Department of Building and Safety

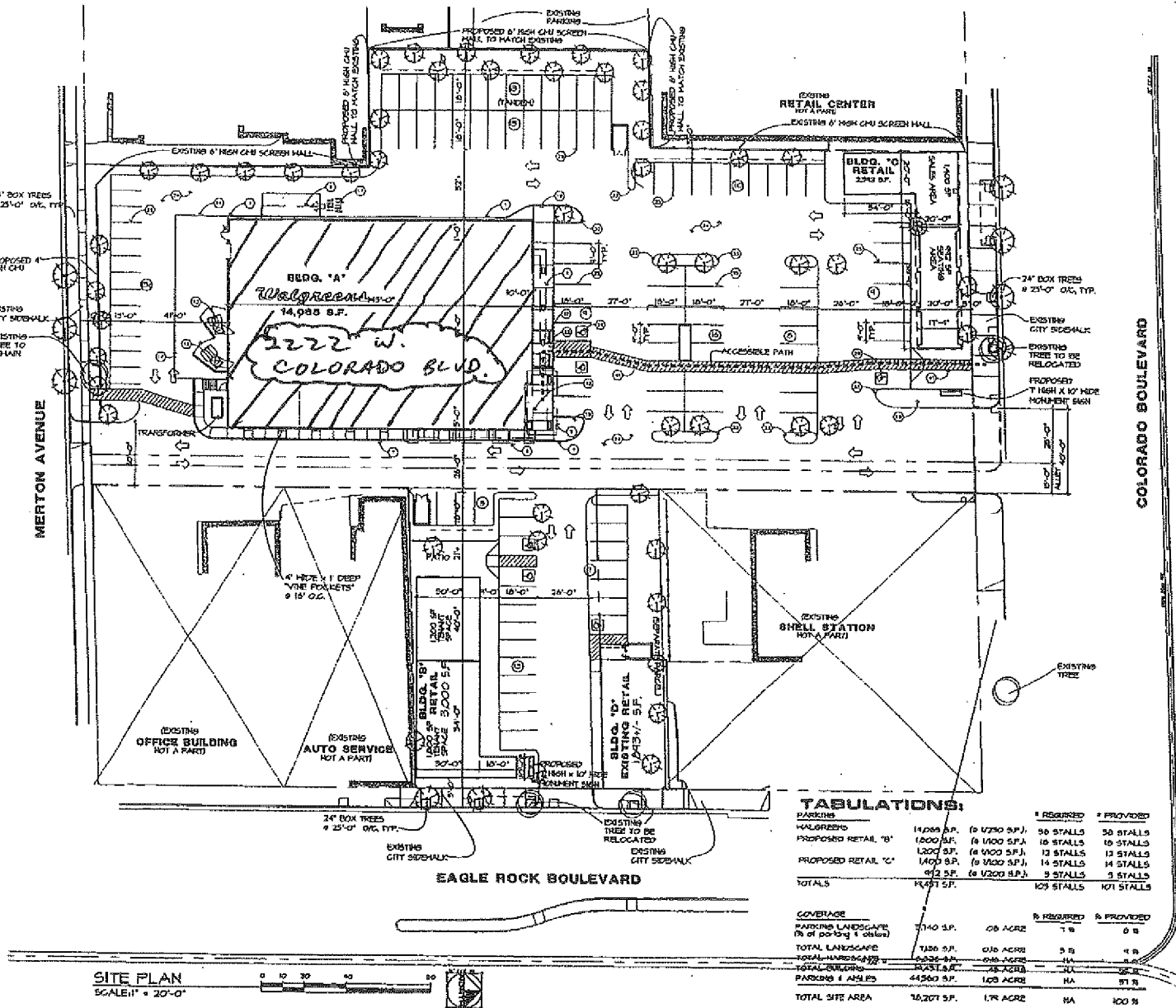
PLOT PLAN ATTACHMENT

Plan Check #: B03LA1570F
Initiating Office: METRO

Printed on: 12/09/03 09:05:00

101060120043571

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



TABULATIONS:

PARKING	# REQUIRED	# PROVIDED	
WALGREENS	14,988 S.F. (10,720 S.P.)	50 STALLS	50 STALLS
PROPOSED RETAIL "B"	1,200 S.F. (8,100 S.P.)	10 STALLS	10 STALLS
PROPOSED RETAIL "C"	1,400 S.F. (9,100 S.P.)	13 STALLS	13 STALLS
PROPOSED RETAIL "D"	1,400 S.F. (9,100 S.P.)	14 STALLS	14 STALLS
TOTALS	14,988 S.F.	107 STALLS	107 STALLS

COVERAGE	# REQUIRED	# PROVIDED	
PARKING LANDSCAPE (IN 10' ROWS) (1 ROW)	7,740 S.F.	0.8 ACRE	7.8
TOTAL LANDSCAPE	1,120 S.F.	0.15 ACRE	5.8
TOTAL HARDSCAPE	6,328 S.F.	0.74 ACRE	11.4
TOTAL BUILDING	14,988 S.F.	1.8 ACRE	21.1
PARKING & ASPLES	44,560 S.F.	1.05 ACRE	54.1
TOTAL SITE AREA	16,207 S.F.	1.77 ACRE	88.4

SITE PLAN
SCALE: 1" = 20'-0"

COUNCIL DISTRICT: 14

PLOT PLAN ATTACHMENT

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

CERTIFICATE OF OCCUPANCY

ADDRESS OF BUILDING: 2222 W. COLORADO BOULEVARD

NOTE: Any change of use of occupancy must be approved by the Department of Building and Safety.

[X] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.*
(Non-Residential Uses)

[] This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1,3,4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential uses)

Permit No. and Year: 03010-10000-02688

NEW 1 STORY, TYPE V-N, 97' X 154', RETAIL STORE BUILDING.

M/S2 OCCUPANCY

TOTAL PARKING REQUIRED: 56

TOTAL PARKING PROVIDED: 105 = STANDARD: 88 + COMPACT: 13 +
HANDICAPPED: 4

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office: (LA) -VN-WLA-SP-C.D. #: Bureau: (BLDG) -BCS: Division: GI - (MS) -MSS-EQ-BMI-COMM:

OWNER: RICH DEVELOPMENT EAGLE ROCK, LLC
OWNER'S: 1000 N. WESTERN AVE., #200
ADDRESS: SAN PEDRO, CA 90732

Issued: 08/23/2005

BY: M.MARTIN/S.A./D.R.

08-B-95C
(R.11/89)

1010213200627347

April 13, 2010

LETTER OF AUTHORIZATION

Walgreen Co. authorizes Armbruster Goldsmith & Delvac, LLP to represent, and to sign any documents relating to land use application(s), entitlements, or other approvals in connection with the off-site sales of beer and wine at their retail drug stores located in Los Angeles County, California.

WALGREEN CO.

Handwritten signature of Robert M. Silverman

Name: Robert M. Silverman
Title: Divisional Vice President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

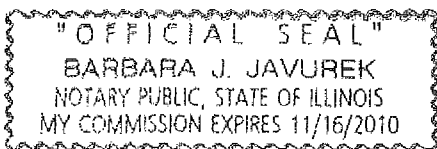
State of Illinois)
)
County of Lake)

On April 13th 2010, before me, Barbara J. Javurek, a notary public, personally appeared Robert M. Silverman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to on the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

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

Witness my hand and official seal.

