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GreenbergFarrow

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March 15, 2013

Planning & Land Use Management Committee
Los Angeles City Council
Hon. Ed Reyes, Chair
C/O City Clerk
Los Angeles City Hall
200 N. Spring Street
Los Angeles, CA 90012

Re Target/Sunset & Western (Council File No. 12-1604) – Additional Supplemental Information in Response to Appeal

Dear Councilman Reyes and Honorable Council Committee Members:

This firm represents Target Corporation, the Applicant in the above-referenced project (the "Target Sunset Project"). Greenberg Farrow prepared the applications for the project. Greenberg Farrow provides architecture, planning, engineering and development services to a wide array of the nation's most prestigious retailers, developer and public sector clients through its Collective Design Intelligence approach. We have extensive experience in all aspects of designing, planning, and implementing projects for large national-brand retailers such as Target. We are thoroughly familiar with Target's retail program and its methods for delivering goods to its stores and to its customers. We are also thoroughly familiar with the proposed Target Sunset Project and its development constraints.

This letter provides supplemental information in response to the appeal filed by La Mirada and Citizen's Coalition, LA. The information provided in this letter is based on our experience working with Target, our familiarity with the project site and the proposed project and information provided by Target for this purpose. In particular, this letter provides additional information regarding the following:

Height
- Parking comparison of the proposed Target Sunset Project to the existing Target store at 7100 Santa Monica Boulevard in West Hollywood, CA, with respect to above-grade height.
- Below, or slightly below, grade retail.
- Rooftop parking.
- Elimination of green areas with redesign to provide subterranean parking.

Delivery
- Target.com delivery options.

Parking
- Target's parking needs.

Stepback Height
- The size of Target's sales floor in relationship to sales volume.

Hours

- Delivery requirements under the SNAP Guidelines.

Liquor

- Target customer alcohol sales.

Cumulative Impacts

- Cap Park and Millennium Hollywood Project.
- NBC Universal.

Alternative Sites

- Lack of available alternative sites.
- Inclusion of original concept plan.

Childcare

SNAP requirements regarding provision of childcare.

Height

Parking comparison of the proposed Target Sunset Project to the existing Target store at 7100 Santa Monica Boulevard in West Hollywood, CA, with respect to above-grade height. – Appellants assert that if underground parking was incorporated into the Target Sunset Project, the requested height exception would not be required. They cite the Target West Hollywood Store as demonstrating that underground parking is feasible. There are a couple of factors which differentiate the two projects. Target is a tenant in West Hollywood location which was constructed by a developer, who determined the economic feasibility of that project.

The West Hollywood project has other major retailers and small retailers, in addition to Target. The shopping center includes other major retail tenants including a Bev Mo! and a Best Buy electronics store, as well as an Ulta cosmetics store. Target is simply a tenant in that center and Target controls only tenant improvements. See Exhibit 1. In addition, there are 17 smaller tenants, including a Starbucks, Jamba Juice, several eateries, and two cellular phone stores, in an urban shopping center. Unlike the West Hollywood location, the proposed Target Sunset will be the only major retail store and the other retail space is much more limited.

Another key difference is that the West Hollywood center was structured as a "public-private partnership" that availed it itself of the redevelopment benefits of the now-repealed California Redevelopment Law. See Exhibit 2. Further, the landlord in West Hollywood recoups some of its investment in underground parking by charging for parking. See Exhibit 3. Parking at the proposed Target Sunset Project would be free, which is an important feature of a stand-alone major retail location.

Target is self-developing the Target Sunset Project and is determining the economic feasibility of the Target Sunset Project. Target is the sole major retailer in the Target Sunset Project. Due to the higher density and demographics of the surrounding residential neighborhoods encompassing the West Hollywood location, Target reaps the benefits of significantly more traffic and sales volume than what is projected for the proposed Target Sunset Project. Also, additional revenue is being generated at the West Hollywood location from the subterranean parking garage, which was a significant factor in the economic development structure of that facility. Target does not intend to charge a fee for parking at the Target Sunset location because charging a fee to park at a site consisting largely of one discount retailer would be self-defeating; there are not enough other "draws" at the site as there are at a shopping center with several major retailers like West Hollywood.

The proposed Target Sunset Project is comparable in height and floor area ratio ("FAR") to other developments in the East Hollywood area near the Project site. For basis of comparison, the following list of comparable sites along the Sunset Boulevard corridor in East Hollywood shows both height and FAR for each location.

Project	Address	Height	FAR	Exhibit
Proposed Target Sunset Project	5500 Sunset Blvd.	75 feet (equivalent to 5 stories)	1.15:1	
Super 8 Motel	1538 Western Ave.	4 stories	2:1	Exhibit 4

Walgreens	5451 Sunset Blvd.	65 feet	2:1	Exhibit 5
Kaiser Permanente	4700-33 Sunset Blvd.	6 & 7 stories	6:1	Exhibit 6
Kaiser Medical Office Building	4900 Sunset Blvd.	6 stories	3:1	Exhibit 7
Children's Hospital of Los Angeles	4650 Sunset Blvd.	175 feet	2.2:1	Exhibit 8
Medical Office Tower	5000 Sunset Blvd	6 stories	3:1	Exhibit 9
Hollywood Hotel	1160 Vermont Ave.	3 stories	1.5:1	Exhibit 10
Church of Scientology	4804 Fountain Ave.	8 & 10 stories	6:1	Exhibit 11

As is clear from the data provided above and the photographs set forth in Exhibits 4-11, a number of the buildings in the immediate project area match or exceed the proposed height of the proposed Target Sunset Project. In addition, each of these sites exceeds the proposed Project in floor-area-ratio. The current proposal is far less dense than most of these sites and provides more open space than many of the sites, which are built from property edge to property edge.

Below, or slightly below grade retail. – We would like to clarify Additional Supplemental Information from our letter of November 12, 2012. There are examples of slightly below grade retail in the United States, but those examples occur in affluent areas with hillside and sloping site conditions. In some cases the retail spaces that are slightly below grade on one side of the building are at or above grade on the opposite side of the building. Most are combinations of small boutique shops and the demographics of, and parking for, those areas support this combination. In our professional opinion, such a configuration would not be feasible in the subject location because of the demographics, shopping trends of the corridor, as well as the nature of the site; it would require expensive special features for accessibility and tends to be attractive only for higher-priced goods and services, not a Target. In addition, in our professional opinion, below grade retail would not provide an attractive and active pedestrian experience. Below grade retail would also fail to meet the City's Walkability Checklist or the project objective to "provide a vibrant street frontage for pedestrians and promote walkability" as fully as the proposed project. In addition, it would not be consistent with the SNAP Guidelines, which require 100% of street facades to be ground floor retail.

Rooftop parking. – Target has a few buildings with parking on the roof. Due to Target's prior experiences in operating these stores, Target has determined that rooftop parking is not customer friendly and does not support their brand. Vibration and noise from vehicle movement as well as additional maintenance requirements have been the primary drawbacks. In addition, the ramping required to get cars onto the roof would reduce the sales floor, which would be contrary to the project objectives to provide the fullest range of goods to the surrounding community.

Elimination of green areas with redesign to provide subterranean parking. – The Alternatives to the Project depicted in the EIR which show subterranean parking will eliminate green areas at the following locations:

- Along St. Andrews Place – This elevation of the building will change from a landscaped area/green screen which hides the ramp for the elevated parking level to a storefront with 50% transparency. The green area along this elevation would no longer be a necessary enhancement to the building design and would be eliminated in the subterranean parking alternative.
- Edges of elevated parking levels – Landscaped enhancements along the perimeter of the elevated parking levels would no longer be feasible and would be eliminated in the subterranean parking alternative.
- Public Plaza – Due to the configurations of the Alternatives the public plaza would either be reduced or eliminated. This in turn will cause the green areas in the public plaza to be significantly reduced or eliminated.

Delivery

Target.com delivery options. – Current delivery options can be found on Target's website. See Exhibit 12.

Target already offers free delivery through its online service. Using this service, accessible via http://www.target.com, free delivery of online items is available two ways. Shipping is free to holders of "REDcards," which can be a Target Credit Card, Target branded Visa Card, or a Debit Card linked to a standalone checking account. See Exhibits 13, 14. In addition, most purchases of $50 or more made on http://www.target.com are eligible for free shipping. See Exhibit 15.

Using the advantages of central warehousing and an advanced logistical network provided by common carriers such as the United States Postal Service (USPS), the United Parcel Service (UPS), and Federal Express (FedEx), Target is able to quickly and efficiently distribute packages to those who might otherwise shop at the proposed Target Sunset Project. Taking advantage of these common carriers reduces costs for customers while also reducing traffic impacts through efficient planned distribution by experts instead of local delivery drivers. Further, such direct delivery is superior to a system where goods are first delivered to the store and then delivered to the customers.

Finally, no other local retailer offers free local delivery. Many retailers offer local delivery, however, through common carriers, including http://www.amazon.com, which provides free delivery for orders that exceed $25.00. See Exhibit 16. Local grocery

stores, such as Vons, also provide delivery services using individual delivery service vehicles. However, Vons charges for this service and requires a minimum delivery of $50.00. See Exhibit 17.

Parking

Target's parking needs. – Target operates approximately 1,778 stores in 49 states. To develop peak parking demand rates Target performed parking surveys at Target stores across the country. The surveys were performed at sites on the Saturday before Christmas, which correlates to the 8th busiest hour during the year. Target needs to provide parking such that a guest expects to find a parking stall on the busiest day of the week just prior to Christmas, which happens to fall on the Saturday before Christmas. (Studies using other reference times relate to different types of uses, such as full-sized shopping centers.) The parking survey data collected was compared to the respective Target building size and Target sales area size. Based on these comparisons Target has determined that the parking provided for the subject project is necessary to meet the anticipated peak parking demand forecast.

The proposed Target Sunset Project will include 458 parking spaces. The EIR demonstrates that this amount of parking, which would exceed the maximum otherwise allowed under the SNAP, is needed to meet Project demand. Unmet parking demand results in a number of secondary impacts to neighboring areas, including increased traffic and backups as patrons search for parking and wait for parking to become available, overflow parking need accommodated through street parking that could better service neighboring areas or small businesses with limited parking, and parking poaching, where customers of one store park in another store's parking. These are all undesirable impacts. The Target Sunset Project, as proposed, would avoid these impacts by providing sufficient parking.

Other stores in the immediate vicinity of the Target Sunset Project provide parking in excess of the SNAP's maximum commercial ratio of 2.0 spaces per 1,000 s.f. The Home Depot Store immediately to the west maintains approximately 530 parking spaces in a surface lot and on the roof of the store. As this one-story store contains approximately 145,000 s.f., the store's parking ratio is approximately 3.66 per 1,000 s.f.. See Exhibit 18. The Food4Less site contains approximately 470 spaces. The total square footage of the one-story main building and McDonald's is approximately 111,000 s.f., for a parking ratio of approximately 4.23 per 1,000 s.f.. In contrast, the parking ratio for the Target Sunset Project is approximately 2.35 per 1,000 s.f. See Exhibit 19.

Stepback Height

The size of Target's sales floor in relationship to sales volume. – As noted above, Target is a major retailer with a great deal of experience with its brand. Introducing stepbacks at the upper level of the subject project reduces the sales floor which, Target's experience shows, directly and negatively impacts the projected sales volume of the store, potentially making it infeasible to move forward with the project. The sales floor is based on the prototypical merchandise layout of the store chain with unique adjustments due to its location. The layout optimizes relationships between merchandise categories and is arranged for the optimal flow of guests from entry to checkout point. Interrupting or eliminating sales area to accommodate stepbacks impacts the relationships between product groupings and will also hurt sales. Stock areas for merchandise are based on individual store sales volume and minimum chain wide store standards. Insufficient stock area and cubic volume due to floor plan stepbacks also negatively impacts sales by restricting the amount of product stored on site, making it difficult to keep fixtures fully stocked with merchandise. Target has seen similar problems with similar reductions in sales floor area. In addition, a reduction of the sales floor would not meet the project objective to provide the fullest range of goods to the surrounding community.

Hours

Delivery requirements under the SNAP Guidelines. – Target's deliveries arrive into the City from their distribution center in the Inland Empire and Target's distribution system needs the flexibility to avoid or work around peak freeway rush hours, therefore requiring a larger window for deliveries.

SNAP Guideline V.19 provides that parking lot cleaning and sweeping, trash collections and deliveries to or from a building should occur no earlier than 7:00 a.m. and no later than 8:00 p.m., Monday through Friday, and no earlier than 10:00 a.m. and no later than 4:00 p.m. on Saturdays and Sundays. Strict compliance with SNAP Guideline V.19 would require that Target all deliveries when customers are present, and would also result in Target delivery trucks contributring to surrounding traffic conditions.
As set forth in the Target Sunset Project's EIR, peak traffic hours are 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday through Friday. The SNAP's limitation on deliveries to the hours of 7:00 a.m. to 8:00 p.m. on weekdays would force deliveries to occur during peak traffic periods. The delivery hours proposed by Target would enable Target to schedule deliveries in the early morning or at night when traffic is light.

Liquor

Target customer alcohol sales. -- Sales of alcoholic beverages will be a small percentage of total sales. Targets total liquor sales in California are less than 1% of total Target sales in California. Target's data for alcohol sales shows that 95.7% of transactions containing alcohol contain a non-alcoholic item from another area.

Proposed liquor sales for the proposed Target Sunset Project would be limited, due to proposed conditions, in a number of ways. For example, only beer and wine, and not hard liquor, would be sold. In addition, the City has already indicated a number of standard conditions, including employee training conditions and electronic age verification devices, will be required to ensure appropriate alcohol sales, which, it should again be noted, are generally ancillary and complementary to other sales at Target.

Appellant's claims that the location is not desirable for alcohol sales due to neighboring uses such as a children's learning center, homeless shelters, and an at-risk youth facility are incorrect and unfounded. The homeless shelter is not a use protected from alcohol under the law, and a discount retailer is a convenient location for the sale of beer and wine as an ancillary product offering. In addition, prior uses on the site (5510 Sunset Boulevard) have included a grocery store (Lucky and Albertsons) and a drug store (American Drug Stores and CVS) which both had off-site sales licenses allowing sale of beer, wine, and liquor. See Exhibit 24. As recently as October, 2010, the City issued a determination allowing Walgreens at 5451 West Sunset Boulevard, a chain store one block from the Project site, to sell beer and wine. See Exhibit 25. Food4Less at 5420 Sunset Boulevard also sells a full line of alcoholic beverages. See Exhibit 26. It should be noted that the conditions on the approval for Walgreens are very consistent with the conditions the City has proposed for the proposed Target Sunset Project. See Exhibit 27.

The area surrounding the proposed Project site is a dense regional center. While there are other licensees in the given census tract, it does not necessarily follow that this concentration is undue. Rather, the Hollywood area of Los Angeles is a regional destination and popular international tourist destination. In addition, the proposed sales at the proposed Target Sunset Project site would be off-site sales ancillary to other store products, and are often offered as an amenity at a discount retailer such as Target. The proposed use is not that of a traditional liquor store, but as a discount store offering beer and wine to customers to take home as part of their ordinary shopping experience.

Cumulative Project Analysis

Cap Park and Millennium Hollywood Project. -- Appellants contend that the Hollywood Cap Park should have been included as a related project in the EIR. As stated in the Final EIR, the Cap Park project was not reasonably foreseeable at the time that the City issued the NOP for the Target Sunset Project. Appellants maintain that because the Draft EIR for the Target Sunset Project included the Millennium Hollywood Project as a related project, it also should have included the Cap Park. However, the two projects are readily distinguishable. The developers of the Millennium Hollywood Project, Millennium Partners and Argent Ventures, are well-capitalized developers with proven track records of developing major projects across the country. According to its website, Argent alone has invested more than ***$2.5 billion*** in real estate-related assets. See Exhibit 28. In contrast, the Cap Park is unfunded and its primary backer, the Community Redevelopment Agency ("CRA"), is now defunct. Moreover, the Cap Park only recently received a donation to fund an EIR; there is no identified source of construction funding. See Exhibit 29.

Millennium Partners and Argent Ventures purchased the Millennium Hollywood Project site in 2006 and began making plans for the development of the site. Among other things, the developers responded to a CRA RFP for the development of the site and presented their project to the CRA in 2007. See Exhibit 30. At the time that the City issued the Target Sunset Project NOP, the City was aware that the Millennium Hollywood Project EIR would soon commence and, therefore, required that this project be analyzed as a related project in the Target EIR as a reasonably foreseeable project.

Appellants also maintain that the Target Sunset Project's EIR misidentified the scope of the Millennium Hollywood Project as an 180,000 s.f. commercial development. In fact, the Target Sunset Project's EIR describes the Millennium Hollywood Project as including 100,000 s.f. of office, 492 condominiums, 200 hotel rooms, and 80,000 s.f. of retail space. Contrary to Appellant's contentions, this is consistent with the project description in the Draft EIR for the Millennium Hollywood Project. See Exhibit 31.

NBC Universal. -- Appellants contend that the NBC Universal Project should also have been included as a related project in the EIR. As set forth in the Final EIR, the NBC Universal Project would not generate traffic through the same intersections as the Target Sunset Project. See Exhibit 32.

Alternative Sites

Lack of Alternative Sites. -- Prior to entering into an agreement to ground lease the project site, Target undertook an extensive search for locations within the vicinity. Based on programmatic requirements, the search focused on sites at least 3.75 acres in size. In addition, the sites had to be located in the general vicinity of Sunset & Western intersection so that the new store

would not be located within the same trade area of other existing Target stores. The search area is highly urbanized, and there are no alternative sites of sufficient size that are not already developed. More important, no sites were being marketed for redevelopment. Moreover, the search disclosed only a handful of sufficiently sized sites. The Orchard Supply Hardware Store site to the north of the Target Sunset Project site is less than three acres in size and is L-shaped, which would not allow for the development of an efficient and contiguous sales floor. The Sunset Bronson Studios to the west of the 101 Freeway is too large (over 10 acres), is occupied by an operating movie studio, and is zoned for manufacturing. The Home Depot location to the west of the project site and the ICDC College/Food4Less site are of sufficient size, but are already developed with operating business and were not on the market.

Inclusion of Original Concept Plan. -- Appellants maintain that the EIR is deficient for not including the original SNAP compliant project proposed by Target. In fact, Target never formally proposed such a project. Rather, it presented an initial concept to some key stakeholders, who provided input that the project site be developed with a mix of neighborhood-serving retail, a pedestrian-friendly frontage, and enclosed parking, rather than a stand-alone Target store. Target revised its initial concept based on such input and formally submitted the current project as a result of this outreach and research.

CEQA does not require that an EIR analyze every possible alternative, only a reasonable range. In this case, the EIR considered but rejected a single-level retail project, as well as a two-level retail project, for the reasons set forth in Draft EIR Section IV. Moreover, the EIR analyzed two different SNAP compliant alternatives, a reduced project and alternative configuration, in addition to the no project alternative. This represents a reasonable range of alternatives as required under CEQA.

In any event, Target's initial concept did not include any ground floor retail. The initial concept would not meet the following basic project objectives:

- To provide a commercial mixed-use project of retail shopping and dining opportunities that meet the needs and enhance the neighborhood for existing commercial and residential uses;
- To provide pedestrian-scaled retail uses at street level to provide a vibrant street frontage for pedestrians and promote walkability; and
- To provide a variety of dining choices within walking distance of the surrounding neighborhood uses and public transportation.

Therefore, the EIR did not need to include this initial concept as an alternative.

Appellants also argue that the EIR should have considered two alternative sites: Food4Less site at 5420 Sunset and the closed Sears site at 5601 Santa Monica Boulevard. As a preliminary matter, Target does not own or control these sites, which were not on the market at the time that the City issued the NOP. Moreover, the Food4Less site is located less than one block away from the proposed Project site and would not substantially reduce or eliminate the Project's significant impacts in that it would affect substantially the same intersections, sensitive receptors, and views as the proposed project.

The closed Sears site is zoned (T)(Q)RAS4-2D. See Exhibit 33. The RAS4 zone is intended to "provide a mechanism to increase housing opportunities, enhance neighborhoods, and revitalize commercial corridors. The RAS4 Zone is intended to provide a tool to accommodate project population growth in mixed use and residential projects that is compatible with existing residential neighborhoods." Los Angeles Municipal Code section 12.11.5. See Exhibit 34. The proposed Target Sunset Project is not a residential project and would not meet the purpose of the zone. Moreover, this site is irregularly shaped and has public alleys running through it. Because of these constraints, it could only accommodate a contiguous single level floor plate of approximately 61,000 s.f., which would not meet Target's programmatic requirements.

Childcare

SNAP requirements regarding provision of childcare. -- Section 6.G.4 of the SNAP authorizes the Recreation and Parks Commission to set an in-lieu fee used to meet childcare requirements under the SNAP. Target is working with Department staff to resolve an appropriate in-lieu fee. Section 6.G.4 makes it clear that under the SNAP the time for compliance is either on-site childcare or payment of the in lieu fee.

Sincerely,

Doug Couper
Greenberg Farrow

EXHIBIT 1

Search Search

West Hollywood Gateway 7100 Santa Monica Boulevard, Suite 70 · West Hollywood, CA 90046 · West Hollywood Gateway

- Store Directory
- Events & Promotions
- Community Room
- Leasing

- You have 0 Items saved for your visit



Story Directory

- View All
- View Alphabetically
- View by Category
- Print Directory

E-Newsletter



bTs

STORE DIRECTORY

ALL

AT&T
Phone: (323) 874-7000 // Location: 125 // View Directory Map

Baja Fresh
Phone: (323) 874-2216 // Location: 145 // View Directory Map

Best Buy
Phone: (323) 883-0219 // Location: 101 // View Directory Map

BevMo!
Phone: (323) 882-6971 // Location: 165 // View Directory Map

Crazy Rock'n Sushi
Phone: (323) 882-8247 // Location: 158 // View Directory Map

Daphne's Greek Cafe
Phone: (323) 969-8225 // Location: 130 // View Directory Map

Flame Broiler
Phone: (323) 882-8221 // Location: 135 // View Directory Map

Formosa Cafe
Phone: (323) 851-0578 // View Directory Map

GameStop
Phone: (323) 845-9685 // Location: 117 // View Directory Map

Happy Nails & Spa
Phone: (323) 969-8253 // Location: 205 // View Directory Map

Hot N' Juicy Crawfish
Phone: 323-969-8902 // Location: 150 // View Directory Map

Jamba Juice
Phone: (323) 512-0552 // Location: 151 // View Directory Map

Jersey Mike's Subs
Phone: (323) 850-1111 // Location: 153 // View Directory Map

Mendocino Farms
Phone: (323) 512-2700 // Location: 195 // View Directory Map

Pomodoro Cucina Italiana
Phone: (323) 969-8000 // Location: 150 // View Directory Map

Starbucks

 View Gift Ideas

Phone: (323) 874-2135 // Location: 140 // View Directory Map

SUPERCUTS

Phone: (323) 463-8023 // Location: 120 // View Directory Map

Target

Phone: (323) 603-0004 // Location: 201 // View Directory Map

T-Mobile

Phone: (323) 850-6530 // Location: 110 // View Directory Map

Ulta

Phone: (323) 878-2524 // Location: 210 // View Directory Map

Verizon

// Location: 180 // View Directory Map

Center Hours

Friday Feb. 22

10am-9pm

more

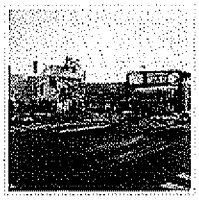
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- press releases
- employment
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- privacy policy

EXHIBIT 2

West Hollywood Gateway

An urban lifestyle center energizes a historic neighborhood.

West Hollywood Gateway was a public-private partnership with the City of West Hollywood. The project's design elements—a central plaza, architecturally elaborated exteriors and façades, generous setbacks to accommodate pedestrians and outdoor dining, and public artwork including a 50-foot-tall projection screen—create an urban village atmosphere that transformed a historic but previously blighted stretch of Santa Monica Boulevard into the area's premier retail and entertainment center. The Managing Principals used their construction and development expertise to achieve substantial urban retail density while satisfying market parking ratios. Awarded "Best New Commercial Project" by the California Redevelopment Association for enhancing the quality of life in the neighborhood as well as spurring investment to a previously blighted area, West Hollywood Gateway is recognized as a model urban infill retail development.




view gallery

Project Details

Project Size:
250,000 square feet; 1,200 space subterranean parking garage

Project Type:
Urban-infill lifestyle center development

Location:
West Hollywood, California

Project Cost:
$62 million

Website:
West Hollywood Gateway

EXHIBIT 3

ParkMe

city, event, landmark ParkMe

Parking Facility





ABM Parking Services

West Hollywood Gateway Parking

7100 Santa Monica Blvd, Hollywood, West Hollywood, CA 90046, USA

Rates:

1 Hour	Free
2 Hours	$1.50
Each Add'l 30 Min	$1.50
Max	$12

Cash and all Credit Cards Accepted

Hours:

24 Hours

Additional Info

Navigation Address:	7195 Romaine St, Los Angeles, CA 90046, USA
Operator:	ABM
Phone:	Unknown
Central Office:	(323)202-7109
Lot Type:	Non-restricted Lot is open to public use, regardless of destination
Format:	Structure Multi-story parking stucture
Notes:	Overnight Parking Requires Authorization From Property Management. Validations Accepted From Participating Restaurants.