Signature Barbara J. Javurek (Seal)





Secretary of State

[Administration](#)[Elections](#)[Business Programs](#)[Political Reform](#)[Archives](#)[Registries](#)**Business Entities (BE)**

Online Services

- [Business Search](#)
- [Disclosure Search](#)
- [E-File Statements](#)
- [Processing Times](#)

Main Page

Service Options

Name Availability

Forms, Samples & Fees

Annual/Biennial Statements

Filing Tips

Information Requests

(certificates, copies & status reports)

Service of Process

FAQs

Contact Information

Resources

- [Business Resources](#)
- [Tax Information](#)
- [Starting A Business](#)
- [International Business Relations Program](#)

Customer Alert

(misleading business solicitations)

Business Entity Detail

Data is updated weekly and is current as of Friday, December 03, 2010. It is not a complete or certified record of the entity.

Entity Name:	COLORADO/EAGLE ROCK, LLC
Entity Number:	200423310049
Date Filed:	08/19/2004
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	1000 N WESTERN AVE STE 200
Entity City, State, Zip:	SAN PEDRO CA 90732
Agent for Service of Process:	JOSEPH W. RICH
Agent Address:	1000 N WESTERN AVE STE 200
Agent City, State, Zip:	SAN PEDRO CA 90732

* Indicates the information is not contained in the California Secretary of State's database.

* **Note:** If the agent for service of process is a corporation, the address of the agent may be requested by ordering a status report.

- For information on checking or reserving a name, refer to [Name Availability](#).
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Field Descriptions and Status Definitions](#).

[Modify Search](#) [New Search](#) [Printer Friendly](#) [Back to Search Results](#)

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ACKNOWLEDGMENT

State of: California

County of: Los Angeles

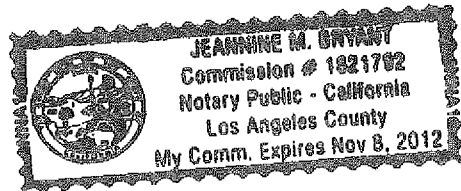
On September 28, 2009 before me, Jeannine M. Bryant, Notary Public
(name and title of the officer)

personally appeared Joseph W. Rich

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



Jeannine M. Bryant
Signature of Notary Public

(seal)

Exhibit 'A'
Public Convenience or Necessity Justification
Walgreens
2222 Colorado Boulevard

Walgreens operates an existing store at 2222 Colorado Boulevard. Walgreens sells prescription and non-prescription drugs, and general merchandise. Its general merchandise comprises beauty care, personal care, household items, candy, photofinishing, greeting cards, seasonal items, and convenience food.

Walgreens proposes to offer a limited selection of beer and wine that will make up a small portion of the existing store floor area. Walgreens will not sell distilled spirits, malt liquor, single servings or any other variation. Storage and display areas for beer and wine will occupy less than 1 percent of the total 14,065 square feet of floor space in the existing store. The store display area consists of approximately 2,283 square feet of shelf area devoted to sales. Of that shelf area approximately 3% or 96 square feet of that shelf area is devoted to the off-site sales of beer and wine.

On June 20, 2011 the City of Los Angeles approved a Conditional Use Beverage ("CUB") Permit (Case No. 2011-0031-CUB) to allow for off-site sale of beer and wine. State law requires that the local agency make a Finding of Public Convenience or Necessity ("PCN Finding") before the State of California Department of Alcoholic Beverage Control ("ABC") can issue a license for the sale of beer and wine from the store. The Store is located in an area of "Undue Concentration" as that term is defined in Bus. & Prof. Code Section 23958.4. The Department of Alcoholic Beverage Control indicates that in Census Tract No. 1394.00, the maximum number of off-site licenses permitted is 3, with 4 existing. With respect to the request for authorization to sell alcoholic beverages for offsite consumption, in conjunction with an existing store, there exists a minor concentration of licenses. Statistics from the Los Angeles Police Department reveal that Crime Reporting District No. 1115 is a low crime area with of 191 crimes reported in 2008 compared to 120% of the average or 282 crimes for the same period Citywide. Due to the nature of the limited selection for off-site sales proposed for this location to be sold in conjunction with other retail products and services, the likelihood the addition of beer and wine will not cause any significant increase in the crime rate of this reporting district. On April 18, 2011 the Eagle Rock Neighborhood Council voted to support the granting of the CUB for the off-site consumption of beer and wine at this store.

Walgreens decision to offer beer and wine is a direct response to consumer demand. Walgreens customers have expressed strong support for more of a convenient one-stop shopping experience where they can buy a range of products at one location, instead of travelling to variety of stores to purchase different products. The limited selection of beer and wine would provide a convenience to existing customers and would be a good destination for people who do not feel comfortable shopping traditional liquor stores. Walgreens would provide a safe, responsible and trusted atmosphere for residents to purchase beer and wine. Moreover, the sale of a modest amount of beer and wine would help Walgreens remain

competitive with similar drug stores. Approval of the PCN finding would simply allow Walgreens to offer the same products that are found as incidental products in these similar businesses.

Beer and wine will be merchandised and sold with a high degree of responsibility and conscientiousness. Walgreens uses a variety of security strategies to ensure the safety of our employees and customers as well as the security of our merchandise. Primary tools include cameras and public view monitors that deter criminal activity and promote a safe environment. The digital images captured from these devices are stored for up to 90 days on a Digital Video Recorder and give Walgreens Loss Prevention the capability to share images of thieves with our stores and local law enforcement.

Detailed policies and procedures would be employed and strictly enforced for the sale of beer and wine. Employees for each eligible store must undergo extensive training prior to beer and wine availability at an individual location. Once trained, all employees regardless of age must sign a Sale of Alcoholic Beverages Policy acknowledgement letter at the beginning of each shift. All employees will also complete any local or state required training before they can sell beer or wine. Alcohol sales training and policy acknowledgements are conducted annually every March. Employees are automatically enrolled in these training courses and new employees also will complete the alcohol sales training and policy procedures on their first day of employment. Walgreens established policy states that employees must request identification for any customer attempting to purchase alcohol who appears to be under the age of 40. The register prompts the employee before proceeding with the transaction and all under age employees are required to seek the assistance of a manager.

Walgreens is an established, reputable operator that is limiting alcohol sales to beer and wine and further limiting alcohol sales to less than one percent of its floor area. The proposed off-sales of beer and wine are sold as incidental products to the goods and services typically sold at a pharmacy. There will be no external evidence that alcoholic beverages are sold at the Store and there will be no on-site consumption, loitering or littering permitted in connection with the sales of alcoholic beverages. To ensure the location will be desirable to the public convenience, the Zoning Administrator imposed conditions of approval to ensure the use will operate in a reasonable manner in relation to adjacent uses and development of the community. A PCN can be made because the addition of wine and beer will fulfill Walgreens promise to its customers to provide a more convenient one stop shopping experience in a safe location operated by a trusted brand.

EXECUTIVE OFFICERS

MICHAEL LARSEN
PRESIDENT

MICHAEL NOGUEIRA
VICE-PRESIDENT

BRIAN HECKMANN
TREASURER

ROBERT GUEVARA
SECRETARY

JARED HARDY
COMMUNICATIONS & GOVERNMENT
RELATIONS OFFICER

**CITY OF
LOS ANGELES**
CALIFORNIA



Antonio Villaraigosa
MAYOR

**EAGLE ROCK
NEIGHBORHOOD COUNCIL**

P.O. Box 41652
LOS ANGELES, CA 90041

WEBSITE:
WWW.EAGLEROCKCOUNCIL.ORG

E-MAIL:
INFO@EAGLEROCKCOUNCIL.ORG

April 18, 2011

Los Angeles City Planning Department
Community Planning Bureau
200 N Spring St, Room 667
Los Angeles, CA 90012

RE: ZA Case No: 2011-31-CUB
EAF No: 2011-32-EAF
Applicant: THE WALGREEN CO
Project Location: 2222 Colorado Bl.

The Land Use and Planning Committee (LUPC) of the Eagle Rock neighborhood Council (ERNC) sought public comment and reviewed the above referenced case at the LUPC meeting of March 24, 2011. Based upon stakeholder input and member review of the case, the LUPC recommended approval of the project.

The ERNC heard public comment, the LUPC's recommendation to approve the project, and reviewed the Walgreen Co project at the full board meeting on April 5, 2011 and agreed with the LUPC that the project be approved for Walgreens to supply Beer and Wine for off sales. The ERNC voted to approve the Walgreen project as submitted as submitted

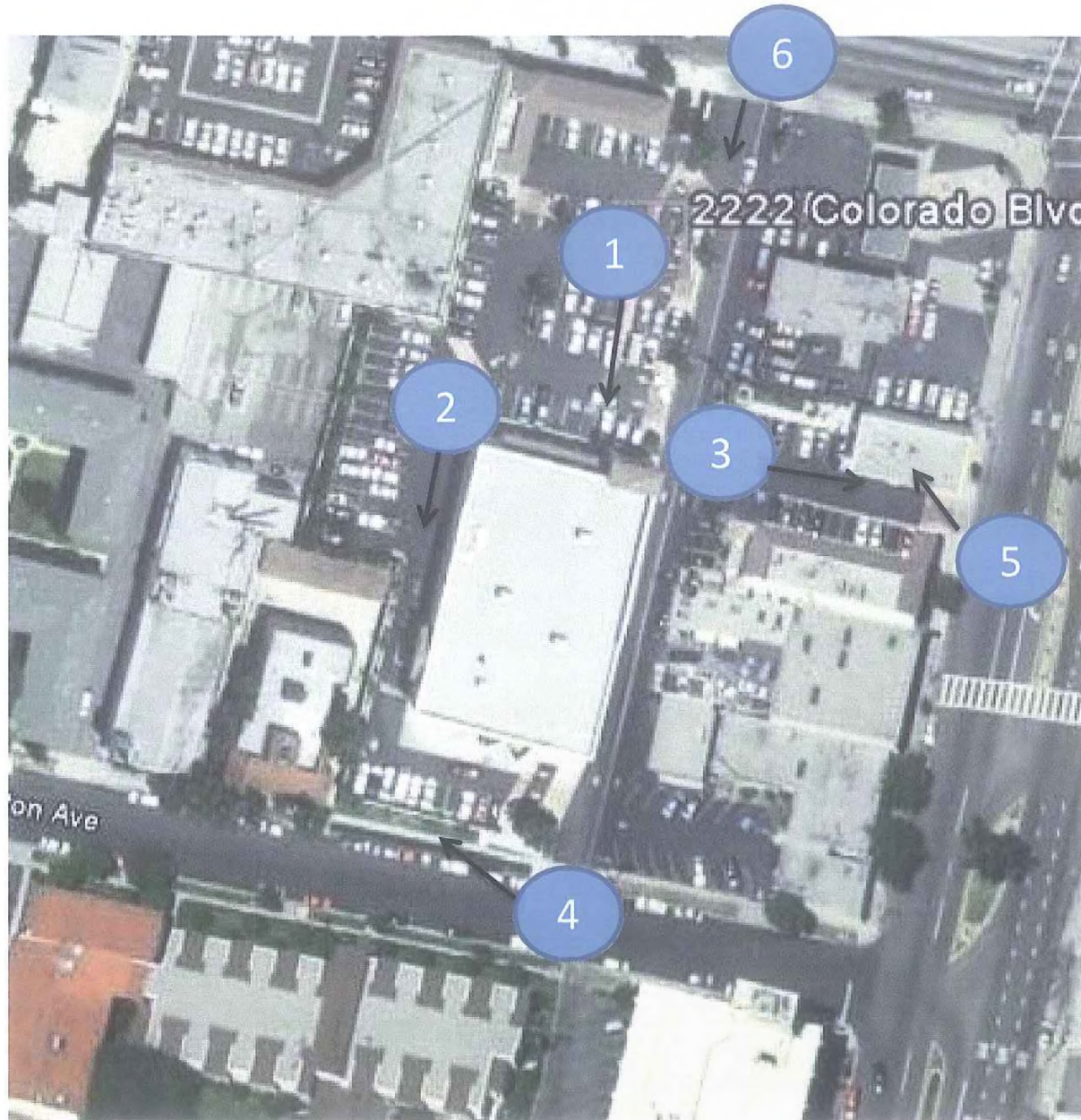
The ERNC and LUPC appreciate this opportunity to provide input on behalf of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter G. Hilton".

Peter G. Hilton, Co-Chair
ERNC Land Use and Planning Committee

Walgreens @ 2222 Colorado Boulevard



PHOTO

1



PHOTO

2



PHOTO

3



PHOTO

4



PHOTO

5



PHOTO

6



100'd TV101

23958.4 B & P APPLICATION WORK SHEET

PREMISES ADDRESS:

2222 Colorado Blvd.
Los Angeles CA 90047

LICENSE TYPE: off-sale

1. 90 day rule applies: Yes / No (if yes, no stats or PC or N required)

2. CRIME REPORTING DISTRICT

Jurisdiction unable to provide statistical data.

Reporting District: 1115

Total number of reporting districts: 1125

Total number of offenses: 266,457

Average number of offenses per district: 235

120% of average number of offenses: 282

Total offenses in district: 191

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

3. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract: 1814

Population: 4439 / County Ratio

Number of licenses allowed: 3

Number of existing licenses: 4

Undue concentration exists: Yes/No

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

Three time publication required: Yes/No

LA Metro D.O. 8/24/10

Over

LINN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

R. NICOLAS BROWN
SUE CHANG
LOURDES GREEN
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
CITY PLANNING

MICHAEL J. LOGRANDE
DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012

(213) 978-1318
FAX: (213) 978-1334

www.planning.lacity.org

June 20, 2011

Robert M. Silverman (A)
Walgreen Co.
104 Wilmot Road, MS 1420
Deefield, IL 60015

Colorado/ Eagle Rock, LLC (O)
1000 North Western Avenue, Ste 200
San Pedro, CA 90732

Matt Dzurec (R)
Armbruster, Goldsmith, & Delvac
11611 San Vicente Boulevard, Suite 900
Los Angeles, CA 90049