See West Hollywood city parking stats

Nearby POIs:

Bob Hope Airport
Los Angeles Union Station Airport
Santa Monica Municipal Airport
Los Angeles Intl Airport
Jack Northrop Fld Hawthorne Muni Airport
Whiteman Airport
Van Nuys Airport
Zamperini Field Airport
Long Beach Airport
Los Angeles San Pedro Cruise Terminal Airport
Palmdale Rgnl Usaf Plt 42 Airport
Dodger Stadium

Go to Map

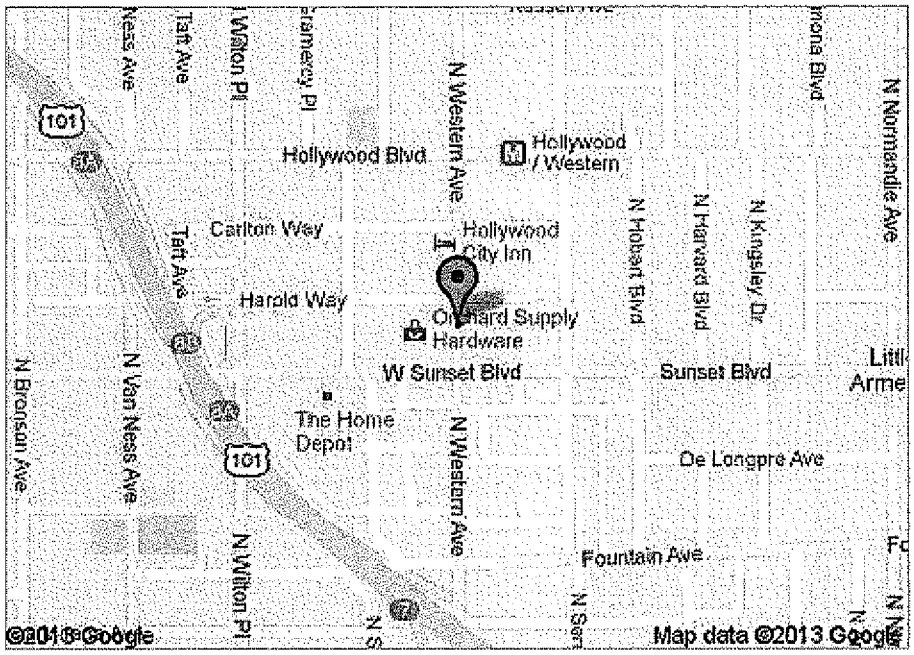
city, event, landmark ParkMe

EXHIBIT 4

Google

Address **1516 North Western Avenue**

Address is approximate



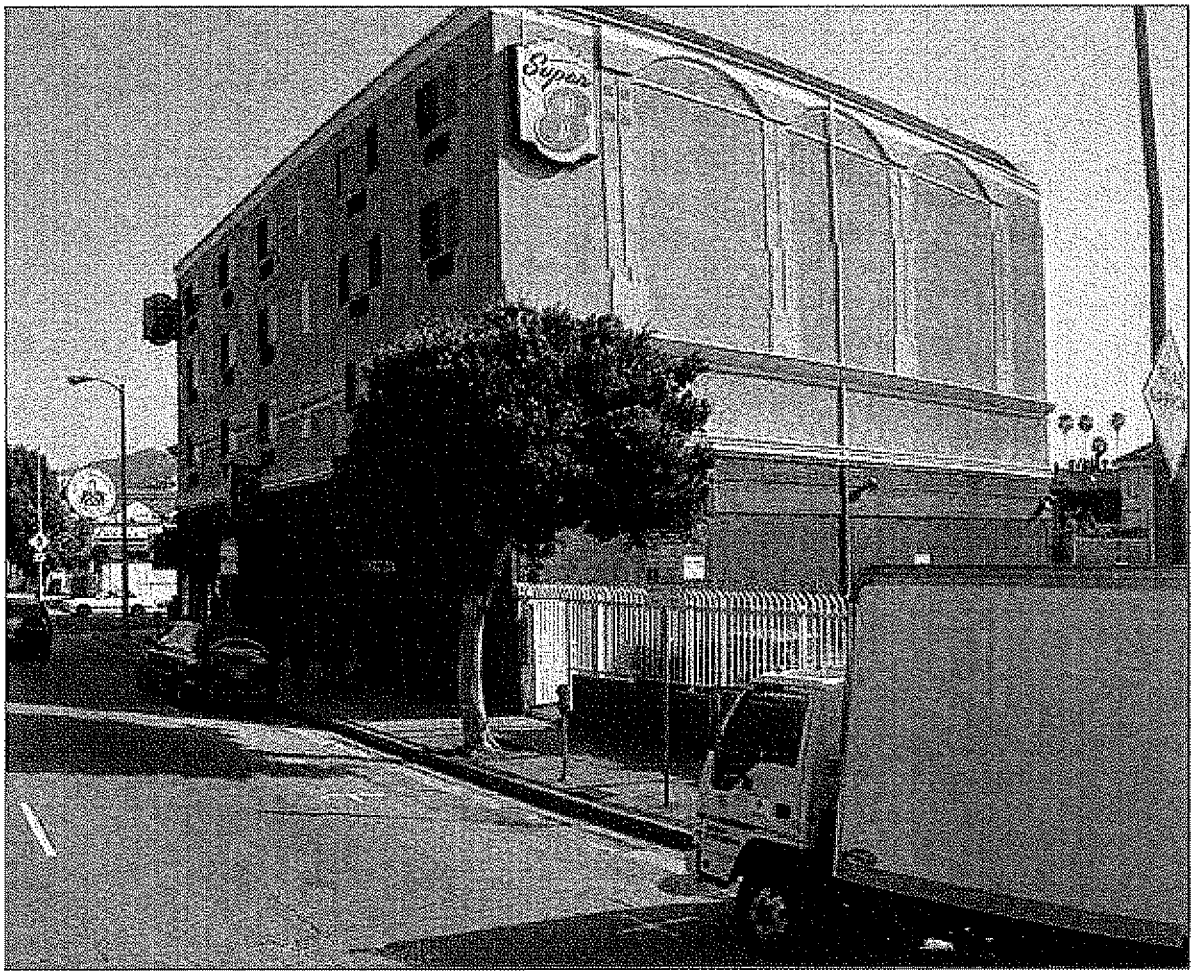


EXHIBIT 5

Google

Address **5448 Sunset Boulevard**

Address is approximate

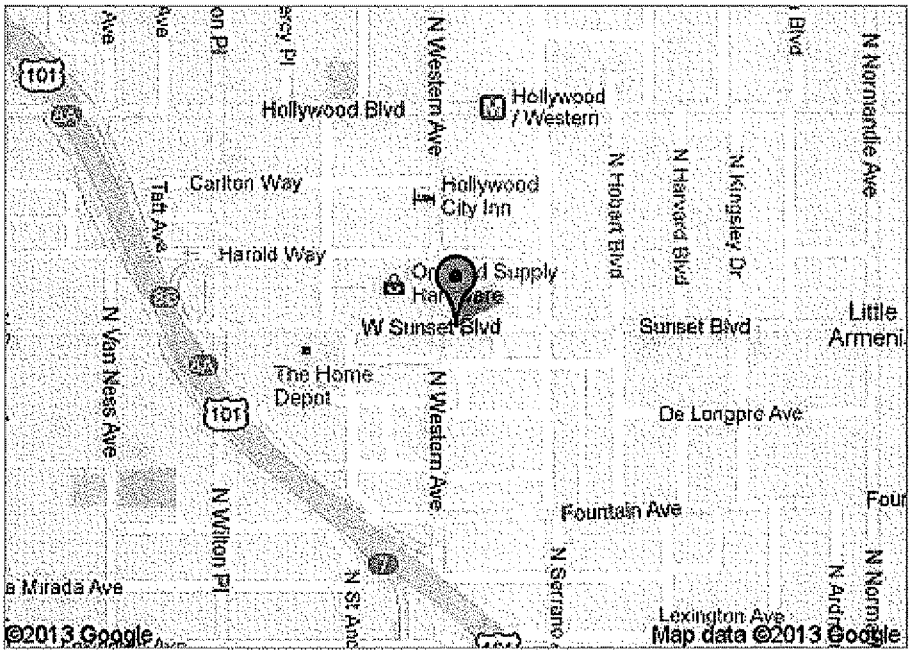
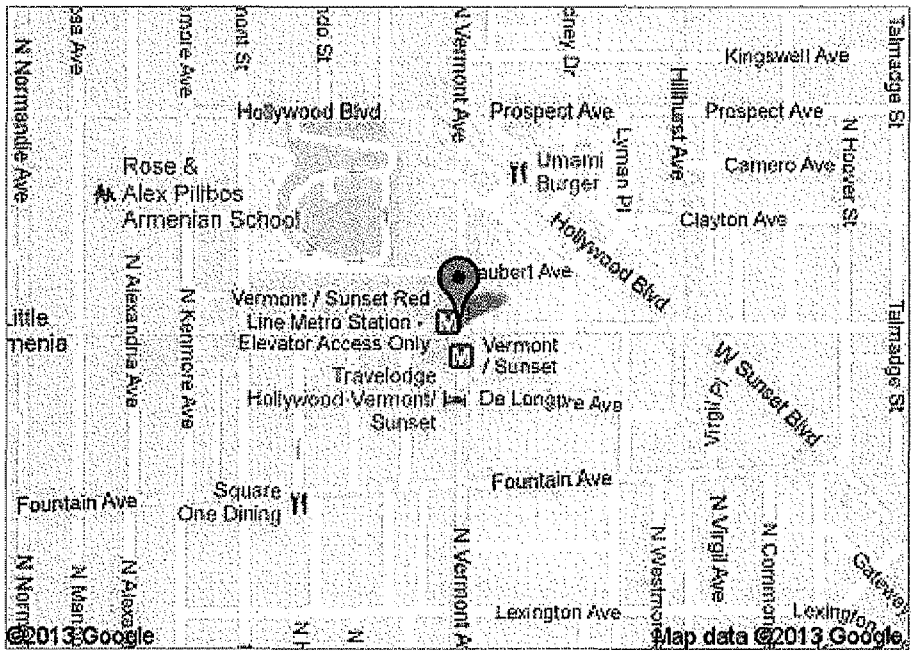




EXHIBIT 6

Google

Address **4700 Sunset Blvd**
Los Angeles, CA 90027



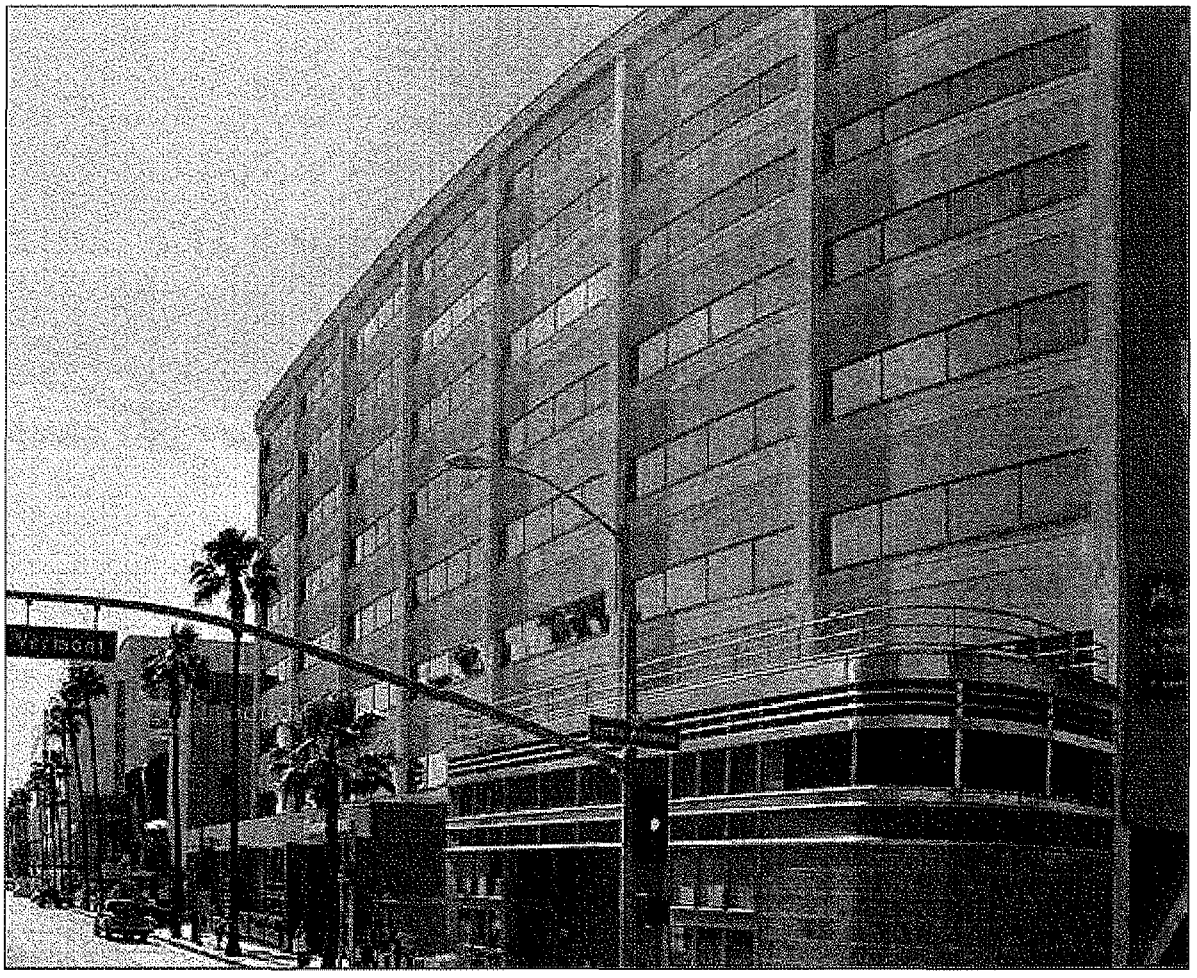


EXHIBIT 7

Google

Address **4900 Sunset Blvd**
Los Angeles, CA 90027

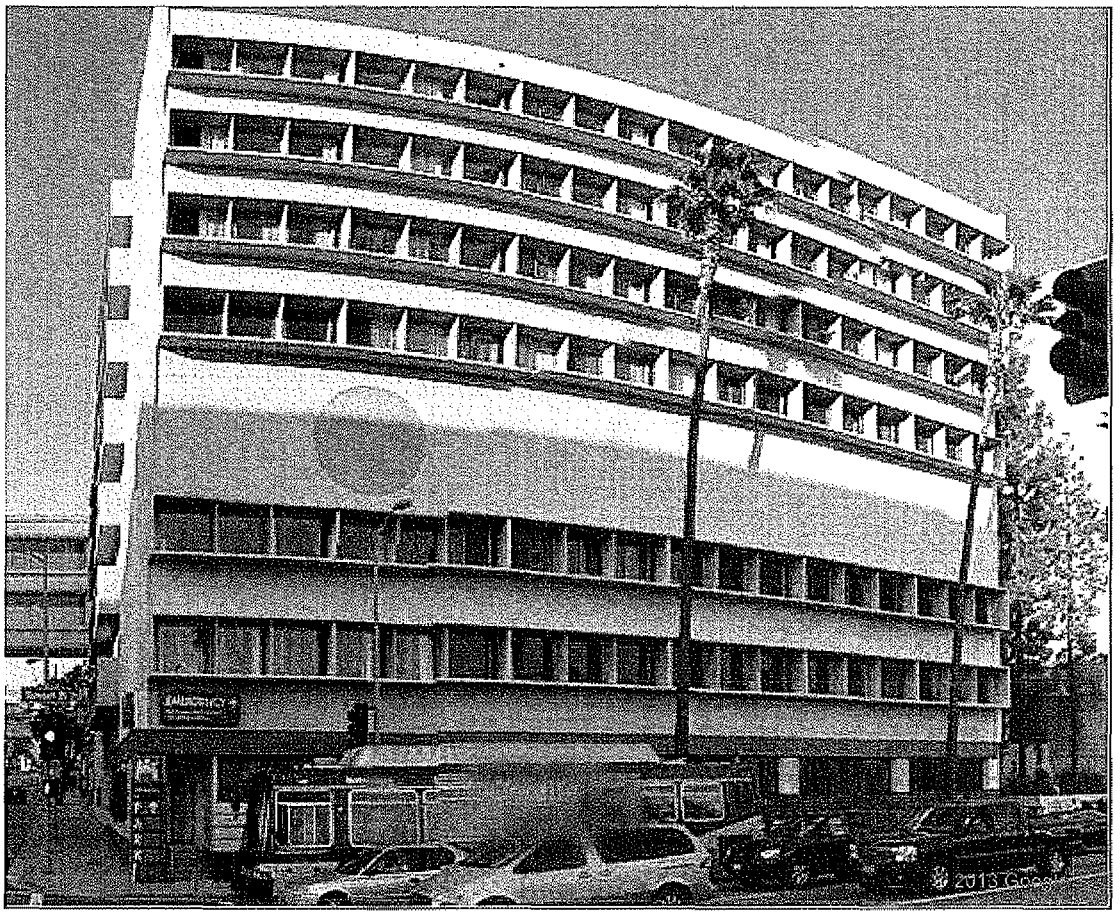


EXHIBIT 8

Google

Address **4653 Sunset Boulevard**

Address is approximate

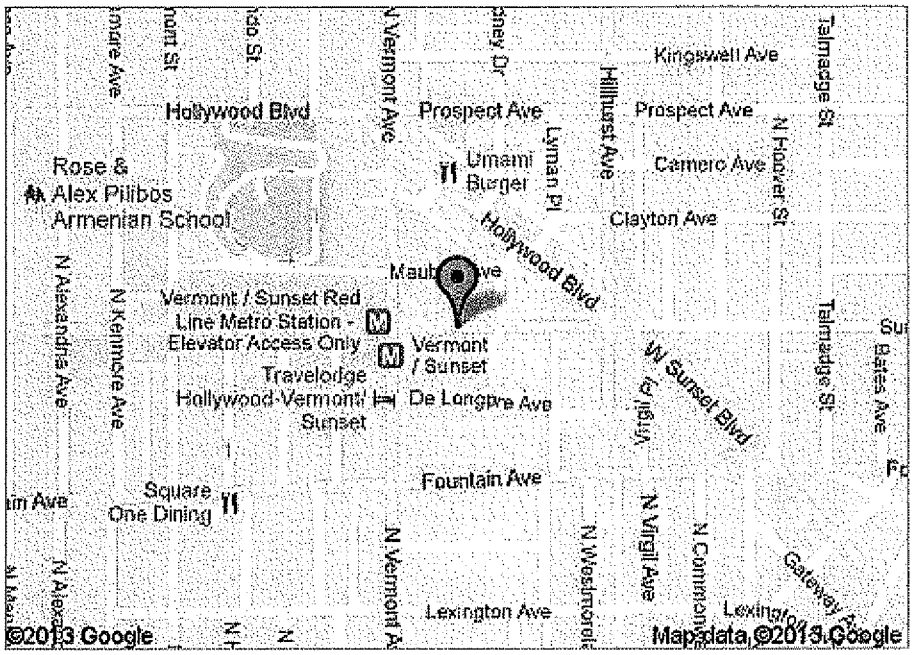
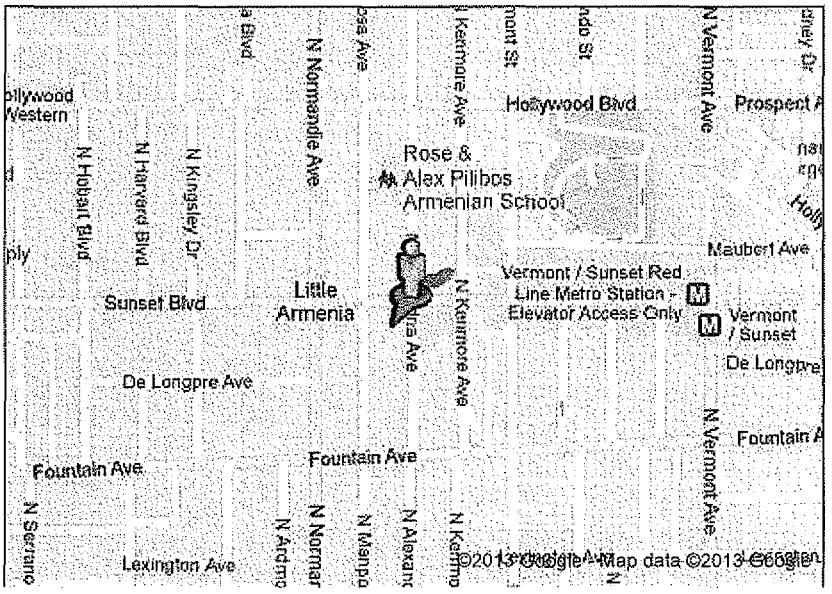




EXHIBIT 9

Google

Address **5000 Sunset Blvd**
Los Angeles, CA 90027



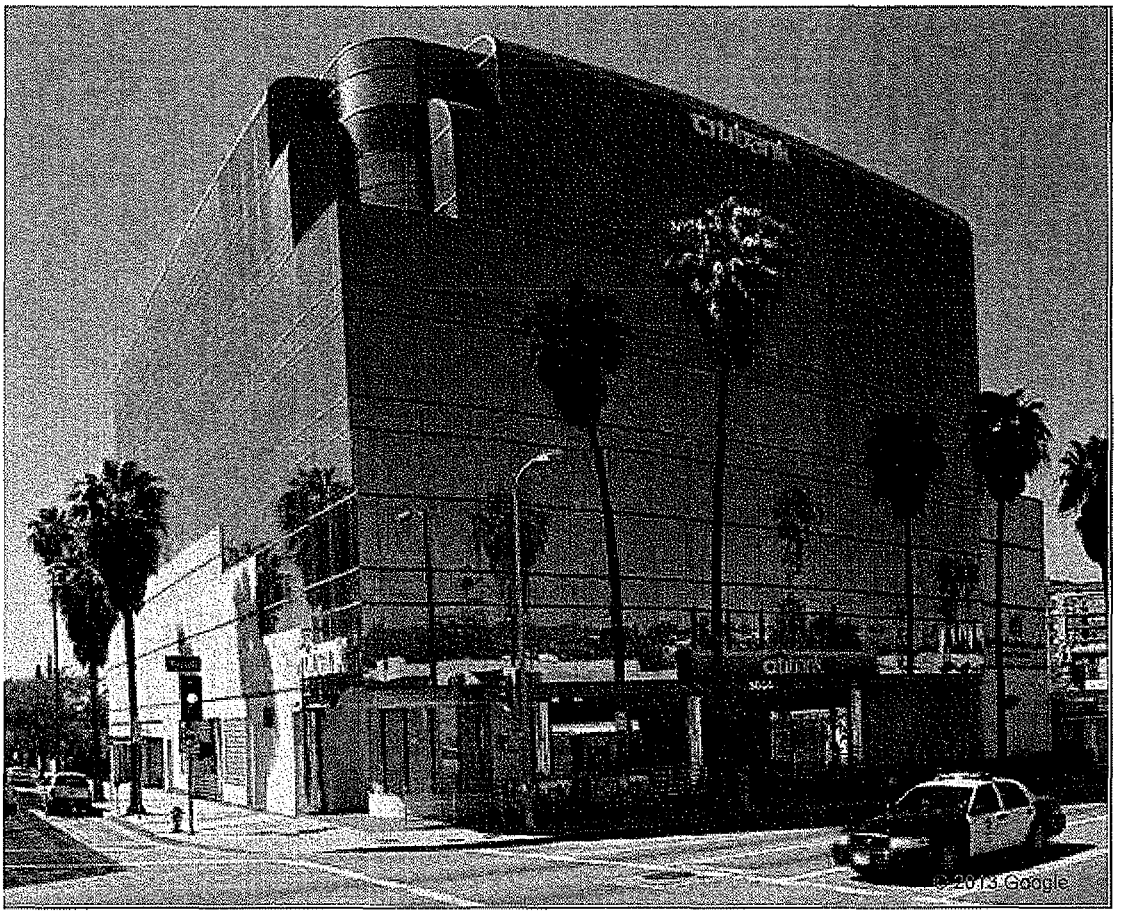
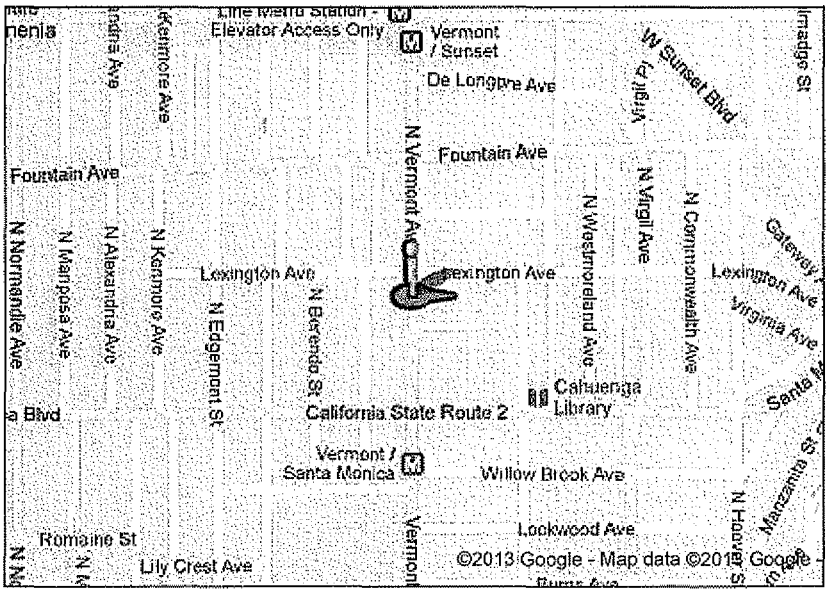