CASE NO. ZA 2011-0031(CUB)
CONDITIONAL USE
2222 and 2228 Colorado Boulevard
2223 Merton Avenue
Northeast Los Angeles Planning Area
Zone :[Q]C2-2D, [Q]C4-1XL, RD1.5-1
D.M. : 162A221
C.D. : 14
CEQA : ENV-2011-32-MND
Legal Description: Lots 28-30, 36-39, 45-
46, Tract 237

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

a Conditional Use Permit to allow the sale and dispensing of beer and wine for off-site consumption in conjunction with the continued operation of a 14,065 square-foot Walgreens pharmacy in the [Q]C2-2D, [Q]C4-1XL Zones,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.
6. Indemnification. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. Approved herein is the sale and dispensing of beer and wine for off-site consumption in conjunction with a 14,065 square-foot pharmacy. Hours of operation are 8:00 a.m. to 10:00 p.m., daily.
8. This grant shall have a life of **five years** after which the applicant shall file for and win an authorization from the Office of Zoning Administration in order to continue the sale of beer and wine for off-site consumption.
9. 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 a 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.
10. Within six months of the effective date of this determination, all personnel acting in the capacity of a manager, bartender, and/or server of the premises shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department. The applicant shall contact the WLA Vice Unit of the Los Angeles Police Department and make arrangements for such training.
11. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department and City Planning.
12. Loitering is prohibited on or around these premises or the area under control of the applicant.

13. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
14. No sales of malt liquor, fortified wine, and single bottles of beer. (Applicant volunteered)
15. There shall be no exterior advertising, neon signs, or signs of any 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. (Applicant volunteered)
16. The business operator shall install and maintain at each point-of-sale an age-verification device to preclude sales to minors.
17. This approval is tied to ENV-2011-32-MND. The applicant shall comply with all mitigation measures and conditions of approval identified in that case.
18. Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
19. Prior to issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement for CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. This agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.

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

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

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

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

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

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after July 5, 2011, unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are also available on-line at <http://cityplanning.lacity.org>.** Public offices are located at:

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

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

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

NOTICE

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

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Department of City Planning Staff thereon, and the statements made at the public hearing on May 4, 2011, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The subject site is located in the Northeast Los Angeles Community Plan and has a Neighborhood Commercial land use designation. The subject site is a rectangular-shaped through lot with frontages of approximately 150 feet along Colorado Boulevard to the north and Merton Avenue to the south. The lot abuts an alleyway to the east which connects Colorado Boulevard and Merton Avenue and abuts residentially zoned properties to the west. The lot depth is approximately 420 feet and the width is approximately 150 feet. The property is zoned RD 1.5-1, [Q]C4-1XL and [Q]C2-2D with a Low Medium II Residential, Neighborhood Commercial and Community Commercial land use designations within the Northeast Los Angeles Plan Area. The subject site is improved with retail structures, including the Walgreens store and associated surface parking.

The project proposal includes the request to allow the sale of beer and wine for off-site consumption in conjunction with the operation of an existing 14,065 square-foot Walgreens store. The sale of beer and wine will occur during the store's operating hours which are during the hours of 8:00 a.m. to 10:00 p.m. daily.

Properties to the north across Colorado Boulevard are improved with a Los Angeles Public Library Building and Auto Related Use in the PF-1 and [Q]C4-1XL Zones. Properties to the west and southwest are improved with a religious institution and residential structure in the

RD1.5-1 Zone. Properties to the east and southeast are improved with retail structures in the [Q]C4-1XL Zone.

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

Case No. DIR-2001-3476-SPP: On September 13, 2011, the Director of Planning issued a project permit to allow the construction of three one-story commercial buildings totaling 18,946 square feet.

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

On March 8, 2011, staff utilized a 600-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages. These cases include:

Case No. APCE-2006-9258-SPE-CUB: On August 1, 2007, the Area Planning Commission held a hearing for a Specific Plan Exception to increase the hours of operation as well as a Conditional Use to allow on-site sale and consumption of a full line of alcohol at a full service restaurant (La Fuente) with up to 120 feet, operating 7 days a week, located at 2256 Colorado Boulevard.

Case No. APCE-2002-2933-SPE-CUB-SPP: On January 16, 2003 the Area Planning Commission held a hearing for a Specific Plan Exception to increase the hours of operation as well as a Condition Use to allow on-site sale and consumption of a full line of alcohol at a full service restaurant (Camilo Café), operating from 7:00 a.m. to midnight daily.

The Subject property is located within the area covered by the Northeast Los Angeles Community Plan, which was adopted by the City Council on June 15, 1999. The plan Map Designates the subject property for Neighborhood Commercial uses with corresponding zones of C1, C1.5, P, C2, C4 and RAS3. The property is located within subarea 1 Colorado Boulevard Specific Plan Area.

Colorado Boulevard is a Major Highway – Class II dedicated to a 120 foot width.

Merton Avenue is a Local Street dedicated to a 60-foot width.

The Eagle Rock Neighborhood Council submitted a letter dated April 18, 2011 in which they voted in support of the requested conditional use permit to allow the sale of beer and wine for off-site consumption.

The public hearing was held on May 4, 2011 in City Hall. The hearing was attended by the applicant's representative. No members of the public or the Council Office attended. The case was taken under advisement by the Zoning Administrator to contact LAPD Northeast Vice Division to see if they had any comments on the case.

BASIS FOR CONDITIONAL USE PERMITS

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

MANDATED FINDINGS

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

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

The subject site is located in the-Northeast Los Angeles Community Plan and has a Neighborhood Commercial land use designation. The subject site is a rectangular-shaped through lot with frontages of approximately 150 feet along Colorado Boulevard to the north and Merton Avenue to the south. The property is zoned RD 1.5-1, [Q]C4-1XL and [Q]C2-2D with a Low Medium II Residential, Neighborhood Commercial and Community Commercial land use designations within the Northeast Los Angeles Plan Area. The subject site is improved with retail structures, including the Walgreens store and associated surface parking.

The project proposal includes the request to allow the sale of beer and wine for off-site consumption in conjunction with the operation of an existing 14,065 square-foot Walgreens store. The sale of beer and wine will occur during the store's operating hours which are 8:00 a.m. to 10:00 p.m. daily. Walgreens presently sells a variety of merchandise that includes non-prescription and prescription drugs, beauty care, household items, candy and convenience food, photofinishing, and greeting cards. This variety precludes some of the loitering and public safety issues that can arise with liquor sales. The addition of beer and wine will add a desired amenity sold in a safe, convenient location by a trusted brand with over 100 years of experience. Furthermore, to ensure the location will be desirable to the public convenience, the Zoning Administrator has imposed conditions of approval that will serve as a safeguard to the public.

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

Properties to the north are improved with a Los Angeles Public Library Building and Auto Related Use in the PF-1 and [Q]C4-1XL Zones. Properties to the west and southwest are improved with a religious institution and residential structure in the RD1.5-1 Zone. Properties to the east and southeast are improved with retail

structures in the [Q]C4-1XL Zone. The location is in proper relative to adjacent uses because the existing and proposed use is similar or the same as adjacent land uses. The request for the sale of beer and wine for off-site consumption would therefore not conflict with other commercial neighbors and their patrons. The sale of alcohol would be within a controlled environment that has been operating at this location for eight years. The merchandising of alcohol would also be located away from the front entrance of the store to serve as a deterrent to potential criminal activity. The existing use would only expand merchandise sold and would not introduce a use uncommon to the area. The store will continue to serve the public convenience and is compatible with the character of surrounding uses.