EXHIBIT 10

Google

Address **North Vermont Avenue**

Address is approximate



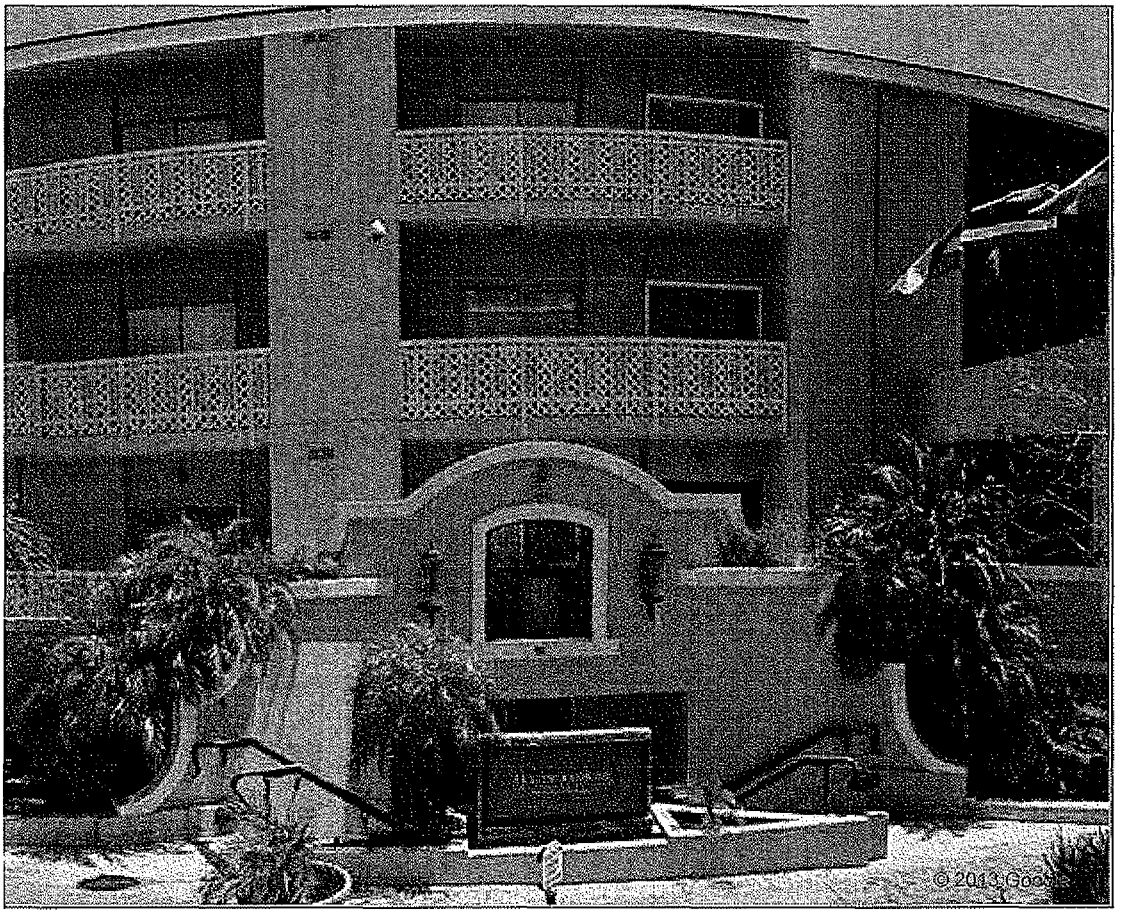
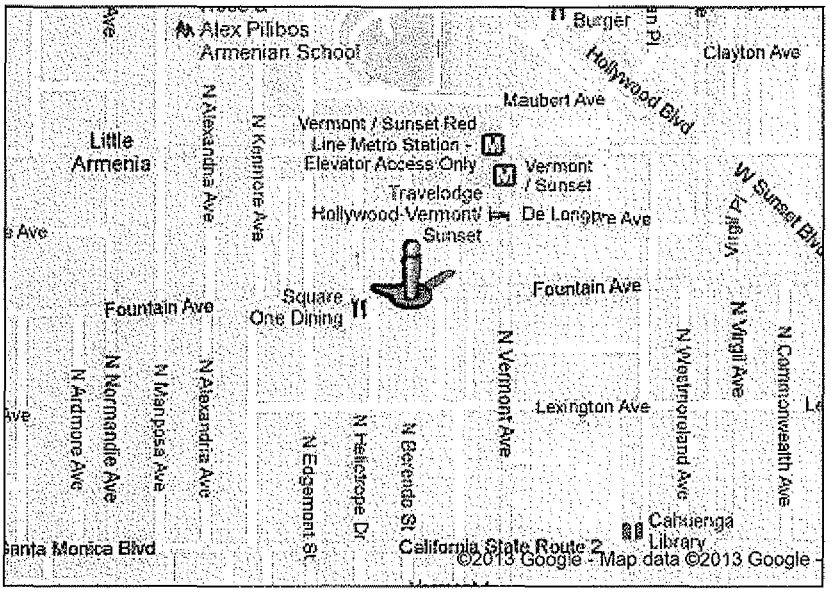


EXHIBIT 11

Google

Address **4804 Fountain Avenue**

Address is approximate





Google

Address **Fountain Avenue / North Berendo Street**

Address is approximate

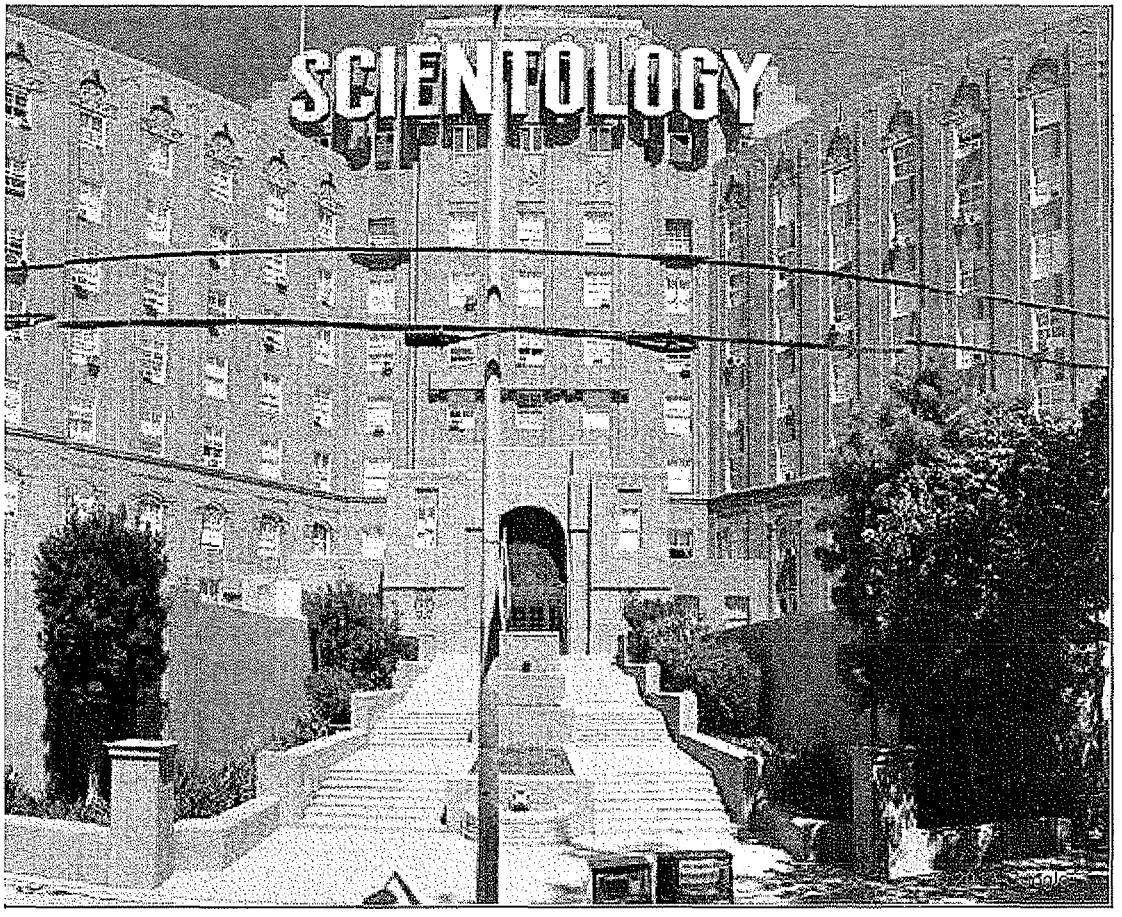


EXHIBIT 12

orders & shipping

browse help

my account

orders & shipping

gifts & gift registries

returns

contact us

product info

REDcard services

promotions, sweepstakes & discounts

product safety & recalls

what's new with Target.com

get in touch
We're always here to help. Email us anytime.

contact us

all about shipping & tracking

Get the lowdown on when to expect your package.

shipping discount tip

Select items may qualify for a shipping discount or for free shipping with a qualifying purchase.
If you are expecting free shipping on your entire order but still see a shipping charge, it may be because not all of the items in your cart qualify for free shipping or that the qualifying ship method was not chosen. All qualifying items must have "free shipping" or the shipping discount listed in the cart summary and either Standard or To-the-Door ship methods must be chosen. Any non-qualifying items in the same order will be subject to standard shipping charges.

REDcard free shipping

Enjoy free Standard and To-the-Door shipping when you use your use your Target Credit Card®, Target® Visa® Credit Card or Target Debit Card™ on Target.com (Target Debit Card™ cannot be used on the mobile Target.com website). Free standard shipping applies to products shipped to all 50 states, as well as APO/FPO addresses. If you upgrade your shipping method, shipping fees will apply. Free shipping is not valid on previous orders.

shipping & delivery estimates

During Checkout and in your Order Acknowledgement you will see an estimated delivery date range. Estimated delivery date range is calculated by:

Product Availability
This date range is listed as "In Stock," it will usually be ready to ship within 1-2 business days. During holidays, special or exclusive promotions or due to other factors some "In Stock" items may have a longer lead time to prepare for shipment. This will be reflected in the estimated delivery date range provided in Checkout.

Guest Location
Location where your package is being delivered.

Shipping Speed
The shipping method you selected during Checkout. You may choose Standard Shipping (3-5 business days), Premium Shipping (2 business days) and Express Shipping (1 business day). Business days do not include weekends. Some items cannot be shipped using Premium or Express shipping due to size, weight, delivery address and vendor contraints. These items will only have Standard Shipping available.

Standard Shipping
Standard Shipping is typically the default Checkout setting. Your package is expected to be delivered within 3--5 business days after the items have been shipped and picked up by the delivery carrier. Unfortunately, there is no weekend delivery for Standard Shipping.

Premium Shipping
Premium shipping is the second quickest way to get your order. Your package is expected to be delivered within 2 business days after the items have been shipped and picked up by the delivery carrier. Unfortunately, there is no weekend delivery for Premium Shipping.

Express Shipping
Express shipping is the fastest way to get your order. Your package is expected to be delivered within 1 business day after the items have been shipped and picked up by the delivery carrier. Unfortunately, there is no weekend delivery for Express

Shipping.

Seasonal Shipping
Your order should arrive on or before the date we've committed to on the product information page. This is usually a holiday or street date for pre-order items.

special delivery services

For certain items we offer special delivery services. If your item qualifies for special delivery services it will be noted on the item's product information page. During scheduling you may be asked to confirm your address and answer some questions to determine if there will be any restrictions for completing your delivery. Special Delivery Services can include:

To-the-Door Delivery
Item is delivered to the doorstep; no appointment or signature required. Carrier will call to schedule the delivery.

Inside-the-Door Delivery
Appointment required; item will be brought inside the door. Someone 18 years of age or older must be present to sign for the package.

White Glove Assembly (Currently only available on select premium Smith & Hawken items.) Appointment required; item will be brought inside the door and to the room of choice. Most items will arrive pre-assembled; however some larger items may require final assembly onsite. Someone 18 years of age or older must be present to sign for the package.

Signature Required
For certain items we offer Signature Required. If your order qualifies for Signature Required, it will be noted on the item's product information page. Appointment may be required and someone 18 years of age or older must be present to sign for the package.

general delivery guidelines

Items less than 150 pounds: Delivered to door.
Items greater than 150 pounds: Delivered by a specialty carrier and in some cases may be left at the door.

Undeliverable Packages
If a carrier returns an undeliverable package to us, we'll notify you of the return by email and issue a full refund (including shipping charges). We are unable to re-ship orders that are returned to us as undeliverable. If you would still like to purchase items that were undeliverable, you are welcome to place another order at Target.com with a new shipping address.
If you suspect your order was deemed undeliverable, you should receive confirmation of its return or a refund within four weeks of the estimated delivery date. If more than four weeks have passed, please contact us.

NOTE: If your shipping phone number is not valid or is out of date, scheduling the delivery of your shipment may be delayed.

Our carriers may deem a package undeliverable for any of the following reasons, including some not listed below:
- Incorrect or out-of-date address
- P.O. Box format (Please enter P.O Box shipping address as "P.O. Box" followed by the number.)
- Illegible label
- Other address problems
- Failed delivery attempts
- Refused by recipient

shipping addresses & restrictions

international shipping
- Target.com does not ship internationally, nor do we ship to U.S. Protectorates, Puerto Rico, Guam or the Virgin Islands.
- Target.com does not ship to freight forwarders. Orders placed to freight forwarders will be cancelled

shipping to multiple addresses
It's easy to ship your order to more than one address. We'll create a separate order for each shipping address. Here's how:
1. During Checkout, enter all of the addresses you wish to ship to. If they're not already displayed in your address list, just click "Enter a New Address."
2. When you have entered all of the addresses into your list, click "Ship to Multiple Addresses."
3. Then, choose an address and shipping method for each item in your order. You'll receive an email acknowledgement of your purchase as well as a confirmation when each item ships.

shipping restrictions
Most products purchased on Target.com can be shipped to all 50 states, as well as APO and FPO addresses. However, there are a few restrictions:
- Target.com does not ship to freight forwarders. Orders placed to freight forwarders will be cancelled.
- Target.com does not ship internationally, nor do we ship to U.S. Protectorates, Puerto Rico, Guam or the Virgin Islands.

• APO/FPO orders are shipped via standard delivery only.
• Heavy or oversized products can be shipped only to the contiguous 48 states. They cannot be shipped to APO/FPO addresses. This will be indicated on the product description page.
• Food, candy and chocolate cannot be shipped to APO/FPO addresses. We do ship these items to all 50 states. For delivery to warm climates, all orders are shipped Mondays through Thursdays with a gel pack, to ensure they arrive in premium condition.
• Target.com doesn't currently ship items with lithium ion batteries to APO/FPO addresses.
• Certain items can only be shipped to the contiguous 48 states via standard delivery, and cannot be shipped to APO/FPO addresses. This will be indicated on the product description page.
• For some orders a signature may be required upon delivery.
• Items may not be shipped to Target store locations.

entering APO & FPO addresses
Shipping to friends and family serving overseas can seem foreign. On our site, it's easy.
Enter the recipient's full name and address as usual. In the State drop-down menu, choose either: Armed Forces–Americas, Armed Forces–Europe or Armed Forces–Pacific.
Note: If sending to Africa, choose Armed Forces–Europe.
Still need help? contact us.

changing your shipping address
For most orders that have yet to ship, you will be able to make changes to the shipping or billing address. Orders fulfilled directly by our vendors may not allow changes after the order has been placed. Click here to edit your shipping address.
Here's how:
1. Click the "My Account" link at the top of any page.
2. On the following page, click "Go" next to "Open and Recently Shipped Orders."
3. Sign in with your email address and password.
4. Click "View or Change Order" next to the order you wish to modify.
5. Click "Change" next to the address you want to change.
6. To use an address that's already in your account, scroll down through the list and click "Ship to This Address" beneath the correct address. To use a new address, click on "Add Address" and enter the new information. If this is an address to which you have not previously shipped orders, we will ask you to re-enter your credit card number for security purposes.
7. When you are done, click "Confirm" to make your change take effect.

shipping & handling charges

At Target.com, shipping and handling charges are based on the following:
• The delivery option you choose
• The weight, size and dimensions of your items
• Where your package is being delivered

You'll see your shipping cost listed on the "Place Order" page in Checkout before you submit your order. After reviewing the page, you can submit your order.

increased transit time for remote locations
Depending on the destination ZIP code, your order may take additional time to reach its destination. To determine whether this increased transit time will affect your order, check the list below to find the special-distance ZIP codes for each state. If your order's destination ZIP code matches the first three digits of a ZIP code listed below, this increased transit time may apply.

State	Zip Codes Applicable for Beyond Charges	State	Zip Codes Applicable for Beyond Charges
Alabama	350,351,354-357,359-365,367-369	Nebraska	683-693
Arizona	853,855,856,859, 860,863-865	Nevada	890,893-895,897,898
Arkansas	716-721,723-729	New Hampshire	030-038
California	922-925,929-939,949,952-955,957,959-961	New Jersey	082-085,087
Colorado	805-816	New Mexico	870,873-884
Connecticut	062-066,068,069	New York	103,105,109,119-121,124-131,133-139,147-149
Delaware	199	North Carolina	278,279,283-289
Florida	320,321,323-326,329,338-344,349 33036,33037,33040-33052,33070 (All Keys)	North Dakota	580-588

Georgia	301,304-310,312-319,398	Ohio	433-435,437-439,444-449,451,453-458
Idaho	832-838	Oklahoma	730,734-740,743-749
Illinois	609-619,623-629	Oregon	971,973-979
Indiana	463-467,469-479	Pennsylvania	154-170,172-179,182-189,195,196
Iowa	500-502,504-508,510-514,516,520-528	Rhode Island	028
Kansas	664-679	South Carolina	290-292,294,295,298,299
Kentucky	400,401,403-409,411-427	South Dakota	570-579
Louisiana	703-708,710-714	Tennessee	373,374,376-378,380,382-385
Maine	039-049	Texas	751,754-759,763-765,766-769,774,776-781,783-786,788-798
Maryland	206,215-219	Utah	840,843,845-847
Massachusetts	012-016,025-027	Vermont	050-054,056-059
Michigan	484-499	Virginia	224-231,233,234,238,239,241-246
Minnesota	550,556-567	Washington	982,983,985,986,988-991,993,994, 98013,98070,98110
Mississippi	386-391,393,394-397	West Virginia	247-268
Missouri	634-639,644,646-648,650-658	Wisconsin	530,535,538-549
Montana	590-599	Wyoming	820-831

as you view items on Target.com, we'll keep track of them here.

Target stores
find a store
clinic
optical
pharmacy
photo
portrait studio

about Target
company info & news
careers
investor relations
corporate responsibility
affiliates
A Bullseye View
team member services
company store

ways to save
weekly ads
daily deals
coupons
clearance
all the deals

help
see all help
track an order
return an item
shipping information
product recalls
contact us

the REDcard
card benefits
how to apply
manage my REDcard

5% off
plus everyday free shipping
apply now

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view all products by: womens mens baby kids home bath bedding appliances décor kitchen patio and garden furniture electronics toys health and beauty sports
view all categories by: womens mens baby kid home bath bedding appliances décor kitchen patio and garden furniture electronics toys health and beauty sports
view by specialty: back to college black friday christmas clearance cyber monday halloween shop by brand favorite characters Prabal Gurung

shop all departments
view mobile version

EXHIBIT 13

browse help

- my account
- orders & shipping
- gifts & gift registries
- returns
- contact us
- product info
- REDcard services
- promotions, sweepstakes & discounts
- product safety & recalls
- what's new with Target.com

get in touch
We're always here to help. Email us anytime.
contact us

shipping discounts

Everyone loves a deal. Get help using shipping discounts to make your experience extra special.

REDcard free shipping

Enjoy free standard and to-the-door shipping on purchases using your Target Credit Card®, Target® Visa® Credit Card or Target Debit Card™ on Target.com. Free standard and to-the-door shipping applies to products shipped to all 50 states, as well as APO/FPO addresses and Puerto Rico. If you upgrade your shipping method shipping fees will apply. Free shipping is not valid on previous orders.

Spend $50 on qualifying items and get free shipping

Offer available online only. Offer applies to purchases of $50 or more on eligible items across all categories. Look for the "Free Shipping When You Spend $50" logo on eligible items. Some restrictions apply. Items that are not eligible are subject to shipping charges. $50 purchase is based on eligible merchandise subtotal. Items that are not eligible, GiftCards, e-GiftCards, gift wrap, tax and shipping and handling charges will not be included in determining merchandise subtotal. Offer valid for orders shipping within the 48 contiguous states and for standard and to-the-door shipping only. Not valid on previous orders.

shipping discount tip

Select items may qualify for a shipping discount or for free shipping with a qualifying purchase.
If you are expecting free shipping on your entire order but still see a shipping charge, it may be because not all of the items in your cart qualify for free shipping. All qualifying items must have "free shipping" or the shipping discount listed in the cart summary. Any non-qualifying items in the same order will be subject to standard shipping charges.

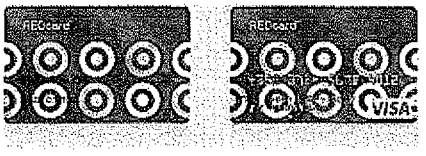
EXHIBIT 14

REDcard®

Manage My REDcard

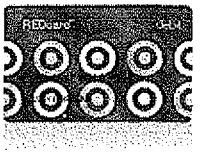
Access your REDcard online 24 hours a day. Check your credit card account balance, debit card transaction history and review past statements. Of course, you can update your personal information, too. That's a cinch.

Target Credit Card®
Target® Visa Credit Card



New to online account management?
Enroll Now ›

Target Debit Card



New to Debit Card management?
Enroll Now ›

Identity Protection Guide

Contact

Request REDcard Credit Account Agreement

REDcard Privacy Policy

Target Business Card

Activate My REDcard

Target Credit Card
Target Credit Cards do not need to be activated.

Target Visa Credit Card
Activate ›

Target Debit Card
Call 1-888-729-7332 to activate your Target Debit Card.

REDcard®: Existing Target Credit Cards, Target Visa® Credit Cards and Target Debit Cards, and new Target Credit Cards and Target Debit Cards. New cards subject to application approval.

*5% REDcard Discount program rules, REDcard Free Shipping program rules, REDcard Extended Returns program rules, and Target Pharmacy Rewards program rules

Print Rules

EXHIBIT 15

browse help

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orders & shipping
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contact us
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REDcard services
promotions, sweepstakes & discounts
product safety & recalls
what's new with Target.com

get in touch
We're always here to help. Email us anytime.
contact us

shipping discounts

Everyone loves a deal. Get help using shipping discounts to make your experience extra special.

REDcard free shipping

Enjoy free standard and to-the-door shipping on purchases using your Target Credit Card®, Target® Visa® Credit Card or Target Debit Card™ on Target.com. Free standard and to-the-door shipping applies to products shipped to all 50 states, as well as APO/FPO addresses and Puerto Rico. If you upgrade your shipping method shipping fees will apply. Free shipping is not valid on previous orders.

Spend $50 on qualifying items and get free shipping

Offer available online only. Offer applies to purchases of $50 or more on eligible items across all categories. Look for the "Free Shipping When You Spend $50" logo on eligible items. Some restrictions apply. Items that are not eligible are subject to shipping charges. $50 purchase is based on eligible merchandise subtotal. Items that are not eligible, GiftCards, e-GiftCards, gift wrap, tax and shipping and handling charges will not be included in determining merchandise subtotal. Offer valid for orders shipping within the 48 contiguous states and for standard and to-the-door shipping only. Not valid on previous orders.

shipping discount tip

Select items may qualify for a shipping discount or for free shipping with a qualifying purchase.
If you are expecting free shipping on your entire order but still see a shipping charge, it may be because not all of the items in your cart qualify for free shipping. All qualifying items must have "free shipping" or the shipping discount listed in the cart summary. Any non-qualifying items in the same order will be subject to standard shipping charges.

as you view items on Target.com, we'll keep track of them here.

EXHIBIT 16

Topics

- Shipping & Delivery
  - Special Shipping Options
    - Order with FREE Super Saver Shipping
    - Order with Release-Date Delivery
    - Buy Add-on Items
    - About FREE Super Saver Shipping
    - About Release-Date Delivery
    - About Domestic Expedited Shipping Options
    - Local Express Delivery Ordering Deadlines
    - Local Express Delivery Rates
    - Shipping Large or Bulky Items
    - Amazon Locker

Other Help Areas

- Shipping & Delivery
- Cancel Items or Orders
- Returns and Refunds
- Managing Your Account
- Payment, Pricing & Promotions
- Placing an Order
- Kindle
- MP3, Instant Video & Apps
- Gifts, Gift Cards & Gift Registries
- Security & Accessibility
- Site Features
- Selling at Amazon.com
- Author, Publisher & Vendor Guides
- Legal and Privacy Policies

Search Help: Enter a keyword or topic Search Help

About FREE Super Saver Shipping

With FREE Super Saver Shipping, you receive free shipping if your order includes at least $25 of qualifying merchandise, excluding gift-wrap and taxes. Eligible items will display "eligible for FREE Super Saver Shipping" next to their price. If sold individually, they must qualify for the $25 minimum purchase independently of each Product Bundle in your purchase. Certain oversize items, e-documents, software downloads, music downloads and gift cards don't qualify.

Canceling items, combining orders, or changing your shipping address, speed or preference might affect your order's Super Saver Shipping eligibility.

- You can ship to a U.S. delivery address in the 50 states only.
- You can ship to APO/FPO addresses only when they have a U.S. zip code.
- You may find geographic shipping restrictions apply to particular products.

Note: Some Tools & Hardware items may not be shipped to Alaska and Hawaii using FREE Super Saver Shipping.

If your order doesn't qualify for Super Saver Shipping:

- The order may contain ineligible items.
  Note: Items that are shipped by individual sellers and not fulfilled by Amazon aren't eligible for Super Saver Shipping.
- A special product, order, or handling fee may still apply.
- An eligible item that was canceled brought the total below $25.

Self-Service

- Track or Manage Purchases
- Manage Payment Options
- Return or Replace Items
- Change Name, E-mail, or Password
- Manage Address Book
- Manage Your Kindle

- Kindle Help Forum
- General Help Forum

Contact Us

Other Help Sites

- Sell on Amazon
- Associates Program Help
- Amazon Web Services
- Publisher and Vendor Help
- Ayuda en Español

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EXHIBIT 17

In Help/FAQ

- Shopping Online
  - Registration
  - My Account
  - How To Shop Online
  - Prices & Promotions
  - Product Selection
  - Pharmacy
  - Delivery
  - Payment & Receipt
  - Returns
  - Privacy & Security
- General FAQ

Related Links

Contact Us

Shopping Online

- **Do you deliver to my area**
- **How much do you charge for delivery**
- **Is there a minimum amount that I need to order**
- **Where do my products come from, and how do you deliver them**
- **How do I start shopping online**
- **What if I have specific instructions for my personal shopper**
- **What happens if items that I ordered are unavailable**
- **Where can I find discounts, sales and other ways to save online**
- **How do I pay for my online order**
- **Can I return products if I need to**
- **What is our 100% Satisfaction Guarantee**

Do you deliver to my area

Currently Vons.com and Safeway.com offer delivery to residential and business locations in the following areas: Greater Sacramento, San Francisco Bay Area, Fresno, Stockton, Bakersfield, Ventura County, San Fernando Valley, Greater Los Angeles, Inland Empire, Greater San Diego, Portland, Seattle, Phoenix, Tucson, Las Vegas and Baltimore/Washington Metropolitan Area.

To find out whether we deliver to your area, **click here** and enter your zip code.

Back to Top

How much do you charge for delivery

Fees range from $6.95 to $12.95 depending on time slot (1 hour, 2 hour, or 4 hour delivery windows) and order size (>$150 or <$150) as detailed below.

	1 Hour Delivery Windows (Depends on Delivery Time)		2 Hour Delivery Windows (Depends on Delivery Time)		4 Hour Delivery Windows (Depends on Delivery Time)	
	Low	High	Low	High	Low	High
Order > $150	**$9.95**	$12.95	**$6.95**	$9.95	**$6.95**	$9.95
Order < $150	$12.95	$12.95	$9.95	$12.95	**$6.95**	$9.95

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Is there a minimum amount that I need to order

A $49.00 minimum purchase amount is required on your final receipt to process and deliver your order. If your final receipt amount totals less than $49.00, your order may not be processed and you will be notified via e-mail.

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Where do my products come from, and how do you deliver them

We hand-select all your groceries from a Vons store local to your area. Products are placed in temperature-controlled trucks to keep them fresh. Our drivers will deliver your order to your doorstep at the time you select.

Back to Top

How do I start shopping online

There are three main ways to shop at Vons.com 1) **Shop by Aisle**: You can browse our entire online store through the virtual "aisles", which are organized similar to the aisles in your local store. 2) **Shopping History**: All the items that you have purchased using your Club Card, whether in-store or online are saved in your Shopping History. You can easily add the items that you want from your Shopping History to your cart. 3) **Express List**: Enter the names of the products that you want to buy into the express shopping list. Our search feature will find the best matching products for you.

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What if I have specific instructions for my personal shopper

You can indicate product specifications (such as "green bananas", "firm tomatoes", "thick cut deli meat" etc) using the "Request to your Personal Shopper" feature. We will make every possible effort to meet your expectation.

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What happens if items that I ordered are unavailable

While we make every effort to completely fulfill your order, items might occasionally be unavailable when your order is selected. We can substitute these items if you specify the type of replacement you would prefer. You may choose whether you would like to substitute items that are the same size or the same brand. You also may opt not to receive substitutions. If you allow products to be chosen for you, we will do our best in meeting your expectations. Occasionally items may be selected that are either lower or higher in price than the original choice. Please note that we do not offer online rain checks for items that may be unavailable on the day of your delivery. Vintage substitutions on Wine. We do our best to have updated and accurate information on our website. Due to the volume and variety of wine that we carry some vintages may not be updated right away. We reserve the right to make appropriate vintage substitutions when necessary. If you are dissatisfied with the vintage we have substituted, please notify your driver immediately, and he/she will return it to the store and your credit card will receive a refund. Please note

that alcoholic beverages cannot be returned or refunded once you have accepted delivery.

Back to Top

Where can I find discounts, sales and other ways to save online

Many Club Card specials are available online. To view a list of all Club Card specials by department and other offers, check out our Online Savings. To learn more about how to save, see the Prices and Promotions section on this page. Note that online and in-store prices, discounts, and offers may differ and may differ depending on your location and the location of the store from which your items are selected. Prices, discounts and sales may change between the time you place an order and the time you schedule your delivery.

Back to Top

How do I pay for my online order

We accept Visa, MasterCard, American Express or Discover credit cards, and debit cards with a Visa or MasterCard logo. We accept Visa, MasterCard, American Express or Discover credit cards, and debit cards with a Visa or MasterCard logo. We do not currently accept certain government subsidized program cards, cash, Safeway Gift Cards, personal checks or store charge accounts.

If you are a person with a disability who uses EBT benefits and would like to use the grocery delivery service, please contact us at 1-877-505-4040.

Back to Top

Can I return products if I need to

Yes - you have the option of returning unwanted products with your driver by contacting our **customer service center**. Customer satisfaction is our top priority, and we will ensure that you receive a full refund or credit for the items that you return. Some exceptions apply. To learn more, visit the **"Returns"** section on this page.

Back to Top

What is our 100% Satisfaction Guarantee

Customer Satisfaction is our top priority. If you are not completely satisfied with a product you have purchased, we will refund or credit its full value.

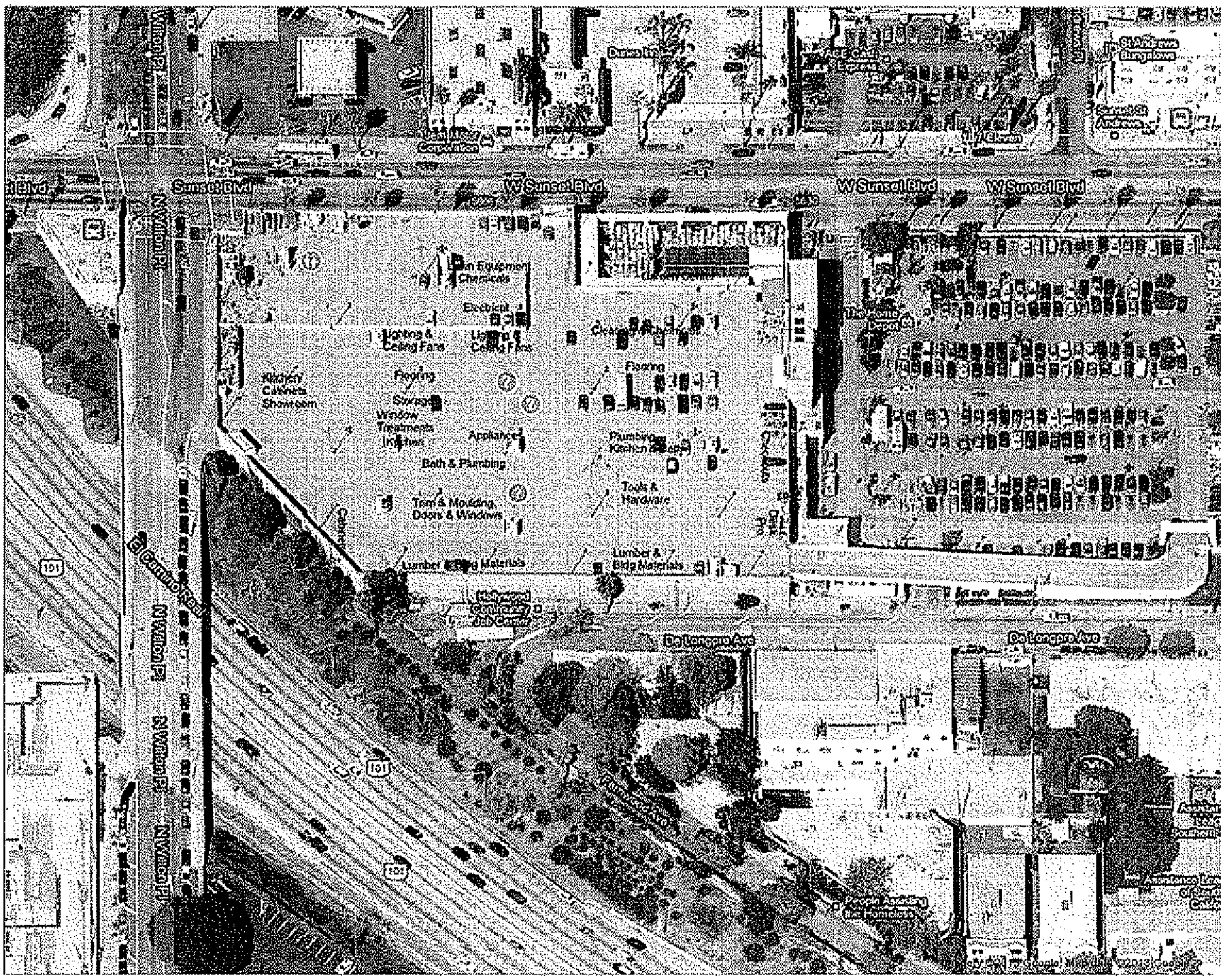
Back to Top

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EXHIBIT 18

To see all the details that are visible on the screen, use the "Print" link next to the map.

Google



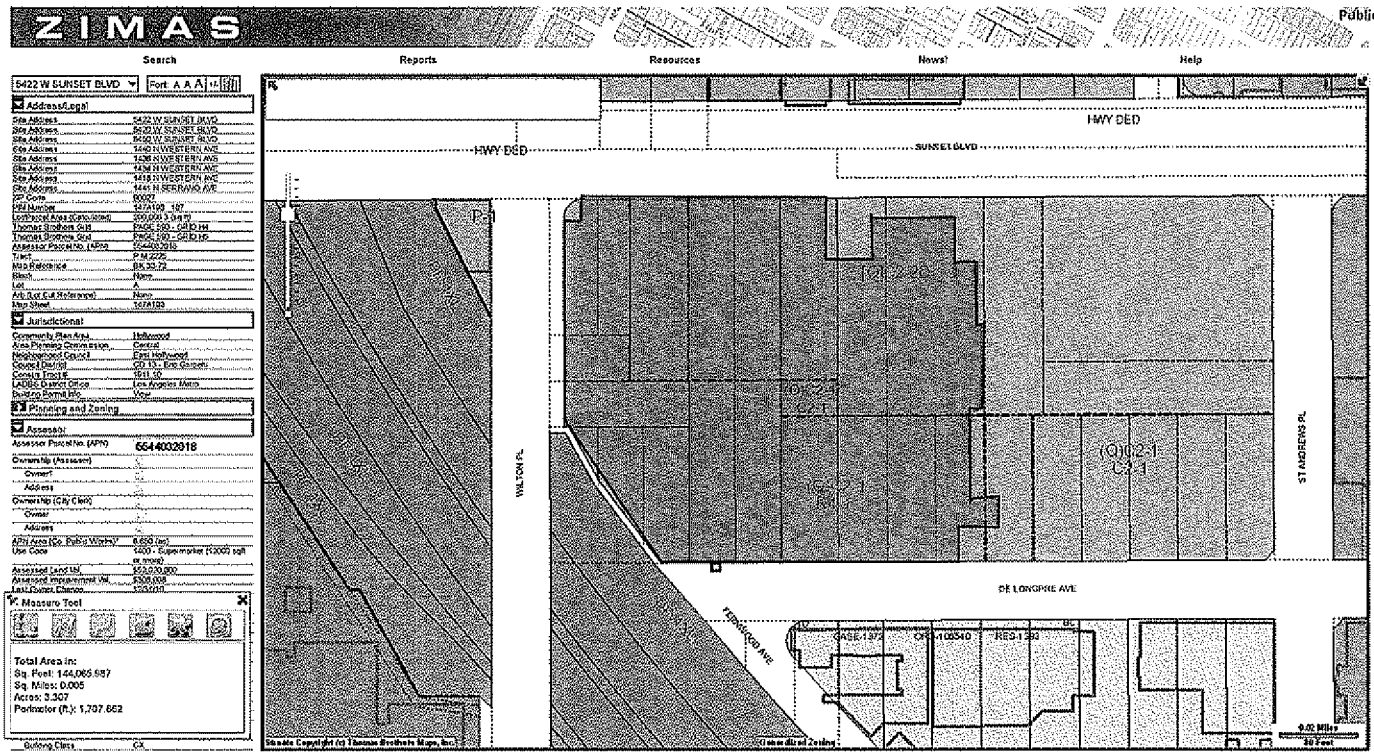

ZIMAS
Public
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5422 W SUNSET BLVD
Address/Legal
Jurisdictional
Planning and Zoning
Assessor
Assessor Parcel No. (APN) 5544032018
Measure Tool
Total Area in:
Sq. Feet: 144,065.587
Sq. Miles: 0.005
Acres: 3.307
Perimeter (ft.): 1,707.662
HWY DED
SUNSET BLVD
DE LONGPRE AVE
FERNWOOD AVE
WILTON PL
ST ANDREWS PL
(Q)C2-1
C2-1
P-1
(T)(Q)C2-1
CASE 187
ORD 108540
RES 1
0.02 Miles
50 Feet

EXHIBIT 19

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
OFFICE OF ZONING ADMINISTRATION

STAFF REPORT

November 7, 1995

McDonald's Corporation (A)
21300 Victory Boulevard, #800
Woodland Hills, CA 91367

Carlos Madrigal (R)
Architectural Technology, Inc.
100 North Barranca Street, #700
West Covina, CA 91791

CASE NO. ZA 95-0701(PAD)
APPROVAL OF PLANS
5450 Sunset Boulevard
Hollywood Planning Area
Zone : C2-1
D. M.: 147A193, 148.5A193
C. D.: 13
CEQA : CE 95-0748-PAD
Fish and Game: Exempt
Legal Description: Parcel A, PM 2225

ZONING ANALYST: VINCENT QUITORIANO

REQUEST

A Zoning Administrator's determination of conditional use status and approval of plans, pursuant to the provisions of Section 12.24-F and G of the Municipal Code, in conjunction with the establishment of an enclosed children's play area and the enlargement of the eating area at an existing McDonald's fast food restaurant.

SUBJECT PROPERTY

The subject property is a large, slightly uneven, rectangular-shaped, corner parcel of land fronting along the southerly side of Sunset Boulevard for a distance of approximately 542 feet and siding onto the easterly side of Western Avenue and the westerly side of Serrano Avenue for an equal distance of approximately 485 feet. The site consists of approximately 7.24 acres.

The subject site is developed with two buildings, the larger is a Food 4 Less/Thrifty drug store and the subject McDonald's.

SURROUNDING PROPERTY

Surrounding properties are within the C2-1, (Q)R4-2 and (T)(Q)CM-1 Zones and are characterized by developed with one- and two-story apartments, commercial buildings and movie studios along with associated parking.

establishment of an enclosed children's play area and the enlargement of the eating area at an existing McDonald's fast food restaurant.

The subject property is a large, slightly uneven, rectangular shaped, corner parcel of land fronting along the southerly side of Sunset Boulevard for a distance of approximately 542 feet and siding onto the easterly side of Western Avenue and the westerly side of Serrano Avenue for an equal distance of approximately 485 feet. It is improved with two buildings and on-site parking spaces. The first building is a large, two-story structure occupied by a Thrifty Drug Store, grocery store (Food-4-Less), and other retail uses. The second building is the subject one-story McDonald's Restaurant.

The surrounding properties are a mix of commercial and retail uses. The property to the south of the subject site is zoned for industrial and is occupied by a movie studio.

Ingress and egress to the site is from the east side of Western Avenue and the south side of Sunset Boulevard. The existing McDonald's is 2,447.39 square feet, and the proposed play land will be 1,488.00 for a total floor area of 3,935.39 square feet.

The volume of traffic within the immediate vicinity is both heavy and constant and the subject property is adjacent to a busy intersection. However, due to the presence of a sizeable number of parking spaces available to customers of the existing and proposed use, there are approximately 470 spaces provided, traffic conditions in the area should not be affected.

No letters in support of or in opposition to the subject request have been received by staff at the time of this staff report.

CONCLUSION

Based on information by the date of the staff report, the granting of such variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located. The enclosure of the play land at the McDonald's appears to be appropriate especially for young children using the facility and it would be safer if they were in an enclosed space.

VINCENT QUITORIANO
Zoning Analyst

VQ:lmc

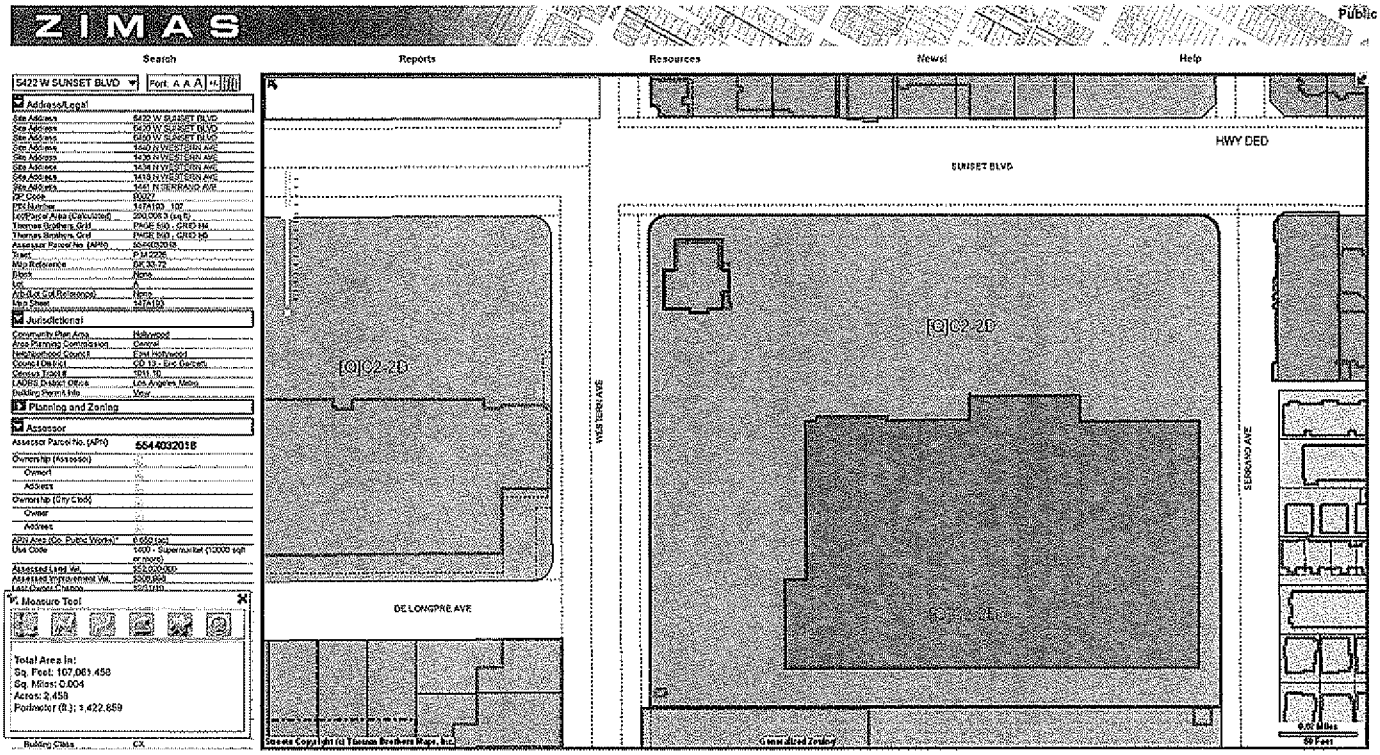

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5422 W SUNSET BLVD
Font: A A A
Address/Legal
Jurisdictional
Planning and Zoning
Assessor
Assessor Parcel No. (APN)
5544032018
Measure Tool
Total Area In:
Sq. Feet: 107,069.458
Sq. Miles: 0.004
Acres: 2.458
Perimeter (ft): 1,422.659
HWY DED
SUNSET BLVD
[Q]C2-2D
DE LONGPRE AVE
WESTERN AVE
SERRANO AVE
Generalized Zoning
50 Feet

EXHIBIT 24

California Department of Alcoholic Beverage Control

License Query System Summary as of 3/13/2013

License Information
License Number: 357138
Primary Owner: ALBERTSONS INC
ABC Office of Application: 04 - LA/METRO
Business Name
Doing Business As: ALBERTSONS 9755
Business Address
Address: 5510 W SUNSET BLVD **Census Tract:** 1909.01
City: LOS ANGELES **County:** LOS ANGELES
State: CA **Zip Code:** 90028
Licensee Information
Licensee: ALBERTSONS INC
Company Information
Officer: JOHNSTON, LAWRENCE R (CHIEF EXECUTIVE OFFICER)
Officer: MENDES, RONALD T (VICE PRESIDENT)
Officer: BATCHELER, COLLEEN (VICE PRESIDENT/SECRETARY)
Officer: BOYD, JOHN FRANCIS (VICE PRESIDENT/TREASURER)
Stock Holder: SUPERVALU INC
License Types
1) License Type: 21 - OFF-SALE GENERAL
License Type Status: CANCELED
Status Date: 07-JUL-2006 **Term:** 12 Month(s)
Original Issue Date: 17-NOV-1999 **Expiration Date:** 30-JUN-2007
Master: Y **Duplicate:** 0 **Fee Code:** P40
License Type was Transferred On: 17-NOV-1999 **FROM:** 21-295880
License Type was Transferred On: **TO:** 21-439531
Current Disciplinary Action
. . . No Active Disciplinary Action found . . .
Disciplinary History
. . . No Disciplinary History found . . .

Hold Information
. . . No Active Holds found . . .
Escrow
. . . No Escrow found . . .

- - - End of Report - - -

For a definition of codes, view our glossary.

California Department of Alcoholic Beverage Control

License Query System Summary as of 3/13/2013

License Information
License Number: 295880
Primary Owner: LUCKY STORES INC DELAWARE
ABC Office of Application: 04 - LA/METRO
Business Name
. . . No Active DBA found . . .
Business Address
Address: 5510 W SUNSET BLVD **Census Tract:** 1909.01
City: LOS ANGELES **County:** LOS ANGELES
State: CA **Zip Code:** 90028
Licensee Information
Licensee: LUCKY STORES INC DELAWARE
Company Information
Officer: LUND, VICTOR L (CHAIRMAN)
Officer: MAHER, DAVID L (DIRECTOR/GENERAL MANAGER)
Officer: SCHOLTENS, MARTIN A (DIRECTOR/GENERAL MANAGER)
Officer: CEFALO, ROMEO R (PRESIDENT)
Officer: KEPRTA, DONALD C (PRESIDENT)
Officer: ANDERSON, JERRY (SECRETARY/ASST SEC)
Officer: DEWIRE, PAULETTE (SECRETARY/ASST SEC)
Officer: HALL, B ANN (SECRETARY/ASST SEC)
Officer: RICHARD, LINDA H (SECRETARY/ASST SEC)
Officer: SCHROEDER, KATHY L (SECRETARY/ASST SEC)
Officer: SLOAN, MARY V (SECRETARY/ASST SEC)
Officer: SPENCER, J GREG (SECRETARY/ASST SEC)
Officer: ENYEART, A LYNN (TREASURER)
Officer: ANDERSON, KENT (VICE PRESIDENT)
Officer: BELL, DAVID W (VICE PRESIDENT)
Officer: ELDRIDGE, PAUL W (VICE PRESIDENT)
Officer: JONES, CARY D (VICE PRESIDENT)

Officer: LLOYD, SCOTT (VICE PRESIDENT)
Officer: MADDOX, THOMAS E (VICE PRESIDENT)
Officer: METZ, LAWRENCE A (VICE PRESIDENT)
Officer: SCHNEIDER, MARK N (VICE PRESIDENT)
Officer: VIERIG, BRADLEY M (VICE PRESIDENT)
Officer: WEBB, JULIE A (VICE PRESIDENT)
License Types
1) License Type: 21 - OFF-SALE GENERAL
License Type Status: CANCELED
Status Date: 07-JUL-2006 **Term:** 12 Month(s)
Original Issue Date: 01-JUL-1994 **Expiration Date:** 30-JUN-2000
Master: Y **Duplicate:** 0 **Fee Code:** P40
Current Disciplinary Action
. . . No Active Disciplinary Action found . . .
Disciplinary History
. . . No Disciplinary History found . . .
Hold Information
Hold Date: 17-NOV-1999 **Type:** FORM 220
Escrow
. . . No Escrow found . . .