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

The proposed sale of a beer and wine for off-site consumption within an existing pharmacy store will not create adverse impacts to the character of the development in the immediate neighborhood. There would be no physical construction to the exterior of the building. The applicant proposes to utilize only 1% of their total floor space for the sale and storage of the beer and wine and less than 5% of total sales. As such, it is a minor component of the retail operation. Walgreen's is an established pharmacy chain, responsibly operating and managing over 7,000 stores nationwide. The store will also utilize other means to ensure no adverse impacts are created, such as, electronic age verification, and extensive employee training programs. Therefore, given the content of the conditions and limitations established herein, the surrounding land uses will not be adversely impacted. No comments were submitted in writing or at the hearing indicating that the sale of beer and wine would be materially detrimental to the character or development in the area.

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

There are eleven elements of the General Plan. Each of the elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of Code Requirements of the Los Angeles Municipal Code. Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the Code. The property is located within the Northeast Los Angeles Community Plan which designates the subject property for Neighborhood Commercial uses with corresponding zones of C1, C1.5, P, C2, C4 and RAS3. The property is located within subarea 1 Colorado Boulevard Specific Plan Area. The Plan text is silent with regards to alcohol sales for off-site consumption. In such cases, the Zoning Administrator must interpret the intent of the Plan. With conditions and limitations imposed by the Zoning Administrator, the surrounding properties should be protected from impacts of the proposed use. Given the numerous conditions of approval the proposed use can be deemed to be in harmony with the General Plan.

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

The review of the instant request included considerations relative to the welfare of the pertinent community. The application included specific design elements intended to control and secure the stock of alcoholic beverages. Further, the existing Walgreens access is configured to accommodate adequate circulation for customer and emergency response vehicles. Therefore, in light of the above and other information contained in the record, the proposed use will not adversely affect the welfare of the pertinent community.

6. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the State Department of Alcoholic Beverage Control (ABC), there are four on-site licenses and three off-site licenses allocated to Census Tract No. 1814.00. There are 12 existing on-site licenses and four off-site licenses. The applicant is proposing to add one off-site license to this census tract.

Statistics from the Los Angeles Police Department reveal that in the subject Crime Reporting District No. 1115, which has jurisdiction over the subject property, a total of 150 crimes were reported in 2010, compared to the citywide average of 169 crimes and 203 crimes in the high crime reporting district for 2010. The site is not located in an area of high crime. LAPD did not attend the hearing or submit any comments to the Zoning Administrator regarding the request. The Zoning Administrator attempted to contact LAPD on two occasions, but the calls were not returned. The granting of the CUP would not result in an undue concentration of alcohol establishments leading to nuisances and/or criminal activity. The proposed hours are reasonable and the sale of beer and wine will be a nominal percentage of the overall sales for the store. The applicant is not proposing a liquor store that may result in impacts to the community. Walgreens is a responsible retailer of alcohol and would like to provide beer and wine for the convenience of their customers. The request was supported by the Neighborhood Council. As conditioned, the request should not result in an increase in calls for police services.

7. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the**

distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

The following sensitive uses are located within a 1,000 feet of the project site:

- United Church of Christ
- St. Dominic's Church
- St. Dominic's School
- Eagle Rock Seventh Day Adventist Church
- American Druze Society
- Eagle Rock Elementary School
- Eagle Rock Church of the Nazarene
- Harvest Tabernacle United

The store has operated without incident for many years and would like to add the sale of beer and wine for off-site consumption for their customers. Therefore, the Zoning Administrator finds that the conditional use will not detrimentally affect the neighboring residential properties or any other sensitive uses in the area.

ADDITIONAL MANDATORY FINDINGS

8. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
9. On April 6, 2011, the City Planning Department issued Mitigated Negative Declaration No. ENV-2011-0032-MND. This Mitigated Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level. I hereby adopt that action. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

Maya E. Zaitzovsky

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

MEZ:jjq

cc: Councilmember Jose Huizar
Fourteenth District
Adjacent Property Owners



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

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

Peter Elias
Peter Elias (mg)

7/12/11
Date

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

GREEN	CLIENT COPY
BLUE	BTC, INC
PINK	CITY OF LOS ANGELES, ORIGINAL
RED	ADJACENT LABELS (for Zoning Administration Cases only)
PURPLE	VALLEY OFFICE COPY (for projects in the San Fernando Valley only)
GOLDEN	COUNCIL DISTRICT (for 11 or 12 only)
WHITE	NEIGHBORHOOD COUNCIL COPY

Situs Address: 2222 Colorado Blvd. Total Notification: 19

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

QMS #11-122 PAGE 1
ADJACENT LIST JULY 12, 2011

1)
TIGER 8 EAGLE ROCK DEV LLC
88 E BAY STATE ST #10
ALHAMBRA CA 91801-6822

2)
MOBIL OIL CORP
PO BOX 4973
HOUSTON TX 77210-4973

3)
L A CITY
2225 COLORADO BLVD
LOS ANGELES CA 90041-1142

4)
EVANS DONALD M
28181 STALLION SPRINGS DR
TEHACHAPI CA 93561-5262

5)
YEE CHUN K & ANITA
2541 N ORCHARD DR
BURBANK CA 91504-2210

6)
KHOUREIS ABRAHAM M
2223 COLORADO BLVD
LOS ANGELES CA 90041-1142

7)
DEFILIPPO BENEDETTO & TRUST
5233 EAGLE ROCK BLVD
LOS ANGELES CA 90041-1116

8)
MONTE VISTA EL TOVAR APARTMENTS LLC
6135 YORK BLVD
LOS ANGELES CA 90042-3541

9)
AMERICAN DRUZE SOCIETY
2239 MERTON AVE
LOS ANGELES CA 90041-1914

10)
NESE SAMUEL & FAMILY
5033 EAGLE ROCK BLVD
LOS ANGELES CA 90041-1923

11)
DEAN PROPERTIES LLC
628 FRENCH ST
YREKA CA 96097-3105

12)
BURN AUDREY E & FAMILY
PO BOX 168
GRASS VALLEY CA 95945-0168

13)
BRAL RAMIN
1900 AVENUE OF THE STARS #1633
LOS ANGELES CA 90067-4407

14)
VINNICOF PAUL & ROBERT
600 S SAN VICENTE BLVD #C
LOS ANGELES CA 90048-4653

15)
DEFILIPPO BENEDETTO & FAMILY
5233 EAGLE ROCK BLVD
LOS ANGELES CA 90041-1116

16)
SNOW WHITE ORCHARDS INC
5015 EAGLE ROCK BLVD
LOS ANGELES CA 90041-2085

17)
SOLHEIM LUTHERAN HOME
2236 MERTON AVE
LOS ANGELES CA 90041-1915

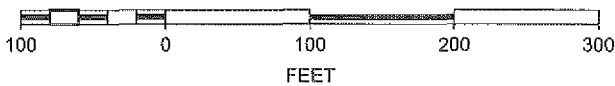
ARMBRUSTER GOLDSMITH & DELVAC LLP
11611 SAN VICENTE BLVD #900
LOS ANGELES CA 90049
ATTN: MATT DZUREC

11-122
QUALITY MAPPING SERVICE
14549 ARCHWOOD ST #301
VAN NUYS CA 91405

ADJACENT NOTIFICATION MAP 2222 COLORADO BLVD.