- - - End of Report - - -

For a definition of codes, view our glossary.

California Department of Alcoholic Beverage Control

License Query System Summary as of 3/13/2013

License Information
License Number: 479380
Primary Owner: GARFIELD BEACH CVS LLC
ABC Office of Application: 04 - LA/METRO
Business Name
Doing Business As: CVS PHARMACY 9755
Business Address
Address: 5510 W SUNSET BLVD **Census Tract:** 1909.01
City: LOS ANGELES **County:** LOS ANGELES
State: CA **Zip Code:** 90028
Licensee Information
Licensee: GARFIELD BEACH CVS LLC
Company Information
Officer: CVS PHARMACY INC (MANAGING MEMBER)
Officer: MOFFATT, THOMAS (PRESIDENT)
Officer: CIMBRON, LINDA (SECRETARY/ASST SEC)
Officer: LUKER, MELANIE (SECRETARY/ASST SEC)
Officer: DENALE, CAROL ANN (VICE PRESIDENT/TREASURER)
Stock Holder: CVS PHARMACY INC
Licensee: LONGS DRUG STORES CALIFORNIA LLC
Company Information
Officer: LONGS DRUG STORES LLC (MEMBER)
Officer: LANKOWSKY, ZENON (PRESIDENT)
Officer: CIMBRON, LINDA (SECRETARY/ASST SEC)
Officer: MOFFATT, THOMAS (SECRETARY/ASST SEC)
Officer: DENALE, CAROL ANN (VICE PRESIDENT/TREASURER)
Stock Holder: LONGS DRUG STORES LLC
License Types
1) License Type: 21 - OFF-SALE GENERAL
License Type Status: CANCELED

Status Date: 04-NOV-2011	**Term:** 12 Month(s)
Original Issue Date: 02-SEP-2009	**Expiration Date:** 31-AUG-2012
Master: Y **Duplicate:** 0	**Fee Code:** P40
License Type was Transferred On: 02-SEP-2009	**FROM:** 21-439531
License Type was Transferred On:	**TO:** 21-512236
Current Disciplinary Action	
. . . No Active Disciplinary Action found . . .	
Disciplinary History	
. . . No Disciplinary History found . . .	
Hold Information	
. . . No Active Holds found . . .	
Escrow	
. . . No Escrow found . . .	

- - - End of Report - - -

For a definition of codes, view our glossary.

California Department of Alcoholic Beverage Control

License Query System Summary as of 3/13/2013

License Information
License Number: 182279
Primary Owner: AMERICAN DRUG STORES INC
ABC Office of Application: 04 - LA/METRO
Business Name
. . . No Active DBA found . . .
Business Address
Address: 5510 W SUNSET BLVD **Census Tract:** 1909.01
City: LOS ANGELES **County:** LOS ANGELES
State: CA **Zip Code:** 90028
Licensee Information
Licensee: AMERICAN DRUG STORES INC
Company Information
. . . No Active Company Officer Information found . . .
License Types
1) License Type: 21 - OFF-SALE GENERAL
License Type Status: CANCELED
Status Date: 31-JAN-1986 **Term:** 12 Month(s)
Original Issue Date: 31-JAN-1986 **Expiration Date:** 30-JUN-1995
Master: Y **Duplicate:** 0 **Fee Code:** P40
Current Disciplinary Action
. . . No Active Disciplinary Action found . . .
Disciplinary History
. . . No Disciplinary History found . . .
Hold Information
. . . No Active Holds found . . .
Escrow
. . . No Escrow found . . .

- - - End of Report - - -

For a definition of codes, view our glossary.

EXHIBIT 25

LINN K. WYATT
ACTING CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
R. NICOLAS BROWN
SUE CHANG
LOURDES GREEN
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA

ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
CITY PLANNING
MICHAEL J. LOGRANDE
DIRECTOR

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

October 14, 2010

Sunset & Western, LLC (O)
9820 Willow Creek Road, Suite 400
San Diego, CA 92131

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

Matt Dzurec (R)
Armbruster Goldsmith & Delvac, LLC
10940 Wilshire Boulevard, Suite 2100
Los Angeles, CA 90024

CASE NO. ZA 2010-1314(CUB)
CONDITIONAL USE
5451 West Sunset Boulevard
Hollywood Planning Area
Zone : C2-1, [Q]R4-1
D. M. : 147B193
C. D. : 13
CEQA : ENV-2010-1315-ND
Legal Description: FR Lots 5, 6, 7, 8, Hamptonia Tract; FR Lot 46, West Portion of the Lick Tract

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

> a Conditional Use Permit to allow the sale and dispensing of a beer and wine for off-site consumption at an existing 12,610 square-foot pharmacy and drug store in the C2-1 and [Q]R4-1 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. The grant made herein shall have a life of **seven years** after which the applicant shall file for a plan approval to extend the grant from the Office of Zoning Administration in order to continue the sale of a beer and wine for off-site consumption.

8. Approved herein is the sale and dispensing of beer and wine for off-site consumption in conjunction with the maintenance, use, and operation of an 12,610 square-foot pharmacy store 24 hours, daily.

9. Alcohol sales will be limited to 8:00 a.m. to midnight, daily. (Applicant volunteered)

10. No sales of malt liquor or single bottles of beer. (Applicant volunteered)

11. The Petitioner(s) shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.

12. Electronic age verification device(s) which can be used to determine the age any individual attempting to purchase alcoholic beverages shall be installed on the premise. These device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.

13. Within six months of the opening, all personnel acting in the capacity of a manager and all personnel who sell alcoholic beverages and, including all security personnel, shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the LAPD. All employees who sell alcoholic beverages shall attend initial or follow-up STAR classes every 24 months. The business operator shall submit a copy to the Zoning Administrator of evidence from the Police Department that such training was completed within 30 days of the training event.

14. If at any time during the period of the grant, should documented evidence be submitted showing continued violation of any condition of the grant resulting in a disruption of or interference with the peaceful enjoyment of adjacent neighboring properties and/or alcohol-related enforcement actions from other public jurisdictions, the Zoning Administrator reserves the discretion to hold a public hearing. Such public hearing, held in conjunction with the Plan Approval and payment of associated fees, shall be publicly noticed for the purpose of conducting a public review of the Petitioner's compliance with and the effectiveness of the CUP conditions for approval and related enforcement actions. The Petitioner shall, prior to the public hearing, submit detailed documentation as to how compliance with each condition of the grant and related enforcement action has or will be attained.

15. "No Loitering" and "No Public Drinking of Alcoholic Beverages" signs shall be posted at the front, side, and rear of the site. These signs shall be in English and Spanish.

16. The applicant shall post signage inside and outside the premises requesting customers to be mindful of the residential neighborhood.

17. The applicant shall post a notice stating that California state law prohibits the sale of alcoholic beverages to persons who are under the age of 21 years and no such sale will be made.

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 October 29, 2010, unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are also available on-line at http://cityplanning.lacity.org.** Public offices are located at:

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

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

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

NOTICE

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

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Department of City Planning Staff thereon, and the statements made at the public hearing on October 6, 2010, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The project site is a relatively level, irregular-shaped lot that totals 32,121 square feet. The site is located at the northeast corner of Sunset Boulevard and Western Avenue, and is developed with a mixed use building with a 12,610 square-foot Walgreens pharmacy store at the ground level of the building, and residential units above. There is a stand-alone Verizon Wireless Store at the southwest portion of the site. The site has a total of 36 parking spaces. The site has a total of 36 parking spaces. The Walgreens store has been at the subject location for the past five years.

The project site is in the Hollywood Community Plan, and is zoned C2-1 and [Q]R4-2 and has a land use designation of Highway Oriented Commercial with corresponding zones of C1, C2, and P in the C2 portion of the site, and High Density Residential with corresponding zones of R4 and [Q]R5 in the R4 portion of the site in the Hollywood Community Plan. The site is located within the Hollywood Community Plan, the Vermont/Western Station Neighborhood Area Plan Specific Plan area, and the Community Redevelopment Agency's Hollywood Redevelopment Project.

There are no significant environmental resources observed on the project site. The subject property is approximately 32,121 square feet in size and is improved with a Walgreens pharmacy/drug store. A total of 36 parking spaces are provided for the existing Walgreens store.

The Walgreens store proposes to operate from 8:00 a.m. to midnight, daily. The project

involves no physical change to the interior space, building envelope, building exterior, or landscaping, and no addition in the building square footage. Part of the project would include some minor rearrangement of merchandise, shelving and coolers. The applicant states the beer and wine will be located at the opposite end of the entrance to force customers to walk the length of the store deterrent to crirninal activity. Storage space for alcohol will be within 18 square feet of floor area, while the sales area will be within 97 square feet, for a total of 115 square feet.

Surrounding properties and uses include the following: a hotel and bar with a surface parking lot in the C2-1 Zone and multi-family dwellings to the north in the [Q]R4-2 Zone; a supermarket, college, and fast food restaurant to the south in the C2-1 Zone; a hotel and offices to the east in the C2-1 Zone; and a hardware store and retail uses to the west in the C2-1 Zone.

The 101 Freeway is located west and south of the project site. The Hollywood/Western Red Line Station is located two blocks north of the project site.

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

APCC-2003-2145-ZV-SPE-SPP-SPR. On July 29, 2003, the Central City Area Planning Commission approved zone variances, a Specific Plan Exception, a Specific Plan Project Permit Compliance, and Site Plan Review leading to the construction of a 13,000 square-foot pharmacy and drug store, a 1,000 square-foot corner commercial store, and 56 affordable housing units.

Ordinance No. 173,749. The subject ordinance established the Vermont Western Station Neighborhood Area Plan Specific Plan.

Ordinance No, 165,668-SA465. Effective May 7, 1990, the subject ordinance was for the General Plan consistency that placed "Q" Conditions relating to density and building height on those properties located generally east of Western Avenue, and south of Hollywood Boulevard, zoned [Q]R4-2.

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

Case No. ZA 89-1029-CUB. On July 29, 1986, the Zoning Administrator approved a request for a Conditional use to permit the sale and dispensing of alcohol for off-site consumption in conjunction with a proposed supermarket in the M1-1 Zone. The property is located at 5420 West Sunset Boulevard.

Western Avenue is a Class II Major Highway dedicated to variable widths of 90 to 102 feet.

Sunset Boulevard is a Class II Major Highway dedicated to variable widths of 100 to 102 feet.

Public Hearing:

The public hearing was held on October 6, 2010. The hearing was attended by the

applicant, the applicant's representative, and Officer Abrams of the Los Angeles Police Department. Matt Dzurec, the applicant's representative, made the following comments in support of the request:

- The CUP request is for the off-site sales of beer and wine only.
- No malt liquor or single units of beer will be sold.
- The proposed location would be on a site that is developed with an existing mixed use development.
- Walgreens is located at the ground floor and has been at this location since 2005.
- The proposed sales and storage area will be within less than 1 percent of the store's floor area.
- The store would implement existing policies for selling alcohol.
- The store is open 24 hours a day.
- A security guard would continue to be on the premises from 10:00 p.m.
- The East Hollywood Neighborhood Council has submitted a letter of support.
- The applicant spoke with the LAPD about the proposed project.
- Council Office 13 is not concerned with the request as long as the hours of sales are from 8:00 a.m. to midnight.
- Walgreens has been a good neighbor to the community.
- The applicant has been a responsible retailer of alcohol, and had sold a full-line of alcohol in the early 1990s.

Officer Abrams of the Los Angeles Police Department stated the Department does not oppose the Conditional Use request.

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 at the southeast corner of Western Avenue and Sunset Boulevard in the Hollywood Community Plan Area. There are no significant environmental resources observed on the project site. The subject property is approximately 32,121 square feet in size and is improved with an existing mixed use building and a standalone Verizon Wireless store. A Walgreens store is located at

ground level of the mixed use building. A total of 56 parking spaces are provided for the store.

The Applicant, Walgreens, is requesting a conditional use permit to sell beer and wine for off-site consumption in a pharmacy/drug store. 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 the 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. As conditioned herein, operational and alcohol-related issues have been comprehensively addressed to safeguard and insure the public welfare and to provide for their convenience. 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.**

The subject area is urban and improved with various commercial retail (shopping centers and retail as well residents within the mixed use building) uses near the subject property. The subject location is in proper relation to adjacent uses of the community. The request for sales of beer and wine for off-site consumption would not conflict with other commercial neighbors and their patrons. The sale of alcohol would be within a controlled, existing store that has been operating at this location since 2005. Walgreens proposes to utilize a maximum 115 square feet of floor area for storage and for sales and would 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 the surrounding uses. The project will also be conditioned in order to establish a viable track record in the event that an extension of the grant is pursued through a subsequent conditional use application.

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/drug 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 18 square feet of the store's floor area for storage space and 97 square feet for sales area.

At the hearing it was stated that Walgreens would have a security guard on the premises from 10:00 p.m. Furthermore, Walgreens has implemented sales policies and security measures to deter crime. The applicant states that employees for each

store must undergo extensive training prior beer and wine availability. Alcohol sales training and policy acknowledgements are conducted annually every March. Employees are automatically enrolled in training courses and new employees will complete the alcohol sales training and policy procedures on their first day of employment. Walgreens uses a variety of security strategies to ensure the safety of their customers as well as the security of the merchandise. Security cameras and public view monitors are installed to deter crime and promote a safe environment. The applicant states the digital images are stored for 90 days. Meanwhile, the beer and wine will be positioned on the opposite end of the store from where the entrance is located to force customers to walk the length of the store.

The applicant is a responsible operator with over 7,000 stores throughout the nation. The store will also utilize other means to ensure no adverse impacts are created, such as, signs prohibiting any one under the age of 21 from entering the store unless accompanied by an adult, electronic age verification, and extensive employee training programs. Given the content of the conditions and limitations established herein, and based on information from the Police Department, and other parties, the surrounding land uses will not be adversely impacted.

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

There are eleven elements of the General Plan. Each of the elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of Code Requirements of the Los Angeles Municipal Code. Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the Code. The project site is in the Hollywood Community Plan, and is zoned C2-1 and [Q]R4-2 and has a land use designation of Highway Oriented Commercial with corresponding zones of C1, C2, and P in the C2 portion of the site, and High Density Residential with corresponding zones of R4 and [Q]R5 in the R4 portion of the site in the Hollywood Community Plan.

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

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

The proposed retail store will not adversely affect the welfare of the community. The Walgreens store will help bring tax revenues to the City and competitively priced consumer goods to the local residents. The area is supported by local worker, residents and visitors who visit this area to meet their consumption and entertainment needs.

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 Department of Alcoholic Beverage Control ("ABC"), the number of licenses allowed in Census Tract No. 1905.10, is 3 for off-site licenses allocated to the census tract, and 1 existing license. Therefore, ABC indicates that based on the number of allowed and the number of existing licenses, that there is not an undue concentration of licenses in the census tract.

Statistics from the Los Angeles Police Department's Hollywood Division reveal that Crime Reporting District No. 648, which has jurisdiction over the subject site, has a 115 Part I crimes and 69 Part II crimes, for a total of 184 crimes in 2008 compared to the average of 235 crimes for the same period. In evaluating the request to sell alcohol for off-site consumption, the Zoning Administrator considers; crime statistics, LAPD input, the ABC license information, as well as the site's zoning, land use designation, sensitive land uses, and the site design. In the subject case the census tract is not over-concentrated, the property is not in a high crime district, the site is commercially zoned and the sensitive uses are buffered from the store. Walgreens is a responsible retailer with very reasonable hours. LAPD did not oppose the application. The Council Office and the East Hollywood Neighborhood Council supported the request.

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 Holy Transfiguration Temple School, located at 5542 Fernwood Avenue, is the only sensitive use within 1,000 feet of the subject property. This grant has placed numerous conditions on the proposed project. The area surrounding the project

currently includes a wide variety of commercial and residential uses. The Neighborhood Council approved the request for a conditional use for the sale a full-line of alcoholic beverages for off-site consumption. The Zoning Administrator finds that the conditional use will not detrimentally affect the neighboring residential properties or any other sensitive uses in the area.

ADDITIONAL MANDATORY FINDINGS

8. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

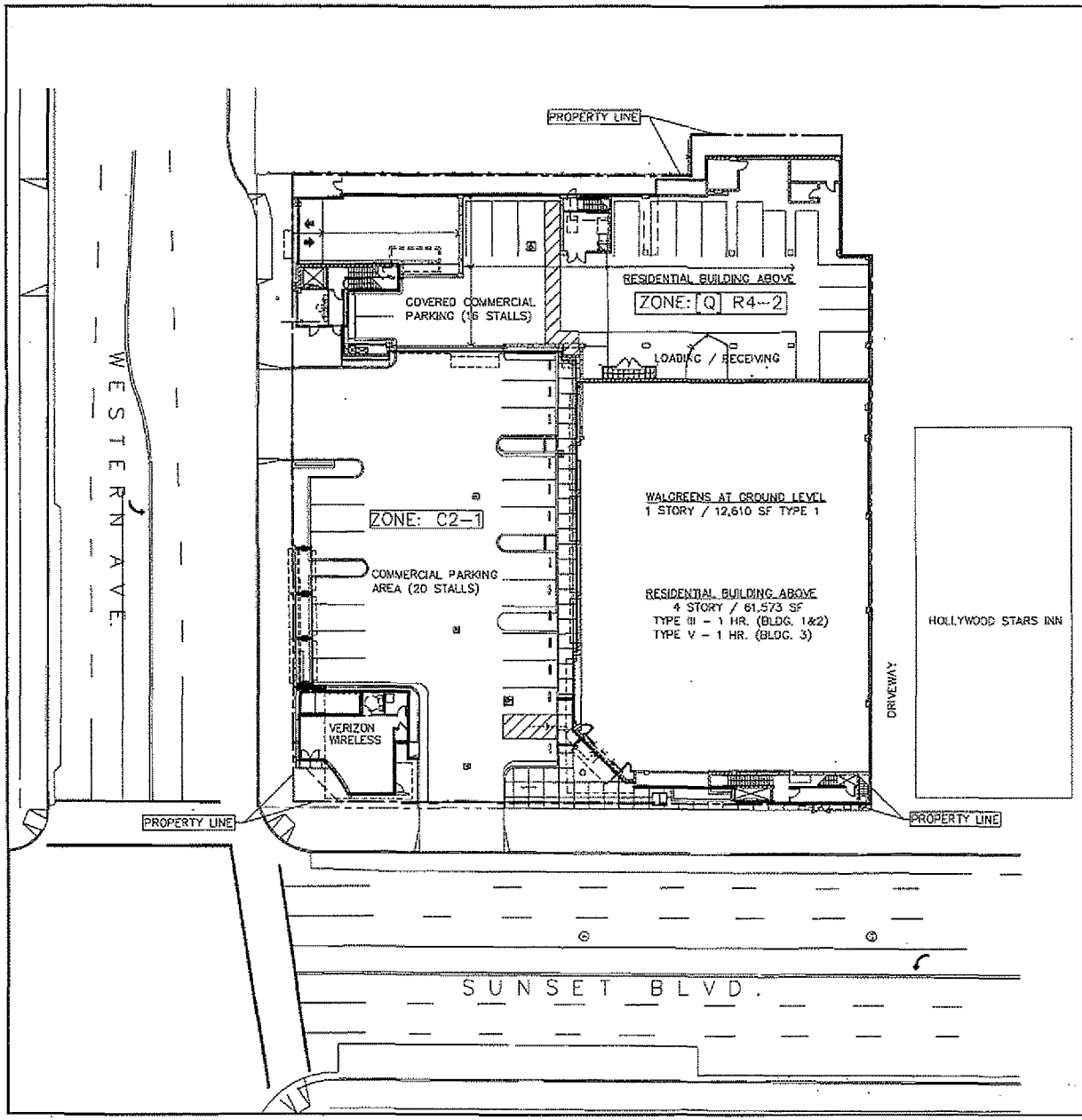
9. On September 1, 2010, the Department of City Planning Department issued a Negative Declaration under Case No. ENV-2010-1315-ND. This Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment. I hereby adopt that action. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

Maya E. Zaitzevsky

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

MEZ:HC:jjq

cc: Councilmember Eric Garcetti
Thirteenth District
Adjacent Property Owners



1 SITE PLAN
1/16" = 1'-0"

N

Walgreens

FACILITIES PLANNING, DESIGN, & ENGINEERING
108 WILMOT ROAD
DEERFIELD, IL 60015-5195

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
- [x] WALGREENS
- [ ] LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY:
- [x] WALGREENS' CONTRACTOR
- [ ] LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE		BUILDING	
NEW	☐	NEW	☐
REMODELING	☒	EXISTING	☒
RELOCATION	☐	NEW SHELL ONLY	☐
OTHERS	☐		

GENERAL NOTES

1. ALL EXISTING CONDITIONS, DIMENSIONS, AND MATERIALS OF CONSTRUCTION ARE TO BE VERIFIED IN THE FIELD PRIOR TO ANY DEMOLITION WORK OR NEW CONSTRUCTION.
2. ALL CONDITIONS, DIMENSIONS, ROOMS/SPACES AND MATERIALS OF CONSTRUCTION INDICATED ON THIS SHEET/DRAWING ARE "EXISTING" UNLESS NOTED OTHERWISE.
3. ALL EXISTING CONDITIONS AND CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
4. VERIFY ALL EXISTING STRUCTURAL/LOAD-BEARING CONDITIONS PRIOR TO ANY DEMOLITION WORK OR ANY NEW CONSTRUCTION.
5. LOCATION OF EXISTING FIRE SPRINKLER HEADS MUST BE VERIFIED IN THE FIELD. MODIFY EXISTING OR INSTALL NEW SPRINKLER HEADS AS REQUIRED AT NEW CONSTRUCTION AREA.
6. NOTIFY WALGREENS OF ANY DISCREPANCIES.

AREA CALCULATIONS

TOTAL BUILDING SQUARE FOOTAGE	12,610 SF
TOTAL SITE SQUARE FOOTAGE	43,516 SF
FLOOR AREA RATIO (FAR)	.289795
ZONING	C2-1 [Q] R4-2
PARKING SPACES PROVIDED	36
PARKING SPACES REQUIRED	36
Legal: Lot FR LT 45, FR 5-8, Block None, Tract MR 7-92, MB 29 8/9 ARB: 1-2	

NO.	DATE	BY	DESCRIPTION

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 (LOCATION) SIGNED & SEALED BY MY HAND AND SEAL.

CASE #

STORE NUMBER 07036

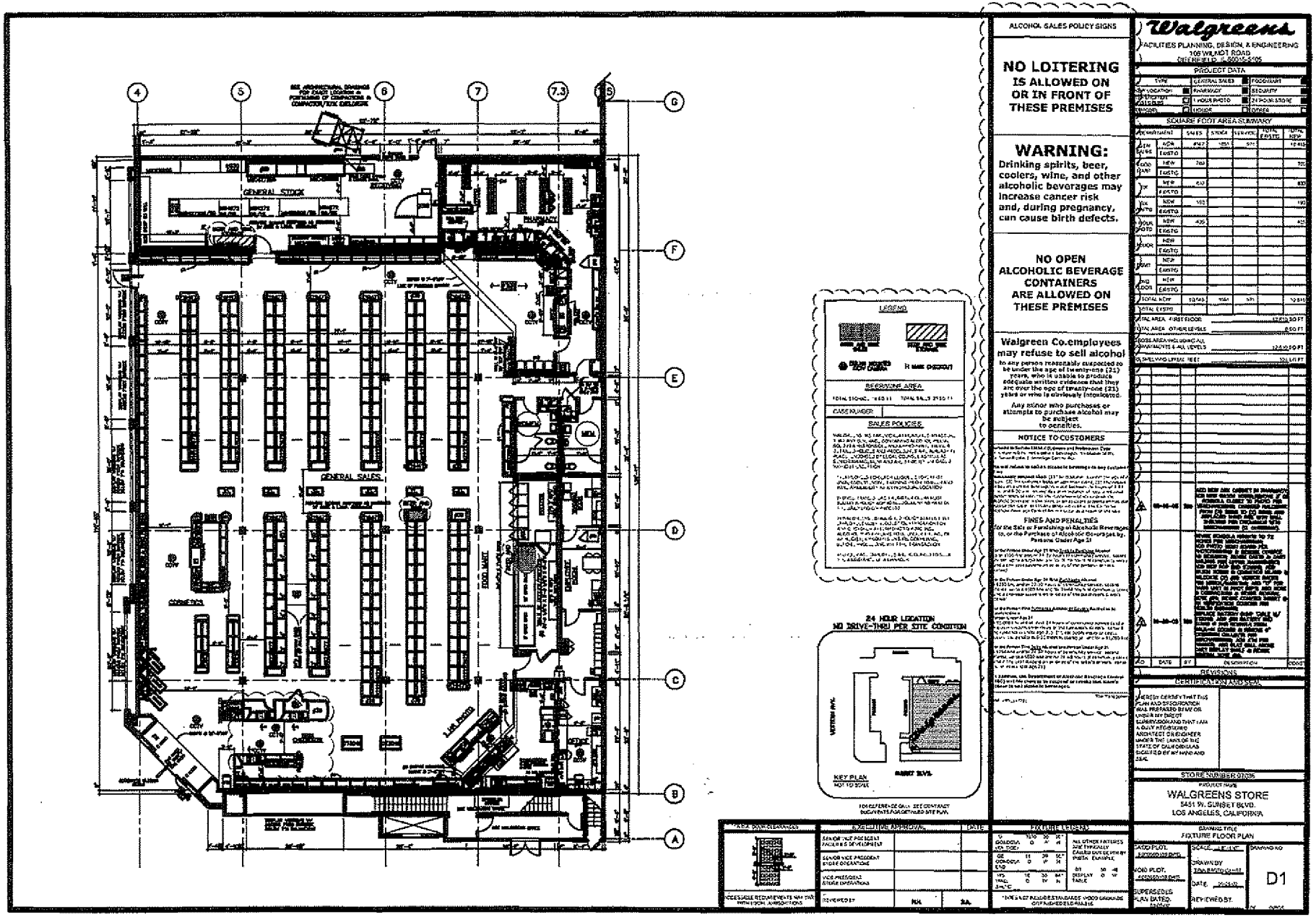
PROJECT NAME
WALGREENS STORE
5451 W. SUNSET BLVD.
LOS ANGELES, CALIFORNIA

DRAWING TITLE
SITE PLAN

CADD PLOT:	SCALE: 1/16" = 1'-0"	DRAWING NO.
VOID PLOT:	DRAWN BY: PC	A0.1
SUPERSEDES PLAN DATED:	DATE: 12/02/2009	
	REVIEWED BY:	BY: DATE

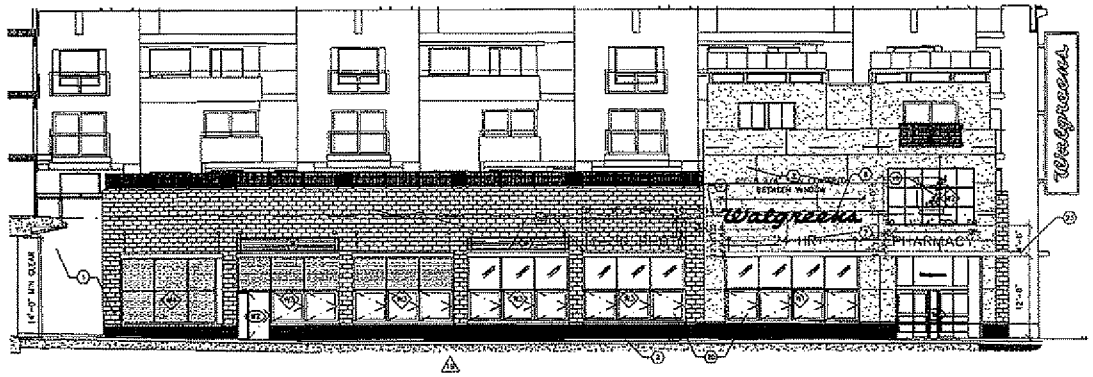
1 3

ZA-2010-1314-CUB ZA 2010-1314

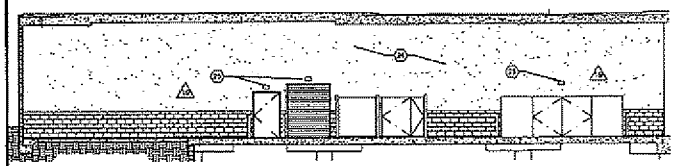


2 3

ZA-2010-1314-CUB



A WEST ELEVATION – WALGREENS
SCALE: 1/8" = 1'-0"



D REAR ELEVATION @ RECEIVING
SCALE: 1/8" = 1'-0"



B SOUTH ELEVATION – WALGREENS
SCALE: 1/8" = 1'-0"

C EAST ELEVATION – WALGREENS
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS KEYED NOTES

	DESCRIPTION
1	GROUND FACE CMU (DEDUCT ALT. STUCCO)
2	GLAZED CMU BASE W/ CHAMFERED EDGE AT TRANSITION
3	METAL PANEL (DEDUCT. ALT. STUCCO)
4	PAINTED EMU
5	CONSTRUCTION JOINT
6	RCD "WALGREENS" SCRIPT SIGN, INTERNALLY ILLUMINATED. SEE DETAILS ON SHEET WA3.2.
7	INDIVIDUAL LETTER SIGN. SEE DETAILS ON SHEET WA3.2.
8	ROOF LINE
9	MECHANICAL LOUVER
10	STUCCO
11	N/A
12	N/A
13	N/A
14	N/A
15	N/A
16	N/A
17	N/A
18	WALGREEN SIGN, GRAPHIC BEYOND. SEE DETAIL ON SHEET WA3.2.
19	STOREFRONT SYSTEM – SEE SHELL & CORE A5-2.
20	N/A
21	N/A
22	STEEL / GLASS CANOPY. REFER TO DTL A3 / A-7.A.
23	PAINTED WHITE
24	LIGHTING FIXTURE

GENERAL NOTES

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2. ALL CONDITIONS, DIMENSIONS, ROOMS/SPACES AND MATERIALS OF CONSTRUCTION INDICATED ON THIS SHEET/DRAWING ARE "EXISTING" UNLESS NOTED OTHERWISE.
3. ALL EXISTING CONDITIONS AND CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
4. VERIFY ALL EXISTING DIMENSIONAL AND PLANNING CONDITIONS PRIOR TO ANY DEMOLITION WORK OR ANY NEW CONSTRUCTION.
5. LOCATION OF EXISTING FIRE SPRINKLER HEADS MUST BE VERIFIED IN THE FIELD. MODIFY EXISTING OR INSTALL NEW SPRINKLER HEADS AS REQUIRED AT NEW CONSTRUCTION AREA.
6. NOTIFY WALGREENS OF ANY DISCREPANCIES.
7. CONTRACTOR TO VERIFY EXISTING EXTERIOR COLORS.

Walgreens
FACILITIES PLANNING, DESIGN, & ENGINEERING
105 WILMOT ROAD
DEERFIELD, IL 60015-5105

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
- [x] WALGREENS
- [ ] LANDLORDS CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY:
- [x] WALGREENS CONTRACTOR
- [ ] LANDLORDS CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW ☐	NEW ☐
REMODELING ☒	EXISTING ☒
ADDITION ☐	ADDITION SHELL ONLY ☐
OTHERS ☐	

NO.	DATE	BY	DESCRIPTION

REVISIONS

CERTIFICATION AND SEAL

I HEREBY IDENTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 07036

PROJECT NAME
WALGREENS STORE
5451 W. SUNSET BLVD.
LOS ANGELES, CALIFORNIA

DRAWING TITLE
EXTERIOR ELEVATIONS

CADD FILE: 07036WA01
VOID PLOT:
SUPERSEDES PLAN DATED:
SCALE: 1/8" = 1'-0"
DRAWN BY: EC
DATE: 10/29/2010
REVIEWED BY:
DRAWING NO. A2.1
OF SHEETS

3 3
ZA-2010-1314-CDB

EXHIBIT 26

California Department of Alcoholic Beverage Control

License Query System Summary as of 3/13/2013

License Information
License Number: 407376
Primary Owner: RALPHS GROCERY COMPANY
ABC Office of Application: 04 - LA/METRO
Business Name
Doing Business As: FOOD 4 LESS 362
Business Address
Address: 5420 W SUNSET BLVD **Census Tract:** 1911.10
City: LOS ANGELES **County:** LOS ANGELES
State: CA **Zip Code:** 90027
Licensee Information
Licensee: RALPHS GROCERY COMPANY
Company Information
Officer: DILLON, DAVID B (DIRECTOR/GENERAL MANAGER)
Officer: SCHLOTMAN, JOHN MICHAEL (DIRECTOR/GENERAL MANAGER)
Officer: GIORDANO, DONNA F (PRESIDENT)
Officer: GACK, BRUCE M (SECRETARY/ASST SEC)
Officer: ROBERTS, DOROTHY D (SECRETARY/ASST SEC)
Officer: WHEATLEY, CHRISTINE S (SECRETARY/ASST SEC)
Officer: SMITH, THOMAS A (TREASURER)
Officer: VANOFLEN, MARY ELIZABETH (TREASURER)
Officer: EVANS, TERRY MERRILL (VICE PRESIDENT)
Officer: O'LEARY, CHRISTOPHER GERARD (VICE PRESIDENT)
Officer: ACEVEDO, THOMAS BRADLEY (VICE PRESIDENT/SECRETARY)
Officer: HELDMAN, PAUL W (VICE PRESIDENT/SECRETARY)
Officer: PROUGH, STEVEN JOHN (VICE PRESIDENT/SECRETARY)
Officer: AALBERG, JAMES C (VICE PRESIDENT/TREASURER)
Officer: HENDERSON, SCOTT M (VICE PRESIDENT/TREASURER)
Officer: LAMMERT, PAUL DAVID (VICE PRESIDENT/TREASURER)
Stock Holder: FOOD 4 LESS HOLDINGS INC

License Types
1) License Type: 21 - OFF-SALE GENERAL
License Type Status: ACTIVE
Status Date: 28-JAN-2004 **Term:** 12 Month(s)
Original Issue Date: 28-JAN-2004 **Expiration Date:** 30-JUN-2013
Master: Y **Duplicate:** 0 **Fee Code:** P40
Condition: OPERATING RESTRICTIONS
License Type was Transferred On: 28-JAN-2004 **FROM:** 21-309849
2) License Type: TEMPORARY PERMIT
License Type Status: EXPIRED
Status Date: 29-DEC-2003 **Term:** 4 Month(s)
Original Issue Date: 29-DEC-2003 **Expiration Date:** 26-APR-2004
Master: **Duplicate:** **Fee Code:**
Condition: OPERATING RESTRICTIONS
License Type was Transferred On: 28-JAN-2004 **FROM:** 21-309849
Current Disciplinary Action
. . . No Active Disciplinary Action found . . .
Disciplinary History
. . . No Disciplinary History found . . .
Hold Information
. . . No Active Holds found . . .
Escrow
. . . No Escrow found . . .

- - - End of Report - - -

For a definition of codes, view our glossary.

EXHIBIT 27

LINN K. WYATT
ACTING CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
R. NICOLAS BROWN
SUE CHANG
LOURDES GREEN
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA

ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
CITY PLANNING

MICHAEL J. LOGRANDE
DIRECTOR

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

October 14, 2010

Sunset & Western, LLC (O)
9820 Willow Creek Road, Suite 400
San Diego, CA 92131

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

Matt Dzurec (R)
Armbruster Goldsmith & Delvac, LLC
10940 Wilshire Boulevard, Suite 2100
Los Angeles, CA 90024

CASE NO. ZA 2010-1314(CUB)
CONDITIONAL USE
5451 West Sunset Boulevard
Hollywood Planning Area
Zone : C2-1, [Q]R4-1
D. M. : 147B193
C. D. : 13
CEQA : ENV-2010-1315-ND
Legal Description: FR Lots 5, 6, 7, 8, Hamptonia Tract; FR Lot 46, West Portion of the Lick Tract

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

> a Conditional Use Permit to allow the sale and dispensing of a beer and wine for off-site consumption at an existing 12,610 square-foot pharmacy and drug store in the C2-1 and [Q]R4-1 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. The grant made herein shall have a life of **seven years** after which the applicant shall file for a plan approval to extend the grant from the Office of Zoning Administration in order to continue the sale of a beer and wine for off-site consumption.

8. Approved herein is the sale and dispensing of beer and wine for off-site consumption in conjunction with the maintenance, use, and operation of an 12,610 square-foot pharmacy store 24 hours, daily.

9. Alcohol sales will be limited to 8:00 a.m. to midnight, daily. (Applicant volunteered)

10. No sales of malt liquor or single bottles of beer. (Applicant volunteered)

11. The Petitioner(s) shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.

12. Electronic age verification device(s) which can be used to determine the age any individual attempting to purchase alcoholic beverages shall be installed on the premise. These device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.

13. Within six months of the opening, all personnel acting in the capacity of a manager and all personnel who sell alcoholic beverages and, including all security personnel, shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the LAPD. All employees who sell alcoholic beverages shall attend initial or follow-up STAR classes every 24 months. The business operator shall submit a copy to the Zoning Administrator of evidence from the Police Department that such training was completed within 30 days of the training event.

14. If at any time during the period of the grant, should documented evidence be submitted showing continued violation of any condition of the grant resulting in a disruption of or interference with the peaceful enjoyment of adjacent neighboring properties and/or alcohol-related enforcement actions from other public jurisdictions, the Zoning Administrator reserves the discretion to hold a public hearing. Such public hearing, held in conjunction with the Plan Approval and payment of associated fees, shall be publicly noticed for the purpose of conducting a public review of the Petitioner's compliance with and the effectiveness of the CUP conditions for approval and related enforcement actions. The Petitioner shall, prior to the public hearing, submit detailed documentation as to how compliance with each condition of the grant and related enforcement action has or will be attained.

15. "No Loitering" and "No Public Drinking of Alcoholic Beverages" signs shall be posted at the front, side, and rear of the site. These signs shall be in English and Spanish.

16. The applicant shall post signage inside and outside the premises requesting customers to be mindful of the residential neighborhood.

17. The applicant shall post a notice stating that California state law prohibits the sale of alcoholic beverages to persons who are under the age of 21 years and no such sale will be made.

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 October 29, 2010, unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are also available on-line at http://cityplanning.lacity.org.** Public offices are located at:

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

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

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

NOTICE

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

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Department of City Planning Staff thereon, and the statements made at the public hearing on October 6, 2010, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The project site is a relatively level, irregular-shaped lot that totals 32,121 square feet. The site is located at the northeast corner of Sunset Boulevard and Western Avenue, and is developed with a mixed use building with a 12,610 square-foot Walgreens pharmacy store at the ground level of the building, and residential units above. There is a stand-alone Verizon Wireless Store at the southwest portion of the site. The site has a total of 36 parking spaces. The site has a total of 36 parking spaces. The Walgreens store has been at the subject location for the past five years.

The project site is in the Hollywood Community Plan, and is zoned C2-1 and [Q]R4-2 and has a land use designation of Highway Oriented Commercial with corresponding zones of C1, C2, and P in the C2 portion of the site, and High Density Residential with corresponding zones of R4 and [Q]R5 in the R4 portion of the site in the Hollywood Community Plan. The site is located within the Hollywood Community Plan, the Vermont/Western Station Neighborhood Area Plan Specific Plan area, and the Community Redevelopment Agency's Hollywood Redevelopment Project.

There are no significant environmental resources observed on the project site. The subject property is approximately 32,121 square feet in size and is improved with a Walgreens pharmacy/drug store. A total of 36 parking spaces are provided for the existing Walgreens store.

The Walgreens store proposes to operate from 8:00 a.m. to midnight, daily. The project

involves no physical change to the interior space, building envelope, building exterior, or landscaping, and no addition in the building square footage. Part of the project would include some minor rearrangement of merchandise, shelving and coolers. The applicant states the beer and wine will be located at the opposite end of the entrance to force customers to walk the length of the store deterrent to crirminal activity. Storage space for alcohol will be within 18 square feet of floor area, while the sales area will be within 97 square feet, for a total of 115 square feet.

Surrounding properties and uses include the following: a hotel and bar with a surface parking lot in the C2-1 Zone and multi-family dwellings to the north in the [Q]R4-2 Zone; a supermarket, college, and fast food restaurant to the south in the C2-1 Zone; a hotel and offices to the east in the C2-1 Zone; and a hardware store and retail uses to the west in the C2-1 Zone.

The 101 Freeway is located west and south of the project site. The Hollywood/Western Red Line Station is located two blocks north of the project site.

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

APCC-2003-2145-ZV-SPE-SPP-SPR. On July 29, 2003, the Central City Area Planning Commission approved zone variances, a Specific Plan Exception, a Specific Plan Project Permit Compliance, and Site Plan Review leading to the construction of a 13,000 square-foot pharmacy and drug store, a 1,000 square-foot corner commercial store, and 56 affordable housing units.

Ordinance No. 173,749. The subject ordinance established the Vermont Western Station Neighborhood Area Plan Specific Plan.

Ordinance No, 165,668-SA465. Effective May 7, 1990, the subject ordinance was for the General Plan consistency that placed "Q" Conditions relating to density and building height on those properties located generally east of Western Avenue, and south of Hollywood Boulevard, zoned [Q]R4-2.

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

Case No. ZA 89-1029-CUB. On July 29, 1986, the Zoning Administrator approved a request for a Conditional use to permit the sale and dispensing of alcohol for off-site consumption in conjunction with a proposed supermarket in the M1-1 Zone. The property is located at 5420 West Sunset Boulevard.

Western Avenue is a Class II Major Highway dedicated to variable widths of 90 to 102 feet.

Sunset Boulevard is a Class II Major Highway dedicated to variable widths of 100 to 102 feet.

Public Hearing:

The public hearing was held on October 6, 2010. The hearing was attended by the

applicant, the applicant's representative, and Officer Abrams of the Los Angeles Police Department. Matt Dzurec, the applicant's representative, made the following comments in support of the request:

- The CUP request is for the off-site sales of beer and wine only.
- No malt liquor or single units of beer will be sold.
- The proposed location would be on a site that is developed with an existing mixed use development.
- Walgreens is located at the ground floor and has been at this location since 2005.
- The proposed sales and storage area will be within less than 1 percent of the store's floor area.
- The store would implement existing policies for selling alcohol.
- The store is open 24 hours a day.
- A security guard would continue to be on the premises from 10:00 p.m.
- The East Hollywood Neighborhood Council has submitted a letter of support.
- The applicant spoke with the LAPD about the proposed project.
- Council Office 13 is not concerned with the request as long as the hours of sales are from 8:00 a.m. to midnight.
- Walgreens has been a good neighbor to the community.
- The applicant has been a responsible retailer of alcohol, and had sold a full-line of alcohol in the early 1990s.

Officer Abrams of the Los Angeles Police Department stated the Department does not oppose the Conditional Use request.

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 at the southeast corner of Western Avenue and Sunset Boulevard in the Hollywood Community Plan Area. There are no significant environmental resources observed on the project site. The subject property is approximately 32,121 square feet in size and is improved with an existing mixed use building and a standalone Verizon Wireless store. A Walgreens store is located at

ground level of the mixed use building. A total of 56 parking spaces are provided for the store.

The Applicant, Walgreens, is requesting a conditional use permit to sell beer and wine for off-site consumption in a pharmacy/drug store. 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 the 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. As conditioned herein, operational and alcohol-related issues have been comprehensively addressed to safeguard and insure the public welfare and to provide for their convenience. 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.**

The subject area is urban and improved with various commercial retail (shopping centers and retail as well residents within the mixed use building) uses near the subject property. The subject location is in proper relation to adjacent uses of the community. The request for sales of beer and wine for off-site consumption would not conflict with other commercial neighbors and their patrons. The sale of alcohol would be within a controlled, existing store that has been operating at this location since 2005. Walgreens proposes to utilize a maximum 115 square feet of floor area for storage and for sales and would 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 the surrounding uses. The project will also be conditioned in order to establish a viable track record in the event that an extension of the grant is pursued through a subsequent conditional use application.

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/drug 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 18 square feet of the store's floor area for storage space and 97 square feet for sales area.

At the hearing it was stated that Walgreens would have a security guard on the premises from 10:00 p.m. Furthermore, Walgreens has implemented sales policies and security measures to deter crime. The applicant states that employees for each

store must undergo extensive training prior beer and wine availability. Alcohol sales training and policy acknowledgements are conducted annually every March. Employees are automatically enrolled in training courses and new employees will complete the alcohol sales training and policy procedures on their first day of employment. Walgreens uses a variety of security strategies to ensure the safety of their customers as well as the security of the merchandise. Security cameras and public view monitors are installed to deter crime and promote a safe environment. The applicant states the digital images are stored for 90 days. Meanwhile, the beer and wine will be positioned on the opposite end of the store from where the entrance is located to force customers to walk the length of the store.

The applicant is a responsible operator with over 7,000 stores throughout the nation. The store will also utilize other means to ensure no adverse impacts are created, such as, signs prohibiting any one under the age of 21 from entering the store unless accompanied by an adult, electronic age verification, and extensive employee training programs. Given the content of the conditions and limitations established herein, and based on information from the Police Department, and other parties, the surrounding land uses will not be adversely impacted.

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

There are eleven elements of the General Plan. Each of the elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of Code Requirements of the Los Angeles Municipal Code. Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the Code. The project site is in the Hollywood Community Plan, and is zoned C2-1 and [Q]R4-2 and has a land use designation of Highway Oriented Commercial with corresponding zones of C1, C2, and P in the C2 portion of the site, and High Density Residential with corresponding zones of R4 and [Q]R5 in the R4 portion of the site in the Hollywood Community Plan.

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

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

The proposed retail store will not adversely affect the welfare of the community. The Walgreens store will help bring tax revenues to the City and competitively priced consumer goods to the local residents. The area is supported by local worker, residents and visitors who visit this area to meet their consumption and entertainment needs.

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 Department of Alcoholic Beverage Control ("ABC"), the number of licenses allowed in Census Tract No. 1905.10, is 3 for off-site licenses allocated to the census tract, and 1 existing license. Therefore, ABC indicates that based on the number of allowed and the number of existing licenses, that there is not an undue concentration of licenses in the census tract.

Statistics from the Los Angeles Police Department's Hollywood Division reveal that Crime Reporting District No. 648, which has jurisdiction over the subject site, has a 115 Part I crimes and 69 Part II crimes, for a total of 184 crimes in 2008 compared to the average of 235 crimes for the same period. In evaluating the request to sell alcohol for off-site consumption, the Zoning Administrator considers; crime statistics, LAPD input, the ABC license information, as well as the site's zoning, land use designation, sensitive land uses, and the site design. In the subject case the census tract is not over-concentrated, the property is not in a high crime district, the site is commercially zoned and the sensitive uses are buffered from the store. Walgreens is a responsible retailer with very reasonable hours. LAPD did not oppose the application. The Council Office and the East Hollywood Neighborhood Council supported the request.

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 Holy Transfiguration Temple School, located at 5542 Fernwood Avenue, is the only sensitive use within 1,000 feet of the subject property. This grant has placed numerous conditions on the proposed project. The area surrounding the project

currently includes a wide variety of commercial and residential uses. The Neighborhood Council approved the request for a conditional use for the sale a full-line of alcoholic beverages for off-site consumption. The Zoning Administrator finds that the conditional use will not detrimentally affect the neighboring residential properties or any other sensitive uses in the area.