SCALE



N



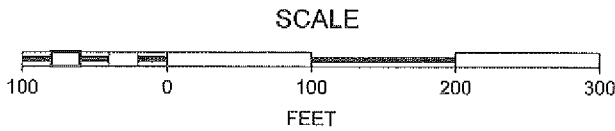
Quality Mapping Service

14540 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351
qmapping@qesqms.com

DATE: 07-12-11

QMS: 11-122

ADJACENT NOTIFICATION MAP 2222 COLORADO BLVD.



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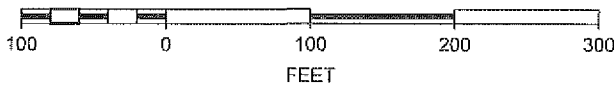
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ADJACENT NOTIFICATION MAP 2222 COLORADO BLVD.



SCALE



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DATE: 07-12-11



Quality Mapping Service

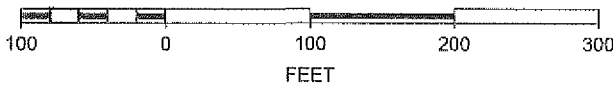
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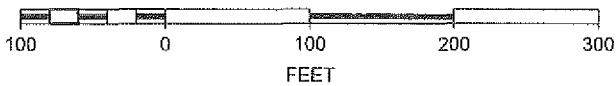
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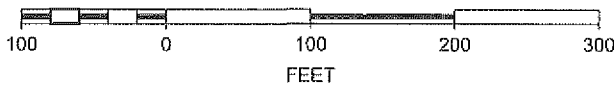
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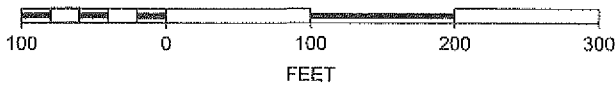
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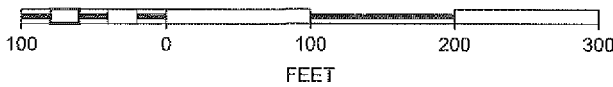
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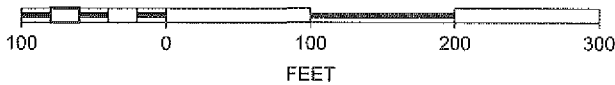
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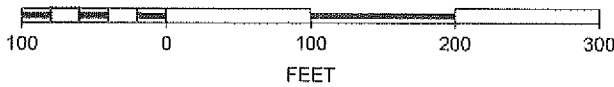
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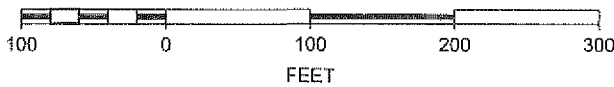
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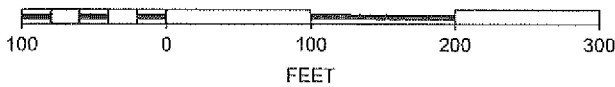
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DATE: 07-12-11

QMS: 11-122



ALCOHOL LAND USE DATA SYMBOLS
 See the legend for the following symbols

	ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
	ON-SITE CONSUMPTION OF BEER AND/OR WINE
	OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
	OFF-SITE CONSUMPTION OF BEER AND /OR WINE

CONDITIONAL USE • CUB

QMS Quality Mapping Service
 14546 Archwood St, Suite 201
 Van Nuys, California 91405
 Phone (818) 997-7949 • Fax (818) 997-0351
 qmapping@qmsqms.com

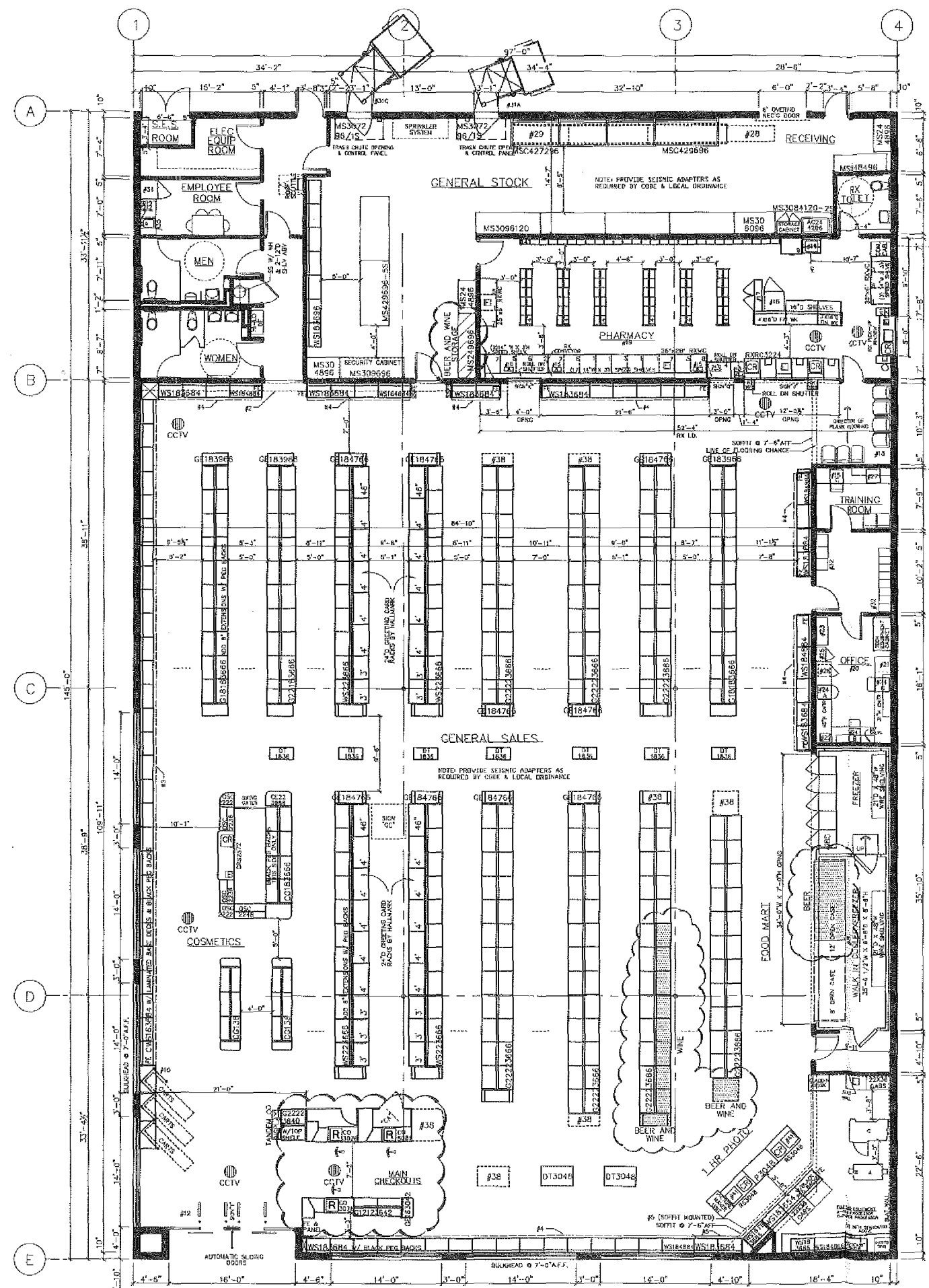
DRAWN BY:

THOMAS BROTHERS
 Page: 565 Grid: A6
LEGAL
 LOT: 28-30, 36-39, 45 &
 POR OF LOT 46
 TRACT: 237
 M.B. 14-70-71
 (SEE APPLICATIONS)
 CONTACT: ARMBRUSTER & GOLDSMITH

CD: 14
 CT: 1814.00
 PA: 101 (NORTHEAST LOS ANGELES)
 USES: FIELD
 D.M.: 152A221, 162A223
 153-5A221, 160-5A221
 PHONE: 310.209.8800

DATE: 10-05-09
 Update: _____





PHARMACY PICK-UP WINDOW
SEE ARCHITECTURAL DRAWINGS
FOR EXACT LOCATION OF CANOPY

LEGEND

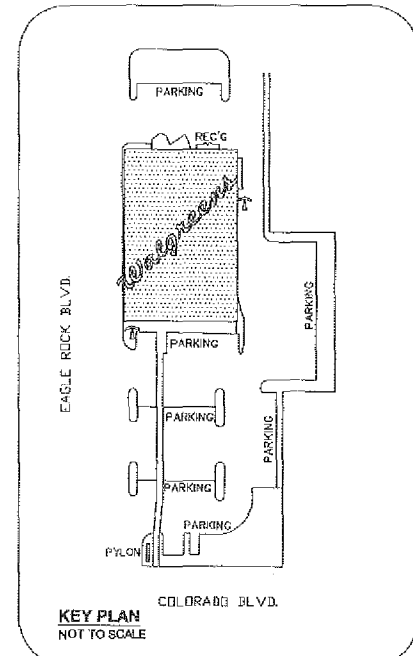
BEER AND WINE SALES
BEER AND WINE STORAGE
CEILING MOUNTED CCTV CAMERA
R MAIN CHECKOUT

BEER/WINE AREA
TOTAL STORAGE: 18 SQ. FT. TOTAL SALES: 96 SQ. FT.

SALES POLICIES

WALGREENS HAS TAKEN GREAT MEASURES TO ASSURE THAT ANY BEVERAGE CONTAINING ALCOHOL WILL BE SOLD IN A RESPONSIBLE AND APPROPRIATE MANNER. DETAILED POLICIES AND PROCEDURES ARE ALREADY IN PLACE, ENDORSED BY LEGAL COUNSEL, AS WELL AS SENIOR MANAGEMENT AND ARE STRICTLY ENFORCED WITHOUT EXCEPTION.

- EMPLOYEES FOR EACH ELIGIBLE STORE MUST UNDERGO EXTENSIVE TRAINING PRIOR TO BEER AND WINE AVAILABILITY AT AN INDIVIDUAL LOCATION.
- ONCE TRAINED, EACH REGISTER CLERK MUST SUBMIT A POLICY ACKNOWLEDGEMENT AS PART OF THE DAILY LOG-ON PROCESS.
- WALGREENS ESTABLISHED POLICY STATES THAT EMPLOYEES MUST REQUEST IDENTIFICATION FOR ANY CUSTOMER ATTEMPTING TO PURCHASE ALCOHOL WHO APPEARS TO BE UNDER THE AGE OF 40. REGISTER CLERKS MUST ENSURE COMPLIANCE BEFORE PROCEEDING WITH THE TRANSACTION.
- UNDER AGE EMPLOYEES ARE REQUIRED TO SEEK THE ASSISTANCE OF A MANAGER.



FOR REFERENCE ONLY: SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN

ALCOHOL SALES POLICY SIGNS

NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES

WARNING: Drinking spirits, beer, coolers, wine, and other alcoholic beverages may increase cancer risk and, during pregnancy, can cause birth defects.

NO OPEN ALCOHOLIC BEVERAGE CONTAINERS ARE ALLOWED ON THESE PREMISES

Walgreen Co. employees may refuse to sell alcohol to any person reasonably suspected to be under the age of twenty-one (21) years, who is unable to produce adequate written evidence that they are over the age of twenty-one (21) years or who is obviously intoxicated.

Any minor who purchases or attempts to purchase alcohol may be subject to penalties.

NOTICE TO CUSTOMERS

Pursuant to Section 25554.4 Business and Professions Code This store will not sell alcoholic beverages in violation of the California Alcoholic Beverage Control Act.

We will refuse to sell an alcoholic beverage to any customer if we reasonably suspect that: (1) The customer is under the age of 21 years; (2) The customer looks or acts intoxicated; (3) The request to buy an alcoholic beverage is made between the hours of 2:00 a.m. and 6:00 a.m. on any day or in violation of legally required shorter hours of sale; (4) The customer intends to drink the alcoholic beverage in this store or on adjacent property immediately outside this store; or (5) Any other violation of the California Alcoholic Beverage Control Act will occur as a result of the sale.

FINES AND PENALTIES for the Sale or Furnishing of Alcoholic Beverages to, or the Purchase of Alcoholic Beverages by, Persons Under Age 21

For the Person Under Age 21 Who Tries to Purchase Alcohol: Up to a \$100 fine and/or 24-32 hours of community service; second offense, up to a \$250 fine and/or 36-48 hours of community service (and a one-year suspension or delay of the person's driver's license).

For the Person Under Age 21 Who Purchases Alcohol: A \$250 fine and/or 24-32 hours of community service; second offense, up to a \$500 fine and/or 36-48 hours of community service (and a one-year suspension or delay of the purchaser's driver's license).

For the Person Who Furnishes Alcohol or Causes Alcohol to be Furnished to a Person Under Age 21: A \$1,000 fine and at least 24 hours of community service (and a one-year suspension or delay of the furnisher's driver's license if the furnisher is under age 21). If great bodily injury or death occurs, the penalty is 6-12 months county jail and/or a \$1,000 fine.

For the Person Who Sells Alcohol to a Person Under Age 21: A \$250 fine and/or 24-32 hours of community service; second offense, up to a \$500 fine and/or 36-48 hours of community service (and a one-year suspension or delay of the seller's driver's license if the seller is under age 21).

In addition, the Department of Alcoholic Beverage Control (ABC) will file charges to suspend or revoke this store's license to sell alcoholic beverages.