ADDITIONAL MANDATORY FINDINGS

8. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

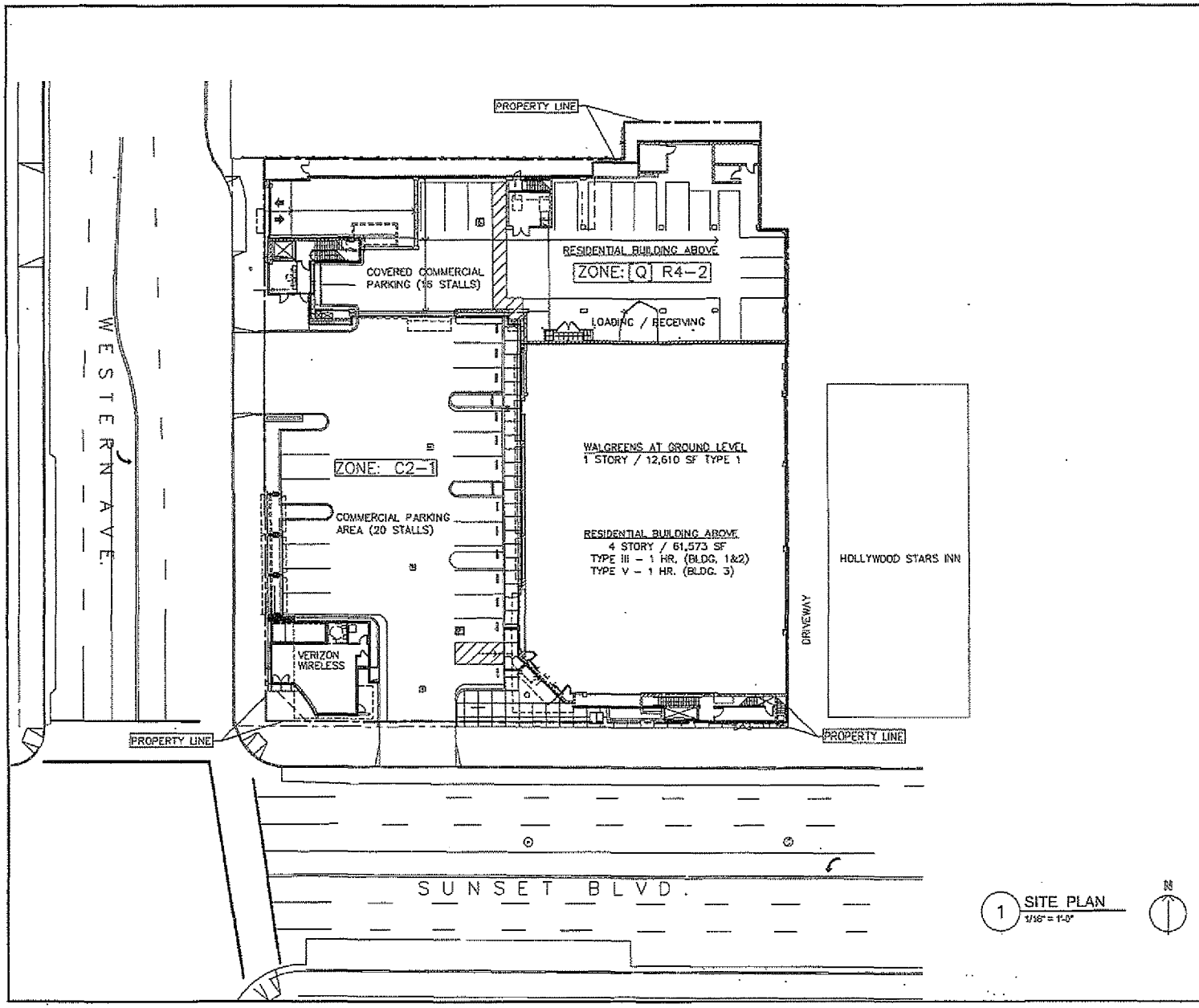
9. On September 1, 2010, the Department of City Planning Department issued a Negative Declaration under Case No. ENV-2010-1315-ND. This Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment. I hereby adopt that action. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

Maya E. Zaitzevsky

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

MEZ:HC:jjq

cc: Councilmember Eric Garcetti
Thirteenth District
Adjacent Property Owners



Walgreens

FACILITIES PLANNING, DESIGN, & ENGINEERING
105 WILMOT ROAD
DEERFIELD, IL 60015-5105

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
- [x] WALGREENS
- [ ] LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY:
- [x] WALGREENS' CONTRACTOR
- [ ] LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE		BUILDING	
NEW	☐	NEW	☐
REMODELING	☒	EXISTING	☒
RELOCATION	☐	NON-SHELL ONLY	☐
OTHERS	☐		

GENERAL NOTES

1. ALL EXISTING CONDITIONS, DIMENSIONS, AND MATERIALS OF CONSTRUCTION ARE TO BE VERIFIED IN THE FIELD PRIOR TO ANY DEMOLITION WORK OR NEW CONSTRUCTION.
2. ALL CONDITIONS, DIMENSIONS, ROOMS/SPACES AND MATERIALS OF CONSTRUCTION INDICATED ON THESE SHEETS/DRAWING ARE "EXISTING" UNLESS NOTED OTHERWISE.
3. ALL EXISTING CONDITIONS AND CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
4. VERIFY ALL EXISTING STRUCTURAL/LOAD-BEARING CONDITIONS PRIOR TO ANY DEMOLITION WORK OR ANY NEW CONSTRUCTION.
5. LOCATION OF EXISTING FIRE SPRINKLER HEADS MUST BE VERIFIED IN THE FIELD. MODIFY EXISTING OR INSTALL NEW SPRINKLER HEADS AS REQUIRED AT NEW CONSTRUCTION AREA.
6. NOTIFY WALGREENS OF ANY DISCREPANCIES.

AREA CALCULATIONS

TOTAL BUILDING SQUARE FOOTAGE	12,610 SF
TOTAL SITE SQUARE FOOTAGE	43,516 SF
FLOOR AREA RATIO (FAR)	.289765
ZONING	C2-1, [Q] R4-2
PARKING SPACES PROVIDED	35
PARKING SPACES REQUIRED	38
Legal: Lot: FR LT 46, FR 5-8, Block None, Tract: MR 7-92, MB 2a 8/9 ARB: 1-2	

NO.	DATE	BY	DESCRIPTION

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 LOCATION AS SHOWN BY MY SIGNATURE AND SEAL.

CASE # ____

STORE NUMBER 07035

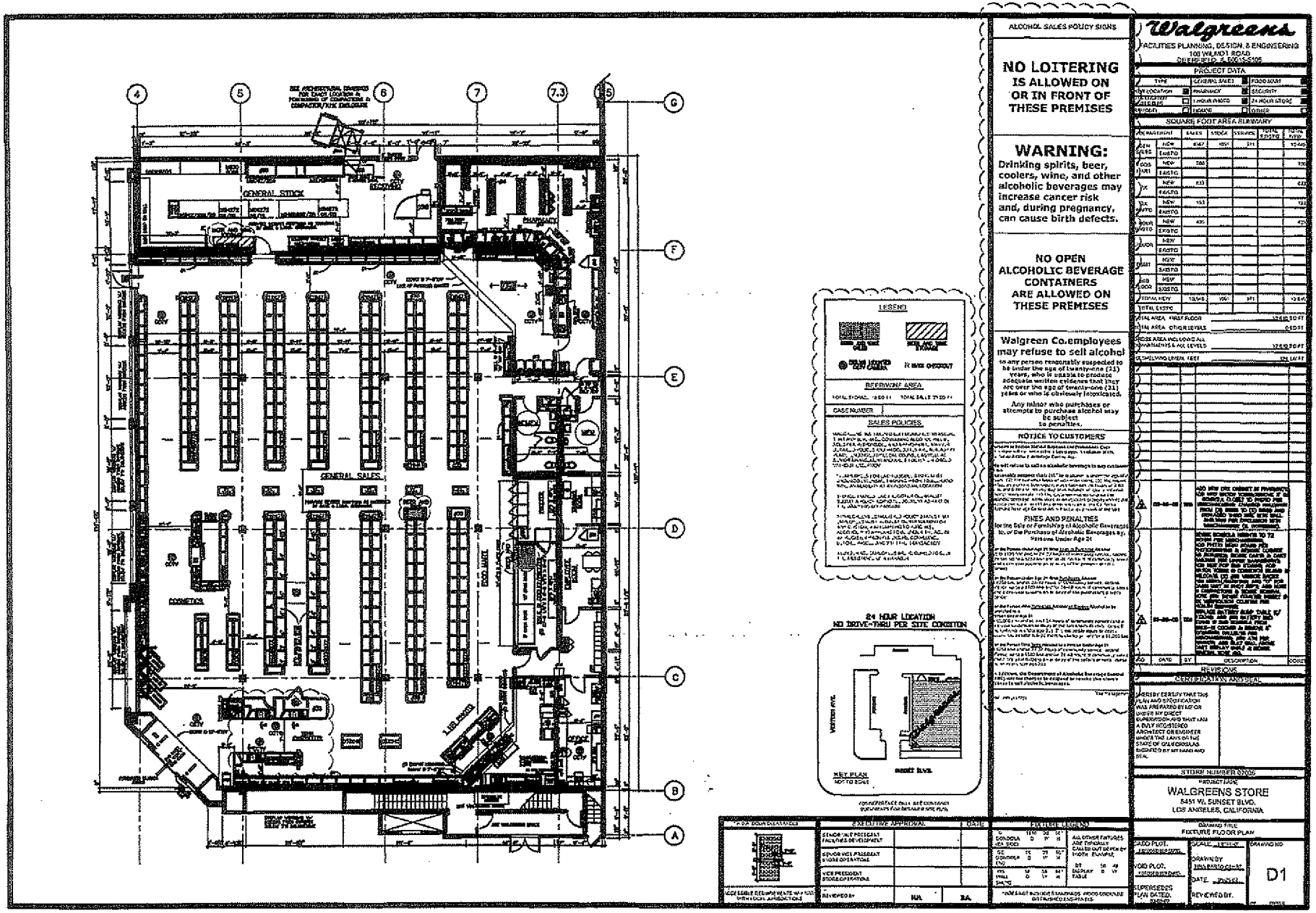
PROJECT NAME
WALGREENS STORE
5451 W. SUNSET BLVD.
LOS ANGELES, CALIFORNIA

DRAWING TITLE
SITE PLAN

CADD PLOT:	SCALE: AS NOTED	DRAWING NO.
VOID PLOT:	DRAWN BY:	A0.1
SUPERSEDES PLAN DATED:	DATE:	
	REVIEWED BY:	SHEET OF SHEETS

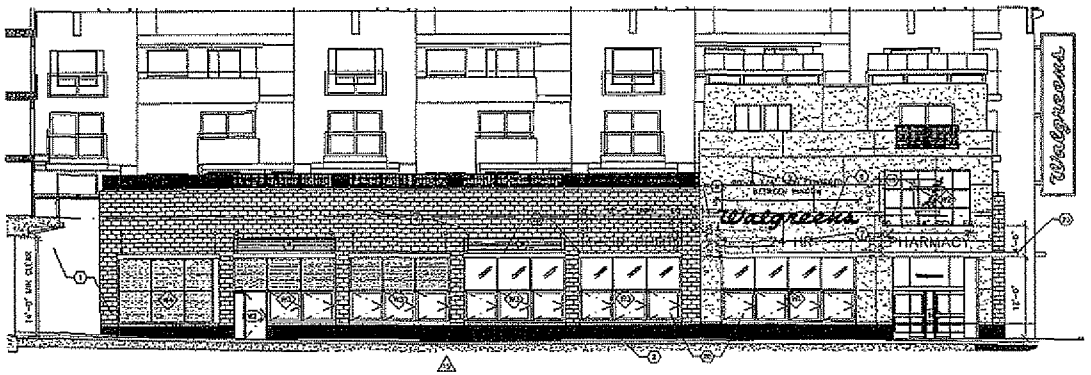
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ZA-2010-1314-CUB ZA 2010-1314

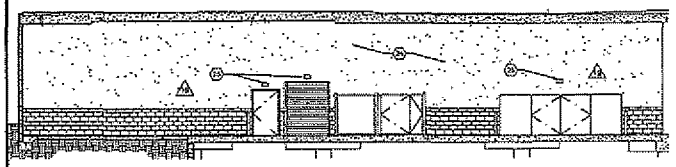


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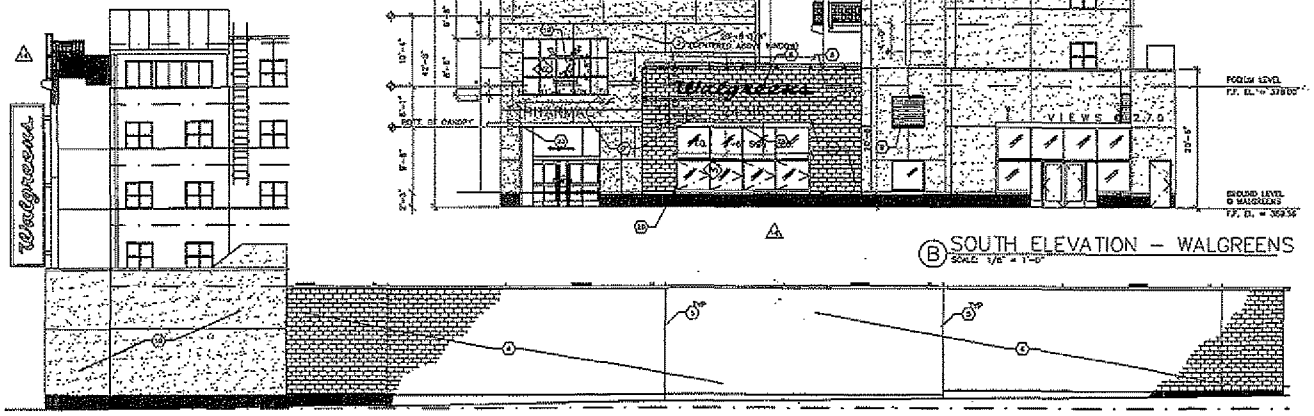
ZA-2010-1314-CUB



A WEST ELEVATION – WALGREENS
SCALE: 1/8" = 1'-0"



D REAR ELEVATION @ RECEIVING
SCALE: 1/8" = 1'-0"



B SOUTH ELEVATION – WALGREENS
SCALE: 1/8" = 1'-0"

C EAST ELEVATION – WALGREENS
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS KEYED NOTES

DESCRIPTION

1. GROUND FACE CMU (DEDUCT. ALT. STUCCO)
2. GLAZED CMU BASE W/ CHAMFERED EDGE AT TRANSITION
3. METAL PANEL (DEDUCT. ALT. STUCCO)
4. PAINTED CMU
5. CONSTRUCTION JOINT
6. RED "WALGREENS" SCRIPT SIGN, INTERNALLY ILLUMINATED. SEE DETAILS ON SHEET WA3.2.
7. ORNAMENTAL LETTER SIGN. SEE DETAILS ON SHEET WA3.2.
8. ROOF LINE.
9. MECHANICAL LOUVER
10. STUCCO
11. N/A
12. N/A
13. N/A
14. N/A
15. N/A
16. N/A
17. N/A
18. N/A
19. WALGREEN NEON GRAPHIC BEYOND. SEE DETAIL ON SHEET WA3.2.
20. STOREFRONT SYSTEM – SEE SHEET A5 FOR DOOR AR-2
21. N/A
22. N/A
23. STEEL / GLASS CANOPY. REFER TO DTL 13 / A-7.4.
24. PAINTED WHITE
25. LIGHTING FIXTURE

GENERAL NOTES

1. ALL EXISTING CONDITIONS, DIMENSIONS, AND MATERIALS OF CONSTRUCTION ARE TO BE VERIFIED IN THE FIELD PRIOR TO ANY DEMOLITION WORK OR NEW CONSTRUCTION.
2. ALL CONDITIONS, DIMENSIONS, ROOMS/SPACES AND MATERIALS OF CONSTRUCTION INDICATED ON THIS SHEET/DRAWING ARE "EXISTING" UNLESS NOTED OTHERWISE.
3. ALL EXISTING CONDITIONS AND CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
4. VERIFY ALL EXISTING STRUCTURAL/LOAD-BEARING CONDITIONS PRIOR TO ANY DEMOLITION WORK OR ANY NEW CONSTRUCTION.
5. LOCATION OF EXISTING FIRE SPRINKLER HEADS MUST BE VERIFIED IN THE FIELD. MODIFY EXISTING OR INSTALL NEW SPRINKLER HEADS AS REQUIRED AT NEW CONSTRUCTION AREA.
6. NOTIFY WALGREENS OF ANY DISCREPANCIES.
7. CONTRACTOR TO VERIFY EXISTING EXTERIOR COLORS.

Walgreens
FACILITIES PLANNING, DESIGN, & ENGINEERING
108 WILMOT ROAD
DEERFIELD, IL 60015-5105

PROJECT TYPE

DOCUMENTS/SPECIFICATIONS BY:
☒ WALGREENS
☐ LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY:
☒ WALGREENS' CONTRACTOR
☐ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW ☐	NEW ☐
REMODELING ☒	EXISTING ☒
RELOCATION ☐	REMODELED ☐
OTHER ☐	

NO.	DATE	BY	DESCRIPTION

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 XXXXXXXX AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 07030

PROJECT NAME
WALGREENS STORE
5451 W. SUNSET BLVD.
LOS ANGELES, CALIFORNIA

DRAWING TITLE
EXTERIOR ELEVATIONS

CADD PLOT:	SCALE: 1/8" = 1'-0"	DRAWING NO.
VOID PLOT:	DRAWN BY: CC	A2.1
SUPERSEDES PLAN DATED:	DATE: 10/29/2009	
	REVIEWED BY:	OF SHEETS

3 3
ZA-2010-1314-CDB

EXHIBIT 28


ARGENT VENTURES
www.argentventures.com/#/about
Home
About
Opportunistic Strategy
Value-Add/Office Strategy
Investments
Team
ARGENT VENTURES
About Us
Argent Ventures LLC ("Argent") is a vertically-integrated, diversified real estate investment and development firm specializing in opportunistic, value-add and core transactions throughout the United States. Founded in 1997 and headquartered in New York City, the firm pursues debt- and equity-related investments in any asset class. Since its inception, Argent has invested more than $2.5 billion in real estate-related assets, primarily in New York City, Florida and California.
The firm has substantial equity available for investment and it has a long, successful track record of sourcing, structuring and closing complex transactions quickly and for creating value for its partners and investors through active, "hands on" asset management. Argent has no legacy issues and it is nimble and entrepreneurial in its approach to deal making.

EXHIBIT 29

To accomplish great things, we must not only act, but also dream; not only plan, but also believe.
– Anatole France

Progress

top to bottom map (http://hollywoodcentralpark.org/map/map.html?width=565&height=656&iframe=true,scrolling:false)

share your park on

March 2013

Regional Transportation Plan includes "Cap Parks"

Southern California Association of Governments (SCAG) amends the Regional Transportation Plan(RTP) to include "Cap Parks"

January 2013

Friends of the Hollywood Central Park announces EIR consultant

FHCP announces the selection of FirstCarbon Solutions as EIR consultant

December 2012

FHCP Community Board Members review EIR proposals

Friends of the Hollywood Central Park Community Board Members review EIR proposals and interviews 4 EIR firms.

November 2012

FHCP releases a Request for Proposals (RFP)

Friends of the Hollywood Central Park releases a Request for Proposals (RFP) for the preparation of CEQA/NEPA documentation and environmental studies.

August 2012

Aileen Getty Foundation

The Aileen Getty Foundation donates $1.2 million to fund the Environmental Impact Report.

March 2012

Secretary of Transportation Ray LaHood creates special committee

Secretary of Transportation Ray LaHood creates special committee within DOT to help plan Hollywood Central Park next steps.

January 2012

January 2012

The California Supreme Court ruling leaves many issues to be resolved, including the Park's EIR funding. FHCP Board members are working with Council Member Garcetti and the Bureau of Engineering to resolve. Planning is underway for the FHCP 2012 DC Advocacy trip. Meetings have been scheduled with the Administration, Secretary of Transportation Ray LaHood, Congressman Adam Schiff and others. Contact Alfredo Hernandez at alfredo.hernandez@hfcp.org (mailto:alfredo.hernandez@hfcp.org) if you are interested in participating.

December 2011

Environmental Impact Report – CEQA/NEPA

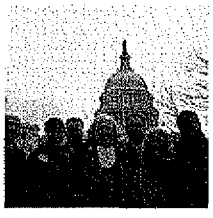
On December 15, 2011 the CRA/LA Board of Commissioners approved $2 million dollars to initiate the Park's EIR. The City Council approved the expenditure on December 16 and it was signed by the Mayor. However, on December 29th, the California Supreme Court upheld the legislature's right to abolish redevelopment agencies, effective February 1, 2012 (California Redevelopment Agencies, et al v. Ana Matosantos). Click here to read the Court's opinion.

State Supreme Court Redevelopment Opinion.pdf (http://hollywoodcentralpark.org/sites/default/files/docs/State%20Supreme%20Court%20Redevelopment%20Opinion.pdf)

March 2011

Washington, D.C. Advocacy Trip

A FHCP delegation, numbering 16, traveled to DC at their own expense, to advocate on behalf of the park. The delegation spent three days of intensive meetings with members of the House and Senate, Department of Transportation and City Parks Alliance which yielded excellent results.



(http://hollywoodcentralpark.org/sites/default/files/styles/lightboxed_image/public/events/Ben%20Franklin%20w%20the%20Cap%20Park%20Gang.jpg)



(http://hollywoodcentralpark.org/sites/default/files/styles/lightboxed_image/public/events/Becerra%20%26%20Cap%20Park%20Gang.jpg)

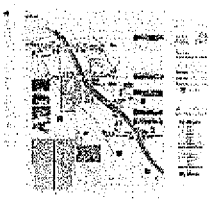


(http://hollywoodcentralpark.org/sites/default/files/styles/lightboxed_image/public/events/Denise%2C%20John%2C%20%20Cheryl%20%26%20Alfredo.JPG)

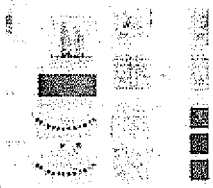
June 2010

USC School of Architecture, Master Landscape Studio

Under the direction of Professor Gerdo Aquino, 20 gifted master students studied and re-created the park for their term project. The results were imaginative and well received by the Hollywood community. Many of their ideas will be incorporated into the soon to be designed Park.

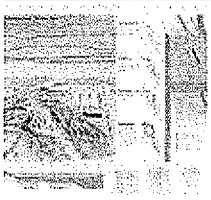


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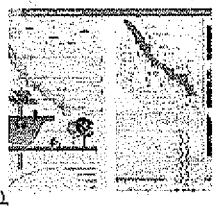


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EXHIBIT 30

THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF LOS ANGELES, CALIFORNIA

REQUEST FOR PROPOSALS
(AGENCY RFP NP-3535)

Date: June 1, 2007

Attention: Proposers

Subject: Request for Development Proposals

On May 1, 2006, in conformance with the Rules Governing Participation By Property Owners and Preferences for Business Occupants to Re-enter in Business within the Hollywood Redevelopment Project, the Community Redevelopment Agency of the City of Los Angeles ("Agency") issued Statements of Interest to Participate ("SOI") to property owners and businesses within a development site on the block bounded by Hollywood Boulevard, Vine Street, Yucca Street, and Argyle Avenue excluding the Capitol Records complex, Pantages Theater, and the 6253 Hollywood Boulevard Building properties. On July 24, 2006, the Agency sent a revised SOI to property owners and businesses located within an expanded Development Site. (See Attachment A – "Development Site").

This RFP invites property owners and businesses that responded to the SOI to submit development proposal with sufficient information regarding prior development experience and financial capabilities to enable the Agency to award an Exclusive Negotiation Agreement ("ENA"). The ENA is intended to provide a specific period of time for negotiations with the Agency potentially leading to an Owner Participation Agreement ("OPA") or Disposition and Development Agreement ("DDA"), for the acquisition and development of the Site. Any proposed development shall be subject to terms and conditions described in this RFP.

This RFP includes guidelines pertaining to the proposal format, content, and selection criteria. All submittals must conform to Agency requirements as outlined in this letter of invitation and the RFP.

Respondents to this RFP must submit ten (10) copies of all required materials plus one complete copy of your proposal on a CD (in PDF format), to the following address:

Community Redevelopment Agency of the City of Los Angeles
354 South Spring Street, Ste. 500
Los Angeles, CA 90013
ATTN: Records Department – RFP NO. NP 3535

Proposals must be sealed and identified as to content. The deadline for submittal of the proposal is **4:00 p.m. on September 3, 2007.** Proposals received later than the above date and time will be rejected and returned to the proposer unopened.

Please direct inquiries concerning the proposed Development Site to Kip Rudd, Senior Planner, at (213) 977-1761 (e-mail crudd@cra.lacity.org).

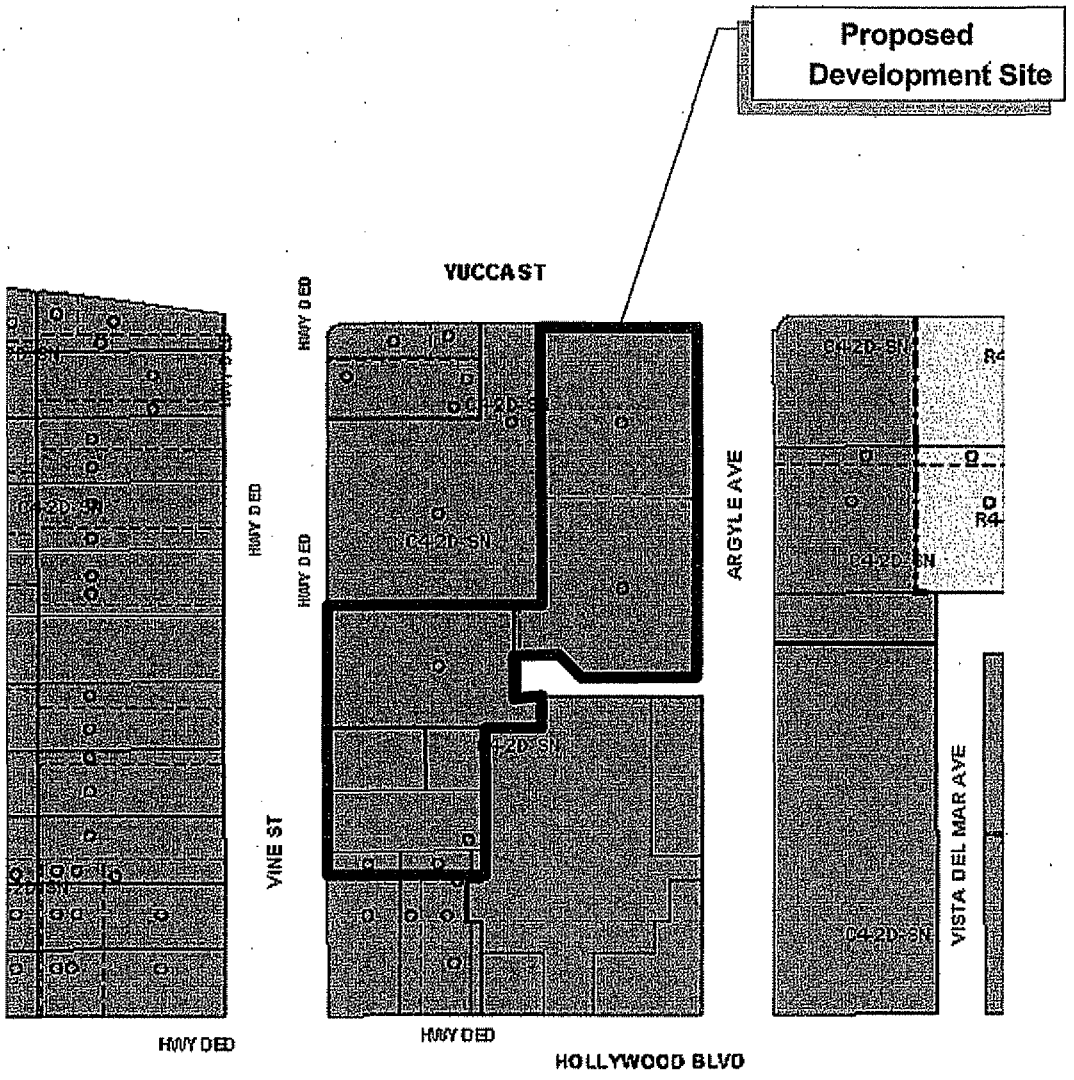
Sincerely,

Leslie Lambert, Regional Administrator
Hollywood & Central Region

Hollywood

Attachment "A"

CRA/LA



Not to Scale

EXHIBIT 31

Section VI (Alternatives to the Project): This section includes an analysis of a range of reasonable alternatives to the Project. The range of alternatives selected is based on their ability to feasibly attain most of the basic objectives of the Project and alternatives that would avoid or substantially lessen any of the significant effects of the Project.

Section VII (Preparers of the Draft EIR and Persons Consulted): This section presents a list of City, County, and other agencies and consultant team members that contributed to the preparation of the Draft EIR.

Section VIII (Acronyms and Abbreviations): This section provides definitions for all of the acronyms and abbreviations used in this Draft EIR.

PROPOSED PROJECT

The Project Applicant is proposing to develop a mixed-use development which spans the north half of two blocks (i.e., the East Site and West Site) on either side of Vine Street between Hollywood Boulevard and Yucca Street. The Project Site is currently occupied by commercial and office uses and surface parking lots including the Capitol Records Building and the Gogerty Building (the Capital Records Complex). The Capitol Records Complex on the East Side will be preserved and maintained and the rental car facility on the West Site will be demolished. The Project would develop a mix of land uses, including some combination of residential dwelling units, luxury hotel rooms, office and associated uses, restaurant space, health and fitness center uses, and retail establishments.

The Project would implement a Development Agreement between the Project Applicant and the City that would vest the Project's entitlements, establish detailed and flexible development parameters for the Project Site and ensure that the Project is completed consistent with the development parameters set forth in the agreement. Implementation of a proposed Development Agreement also would grant flexibility regarding the final arrangement and density of specific land uses, siting, and massing characteristics subject to detailed development controls. As a condition of approval for the Development Agreement, the City has guaranteed a range of community and economic benefits that the Project Applicant would not otherwise be obligated to provide through the standard permitting process. The Development Agreement will secure for the City the delivery of these public and economic benefits while protecting the Project Applicant's right to build the Project over the term of the agreement.

Development Regulations, which will be adopted in conjunction with the proposed Development Agreement between the Project Applicant and the City, will establish the requirements for development on the Project Site. Wherever the Development Regulations contain provisions which establish requirements that are different from, or more or less restrictive than, the zoning or land use regulations in the LAMC the Development Regulations shall prevail. Where the Development Regulations are silent, the LAMC and governing land use policies of the General Plan shall prevail.

As flexibility is contemplated in the Development Agreement with regard to particular land uses, siting, and massing characteristics, a conceptual plan has been prepared as an illustrative scenario to demonstrate

a potential development program that implements the Development Agreement land use and development standards (the Concept Plan). Thus, the Concept Plan presented in this Draft EIR represents one scenario that may result from the approval of the proposed Development Agreement. The Concept Plan includes approximately 492 residential dwelling units (approximately 700,000 square feet of residential floor area), up to 200 luxury hotel rooms (approximately 167,870 square feet of floor area), approximately 215,000 square feet of office space including the existing 114,303 square-foot Capitol Records Complex, approximately 34,000 square feet of quality food and beverage uses, approximately 35,100 square feet of fitness center/sports club use, and approximately 15,000 square feet of retail use.[4] The Concept Plan would result in a total developed floor area of approximately 1,166,970 square feet, which yields a floor area ratio (FAR) of 6:1.

Equivalency Program

The proposed Equivalency Program is a planning tool that provides flexibility for modifications to land uses and square footages in order to respond to the future needs and demands of the Hollywood economy. The Equivalency Program is designed to limit the flexibility of how development may occur on-site and would apply to new development within the Project Site. The Equivalency Program defines a framework within which proposed land uses can be exchanged for certain other permitted land uses so long as the limitations of the Development Regulations are satisfied and no additional environmental impacts would occur above those addressed as part of the environmental review for the Project as set forth in this Draft EIR.

As a result and in addition to the proposed Concept Plan, this Draft EIR has identified two additional development scenarios, the Residential Scenario and the Commercial Scenario, which could be developed on the Project Site through implementation of the above described Development Agreement. The Concept Plan, Residential Scenario, and Commercial Scenario are studied in this Draft EIR as representative development scenarios, in order to help establish the maximum environmental impacts per each environmental category required to be studied under CEQA. The Development Regulations, including the use, bulk and massing controls, also were used to study the maximum levels of impacts. The scenario that creates the maximum impacts is analyzed for each issue area. The maximum impacts from that most intense scenario per issue area creates the greatest environmental impact permitted for the Project for that issue area.

The intent of the Equivalency Program is to allow flexibility with respect to the buildout of the Project. However, there are a number of controlling factors that ensure this Draft EIR has properly analyzed and disclosed the full range of environmental impacts that could occur as a result of the Project.

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[4] *Note: All square footage numbers for the Project represent net square footage. The term "net square feet" is defined in LAMC Section 14.5.3. Floor area is defined as the area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing of helicopters, basement storage areas.*

EXHIBIT 32

TABLE B-1
SUMMARY OF INTERSECTION LEVEL OF SERVICE ANALYSIS - ALTERNATIVE 10 (WITHOUT METRO-UNIVERSAL PROJECT IN BASE CONDITIONS)

No.		Intersection	Peak Hour	Future without Alternative 10		Future with Alternative 10 with TDM, Before Mitigations				Future with Alternative 10 with TDM and Mitigations			
				V/C	LOS	V/C	LOS	Change in V/C	Significant Impact?	V/C	LOS	Change in V/C	Significant Impact?
1.	[a]	Colfax Avenue &	A.M.	0.747	C	0.770	C	0.023	NO	0.732	C	-0.015	NO
		Ventura Boulevard	P.M.	1.006	F	1.032	F	0.026	YES	0.993	E	-0.013	NO
2.	[a]	Kraft Avenue/SR 170 SB Off-Ramp &	A.M.	0.627	B	0.664	B	0.037	NO	0.611	B	-0.016	NO
		Riverside Drive	P.M.	0.611	B	0.619	B	0.008	NO	0.590	A	-0.021	NO
3.	[a]	Tujunga Avenue &	A.M.	1.144	F	1.173	F	0.029	YES	1.131	F	-0.013	NO
		Riverside Drive/Camarillo Street	P.M.	1.125	F	1.126	F	0.001	NO	1.116	F	-0.009	NO
4.	[a]	Tujunga Avenue &	A.M.	0.674	B	0.696	B	0.022	NO	0.659	B	-0.015	NO
		Ventura Boulevard	P.M.	0.812	D	0.838	D	0.026	YES	0.801	D	-0.011	NO
5.	[a]	Eureka Drive &	A.M.	0.667	B	0.691	B	0.024	NO	0.655	B	-0.012	NO
		Ventura Boulevard	P.M.	0.639	B	0.665	B	0.026	NO	0.628	B	-0.011	NO
6.	[a]	Lankershim Boulevard &	A.M.	1.188	F	1.197	F	0.009	NO	1.187	F	-0.001	NO
		Magnolia Boulevard	P.M.	1.105	F	1.110	F	0.005	NO	1.100	F	-0.005	NO
7.	[a]	Studio City Place &	A.M.	0.590	A	0.615	B	0.025	NO	0.579	A	-0.011	NO
		Ventura Boulevard	P.M.	0.651	B	0.679	B	0.028	NO	0.642	B	-0.009	NO
8.	[a]	Vineland Avenue &	A.M.	1.100	F	1.102	F	0.002	NO	1.092	F	-0.008	NO
		Magnolia Boulevard	P.M.	1.393	F	1.398	F	0.005	NO	1.388	F	-0.005	NO
9.	[a]	Vineland Avenue/Lankershim Boulevard &	A.M.	1.320	F	1.346	F	0.026	YES	1.294	F	-0.026	NO
		Camarillo Street	P.M.	1.195	F	1.204	F	0.009	NO	1.184	F	-0.011	NO
10.	[a]	Vineland Avenue &	A.M.	1.087	F	1.138	F	0.051	YES	1.031	F	-0.056	NO
		Riverside Drive	P.M.	0.817	D	0.840	D	0.023	YES	0.788	C	-0.029	NO
11.	[a]	Vineland Avenue &	A.M.	1.120	F	1.129	F	0.009	NO	1.044	F	-0.076	NO
		Moorpark Street	P.M.	1.038	F	1.055	F	0.017	YES	1.018	F	-0.020	NO
12.	[a]	Vineland Avenue &	A.M.	0.499	A	0.500	A	0.001	NO	0.490	A	-0.009	NO
		Whipple Street	P.M.	0.442	A	0.443	A	0.001	NO	0.433	A	-0.009	NO
13.	[a]	Vineland Avenue &	A.M.	0.482	A	0.483	A	0.001	NO	0.469	A	-0.013	NO
		US 101 NB Off-Ramp	P.M.	0.394	A	0.395	A	0.001	NO	0.385	A	-0.009	NO
14.	[a]	Vineland Avenue &	A.M.	0.928	E	0.976	E	0.048	YES	0.870	D	-0.058	NO
		Ventura Boulevard	P.M.	0.997	E	1.035	F	0.038	YES	0.934	E	-0.063	NO
16.	[a]	Plaza Parkway &	A.M.	0.719	C	0.761	C	0.042	YES	0.678	B	-0.041	NO
		Ventura Boulevard	P.M.	0.508	A	0.535	A	0.027	NO	0.498	A	-0.010	NO
17.	[a]	Riverton Avenue/Campo de Cahuenga Way &	A.M.	0.608	B	0.615	B	0.007	NO	0.659	B	0.051	NO
		Ventura Boulevard	P.M.	0.577	A	0.609	B	0.032	NO	0.589	A	0.012	NO
18.	[a]	Lankershim Boulevard &	A.M.	0.895	D	0.924	E	0.029	YES	0.876	D	-0.019	NO
		SR 134 WB Off-Ramp	P.M.	0.571	A	0.589	A	0.018	NO	0.579	A	0.008	NO
19.	[a]	Lankershim Boulevard &	A.M.	1.181	F	1.260	F	0.079	YES	1.115	F	-0.066	NO
		Riverside Drive	P.M.	1.033	F	1.063	F	0.030	YES	0.968	E	-0.065	NO
20.	[a]	Lankershim Boulevard &	A.M.	1.283	F	1.378	F	0.095	YES	1.060	F	-0.223	NO
		Moorpark Street	P.M.	1.151	F	1.207	F	0.056	YES	1.112	F	-0.039	NO

TABLE B-1
SUMMARY OF INTERSECTION LEVEL OF SERVICE ANALYSIS - ALTERNATIVE 10 (WITHOUT METRO-UNIVERSAL PROJECT IN BASE CONDITIONS)

No.		Intersection	Peak Hour	Future without Alternative 10		Future with Alternative 10 with TDM, Before Mitigations				Future with Alternative 10 with TDM and Mitigations			
				V/C	LOS	V/C	LOS	Change in V/C	Significant Impact?	V/C	LOS	Change in V/C	Significant Impact?
21.	[a]	Lankershim Boulevard &	A.M.	0.868	D	0.951	E	0.083	YES	0.806	D	-0.062	NO
		Whipple Street	P.M.	0.449	A	0.489	A	0.040	NO	0.479	A	0.030	NO
22.	[a]	US 101 NB Ramps &	A.M.	0.172	A	0.198	A	0.026	NO	0.294	A	0.122	NO
		Campo de Cahuenga Way	P.M.	0.532	A	0.593	A	0.061	NO	0.593	A	0.061	NO
23.	[a]	Metro Driveway &	A.M.	0.059	A	0.075	A	0.016	NO	0.200	A	0.141	NO
		Campo de Cahuenga Way	P.M.	0.376	A	0.439	A	0.063	NO	0.502	A	0.126	NO
24.	[a]	Cahuenga Boulevard &	A.M.	1.800	F	1.817	F	0.017	YES	1.782	F	-0.018	NO
		Magnolia Boulevard	P.M.	1.396	F	1.401	F	0.005	NO	1.322	F	-0.074	NO
25.	[a]	Cahuenga Boulevard &	A.M.	0.916	E	0.932	E	0.016	YES	0.899	D	-0.017	NO
		Huston Street	P.M.	0.541	A	0.545	A	0.004	NO	0.472	A	-0.069	NO
26.	[a]	Cahuenga Boulevard &	A.M.	1.463	F	1.480	F	0.017	YES	1.446	F	-0.017	NO
		Camarillo Street	P.M.	1.268	F	1.273	F	0.005	NO	1.218	F	-0.050	NO
27.	[a]	Cahuenga Boulevard &	A.M.	0.592	A	0.682	B	0.090	NO	0.617	B	0.025	NO
		SR 134 WB Off-Ramp	P.M.	0.519	A	0.555	A	0.036	NO	0.518	A	-0.001	NO
28.	[a]	Cahuenga Boulevard &	A.M.	0.909	E	0.951	E	0.042	YES	0.663	B	-0.246	NO
		SR 134 EB Ramps	P.M.	0.870	D	0.977	E	0.107	YES	0.799	C	-0.071	NO
29.	[a]	Cahuenga Boulevard &	A.M.	1.083	F	1.146	F	0.063	YES	0.955	E	-0.128	NO
		Riverside Drive	P.M.	1.212	F	1.293	F	0.081	YES	1.137	F	-0.075	NO
30.	[a]	Cahuenga Boulevard &	A.M.	0.899	D	0.981	E	0.082	YES	0.839	D	-0.060	NO
		Moorpark Street	P.M.	0.969	E	1.053	F	0.084	YES	0.999	E	0.030	YES
31.	[a]	Cahuenga Boulevard &	A.M.	0.549	A	0.618	B	0.069	NO	0.469	A	-0.080	NO
		Whipple Street	P.M.	0.541	A	0.626	B	0.085	NO	0.572	A	0.031	NO
33.	[a]	Lankershim Boulevard &	A.M.	0.708	C	0.808	D	0.100	YES	0.615	B	-0.093	NO
		Cahuenga Boulevard	P.M.	0.562	A	0.625	B	0.063	NO	0.529	A	-0.033	NO
34.	[a]	Lankershim Boulevard &	A.M.	0.570	A	0.624	B	0.054	NO	0.465	A	-0.105	NO
		Valleyheart Drive/James Stewart Avenue	P.M.	0.645	B	0.740	C	0.095	YES	0.629	B	-0.016	NO
35.	[a]	Lankershim Boulevard &	A.M.	0.731	C	0.790	C	0.059	YES	0.574	A	-0.157	NO
		Main Street	P.M.	0.539	A	0.745	C	0.206	YES	0.617	B	0.078	NO
36.	[a]	Lankershim Boulevard &	A.M.	0.997	E	1.216	F	0.219	YES	0.962	E	-0.035	NO
		Campo de Cahuenga Way/Universal Hollywood Drive	P.M.	1.059	F	1.228	F	0.169	YES	1.011	F	-0.048	NO
37.	[a]	Lankershim Boulevard &	A.M.	0.798	C	0.955	E	0.157	YES	0.643	B	-0.155	NO
		US 101 NB Off-Ramp	P.M.	0.703	C	0.805	D	0.102	YES	0.543	A	-0.160	NO
38.	[a], [b]	Lankershim Boulevard &	A.M.	0.923	E	0.975	E	0.052	YES	0.838	D	-0.085	NO
		Ventura Boulevard/Cahuenga Boulevard	P.M.	0.864	D	0.899	D	0.035	YES	0.743	C	-0.121	NO
39.	[a]	US 101 SB Ramps/Regal Place &	A.M.	0.813	D	0.850	D	0.037	YES	0.785	C	-0.028	NO
		Cahuenga Boulevard	P.M.	0.793	C	0.834	D	0.041	YES	0.641	B	-0.152	NO
40.	[a]	Ledge Avenue/Moorpark Way &	A.M.	0.957	E	0.998	E	0.041	YES	0.933	E	-0.024	NO
		Riverside Drive	P.M.	0.907	E	0.965	E	0.058	YES	0.860	D	-0.047	NO

TABLE B-1
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No.		Intersection	Peak Hour	Future without Alternative 10		Future with Alternative 10 with TDM, Before Mitigations				Future with Alternative 10 with TDM and Mitigations			
				V/C	LOS	V/C	LOS	Change in V/C	Significant Impact?	V/C	LOS	Change in V/C	Significant Impact?
41.	[a]	Forman Avenue &	A.M.	0.755	C	0.777	C	0.022	NO	0.717	C	-0.038	NO
		Riverside Drive	P.M.	0.821	D	0.859	D	0.038	YES	0.786	C	-0.035	NO
42.	[a]	Broadlawn Drive &	A.M.	0.638	B	0.669	B	0.031	NO	0.633	B	-0.005	NO
		Cahuenga Boulevard	P.M.	0.437	A	0.517	A	0.080	NO	0.479	A	0.042	NO
43.	[a]	Universal Center Drive/Universal Studios Boulevard &	A.M.	0.397	A	0.413	A	0.016	NO	0.403	A	0.006	NO
		Buddy Holly Drive	P.M.	0.892	D	0.876	D	-0.016	NO	0.866	D	-0.026	NO
44.	[a]	Universal Studios Boulevard &	A.M.	0.654	B	0.690	B	0.036	NO	0.576	A	-0.078	NO
		Cahuenga Boulevard	P.M.	0.699	B	0.776	C	0.077	YES	0.644	B	-0.055	NO
45.	[a]	Oakshire Drive &	A.M.	0.699	B	0.735	C	0.036	NO	0.630	B	-0.069	NO
		Cahuenga Boulevard	P.M.	0.755	C	0.823	D	0.068	YES	0.616	B	-0.139	NO
46.	[a]	US 101 SB Ramps w/o Barham Boulevard &	A.M.	1.216	F	1.274	F	0.058	YES	1.162	F	-0.054	NO
		Cahuenga Boulevard	P.M.	1.367	F	1.467	F	0.100	YES	1.221	F	-0.146	NO
47.	[a]	Barham Boulevard &	A.M.	1.061	F	1.081	F	0.020	YES	1.070	F	0.009	NO
		Cahuenga Boulevard	P.M.	1.341	F	1.359	F	0.018	YES	1.315	F	-0.026	NO
48.	[a]	Barham Boulevard &	A.M.	1.109	F	1.120	F	0.011	YES	1.103	F	-0.006	NO
		Buddy Holly Drive/Cahuenga Boulevard	P.M.	1.321	F	1.320	F	-0.001	NO	0.979	E	-0.342	NO
49.	[a]	Oakcrest Drive &	A.M.	0.964	E	0.983	E	0.019	YES	0.953	E	-0.011	NO
		Cahuenga Boulevard	P.M.	0.715	C	0.731	C	0.016	NO	0.712	C	-0.003	NO
50.	[a]	Mulholland Drive &	A.M.	1.033	F	1.056	F	0.023	YES	1.028	F	-0.005	NO
		Cahuenga Boulevard	P.M.	1.049	F	1.073	F	0.024	YES	1.054	F	0.005	NO
51.	[a]	Cahuenga Boulevard &	A.M.	0.863	D	0.879	D	0.016	NO	0.850	D	-0.013	NO
		Hillpark Drive	P.M.	0.723	C	0.737	C	0.014	NO	0.718	C	-0.005	NO
52.	[a]	Barham Boulevard &	A.M.	1.027	F	1.038	F	0.011	YES	1.017	F	-0.010	NO
		De Witt Drive	P.M.	0.994	E	0.994	E	0.000	NO	0.912	E	-0.082	NO
53.	[a]	Barham Boulevard &	A.M.	1.165	F	1.175	F	0.010	YES	1.154	F	-0.011	NO
		Lake Hollywood Drive	P.M.	1.089	F	1.112	F	0.023	YES	1.090	F	0.001	NO
54.	[a]	Barham Boulevard &	A.M.	1.044	F	1.054	F	0.010	YES	1.033	F	-0.011	NO
		Coyote Canyon Road	P.M.	0.927	E	0.923	E	-0.004	NO	0.894	D	-0.033	NO
55.	[a]	Barham Boulevard &	A.M.	1.352	F	1.383	F	0.031	YES	1.241	F	-0.111	NO
		Lakeside Plaza Drive/Forest Lawn Drive	P.M.	1.204	F	1.213	F	0.009	NO	1.077	F	-0.127	NO
56.	[a]	Warner Brothers Studios Gate 7/Gate 8 &	A.M.	0.732	C	0.753	C	0.021	NO	0.762	C	0.030	NO
		Forest Lawn Drive	P.M.	0.542	A	0.559	A	0.017	NO	0.537	A	-0.005	NO
57.	[a]	Memorial Drive &	A.M.	0.529	A	0.550	A	0.021	NO	0.559	A	0.030	NO
		Forest Lawn Drive	P.M.	0.535	A	0.552	A	0.017	NO	0.534	A	-0.001	NO
58.	[a]	Mount Sinai Drive &	A.M.	0.531	A	0.551	A	0.020	NO	0.561	A	0.030	NO
		Forest Lawn Drive	P.M.	0.443	A	0.460	A	0.017	NO	0.441	A	-0.002	NO
59.	[a]	Forest Lawn Drive &	A.M.	1.141	F	1.180	F	0.039	YES	0.573	A	-0.568	NO
		Zoo Drive	P.M.	0.815	D	0.842	D	0.027	YES	0.707	C	-0.108	NO

TABLE B-1
SUMMARY OF INTERSECTION LEVEL OF SERVICE ANALYSIS - ALTERNATIVE 10 (WITHOUT METRO-UNIVERSAL PROJECT IN BASE CONDITIONS)

No.		Intersection	Peak Hour	Future without Alternative 10		Future with Alternative 10 with TDM, Before Mitigations				Future with Alternative 10 with TDM and Mitigations			
				V/C	LOS	V/C	LOS	Change in V/C	Significant Impact?	V/C	LOS	Change in V/C	Significant Impact?
62.	[a]	Cahuenga Boulevard/Highland Avenue &	A.M.	0.730	C	0.741	C	0.011	NO	0.731	C	0.001	NO
		Pat Moore Way/US 101 On-Ramps	P.M.	0.602	B	0.623	B	0.021	NO	0.613	B	0.011	NO
63.	[a]	Highland Avenue &	A.M.	0.856	D	0.867	D	0.011	NO	0.857	D	0.001	NO
		Odin Street	P.M.	0.704	C	0.710	C	0.006	NO	0.700	B	-0.004	NO
64.	[a]	Highland Avenue &	A.M.	0.740	C	0.747	C	0.007	NO	0.737	C	-0.003	NO
		Camrose Drive	P.M.	0.691	B	0.696	B	0.005	NO	0.686	B	-0.005	NO
65.	[a], [c]	Highland Avenue &	A.M.	-	F	-	F	0.010	NO	-	F	0.000	NO
		Franklin Avenue	P.M.	-	F	-	F	0.005	NO	-	F	-0.005	NO
66.	[a], [c]	Highland Avenue &	A.M.	-	F	-	F	0.013	YES	-	F	0.003	NO
		Franklin Place/Franklin Avenue	P.M.	-	F	-	F	0.008	NO	-	F	-0.002	NO
67.	[a]	Odin Street &	A.M.	0.567	A	0.574	A	0.007	NO	0.574	A	0.007	NO
		Cahuenga