ABC-299 (11/03) _____ The Management

Walgreens
FACILITIES PLANNING, DESIGN, & ENGINEERING
200 WILMOT ROAD
DEERFIELD, IL 60015-4616

PROJECT DATA

TYPE: GENERAL SALES FOOD MART PHARMACY SECURITY
NEW LOCATION: EXIST'G BLDG: 1 HOUR PHOTO 24 HOUR STORE
REMODEL: LIQUOR OTHER

SQUARE FOOT AREA SUMMARY

DEPARTMENT	SALES	STOCK	SERVICE	TOTAL EXIST'G	TOTAL NEW
GEN SALES	NEW 9480	1369	1035		11,884
FOOD MART	EXIST'G 700				700
RX	NEW 926				926
RX WAIT'G	NEW 112				112
1 HOUR PHOTO	NEW 435				435
LIQUOR	NEW				
BBMT	NEW				
2ND FLOOR	NEW				
TOTAL NEW	11,661	1369	1035		14,065
TOTAL EXIST'G					
TOTAL AREA: FIRST FLOOR					14,065 SQ. FT.
TOTAL AREA: OTHER LEVELS					0 SQ. FT.
GROSS AREA INCLUDING ALL DEPARTMENTS & ALL LEVELS:					14,065 SQ. FT.
RX SHELVING LINEAL FEET:					117 L.N.F.T.
NO.	DATE	BY	DESCRIPTION	CONST	
REVISIONS					
CERTIFICATION AND SEAL					
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA AS SIGNIFIED BY MY HAND AND SEAL.					
STORE NUMBER 06854					
PROJECT NAME					
WALGREENS STORE					
2222 COLORADO BLVD.					
LOS ANGELES, CALIFORNIA					
DRAWING TITLE					
FIXTURE FLOOR PLAN					

EXECUTIVE APPROVAL	DATE	FIXTURE LEGEND
SENIOR VICE PRESIDENT	G	1818 38 65'

Walgreens

FACILITIES PLANNING, DESIGN, & ENGINEERING
106 WILMOT ROAD
DEERFIELD, IL 60015-4616

GENERAL NOTES

TOTAL BUILDING AREA: 14,065 S.F.

TOTAL SITE AREA: 78,207 S.F.

WALGREENS PARKING SPACES REQ'D: 56

WALGREENS PARKING SPACES PROVIDED: 56

ZONING: C-R

LEGAL DESCRIPTION: LOT 45-60, BLOCK NONE, TRACT 237

PARCEL 1:
APN: 588800025
TRACT: TR 237
BLOCK: NONE
LOT: 45
ARB: 2
ZONING: [C]C4-1XL

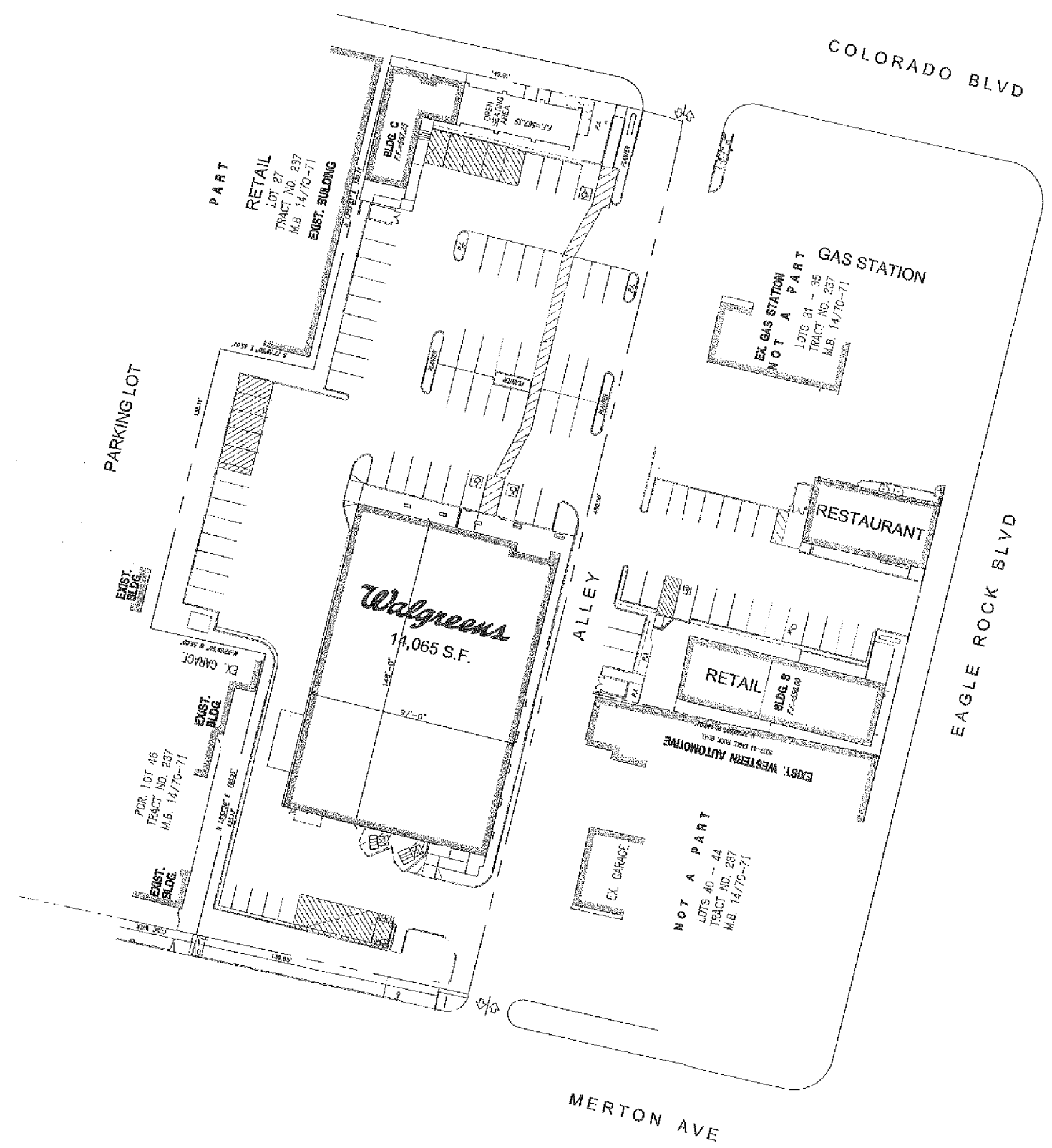
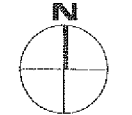
PARCEL 2:
APN: 588800025
PIN #: 162A221 140
TRACT: TR 237
BLOCK: NONE
LOT: 45
ARB: 1
ZONING: [C]C4-1XL

PARCEL 3:
APN: 588800025
TRACT: TR 237
BLOCK: NONE
LOT: 46
ARB: 1
ZONING: RD1.5-1

PARCEL 4:
APN: 588800025
TRACT: TR 237
BLOCK: NONE
LOT: 45
ARB: 2
ZONING: [C]C4-1XL

PARCEL 5:
APN: 588800025
TRACT: TR 237
BLOCK: NONE
LOT: 45
ARB: 3
ZONING: [C]C4-1XL

PARCEL 6:
APN: 588800025
TRACT: TR 237
BLOCK: NONE
LOT: 45
ARB: 4
ZONING: [C]C4-1XL



NO.	DATE	BY	DESCRIPTION	CONST.

REVISIONS
CERTIFICATION AND SEAL

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CASE# _____

STORE NUMBER 06854
PROJECT NAME
WALGREENS STORE
2222 COLORADO BLVD
LOS ANGELES, CA

DRAWING TITLE
SITE PLAN

CADD PLOT: 06854-A01-01-200CT09
SCALE: 1/32" = 1'-0"
DRAWING NO. 06854-A01-01-200CT09

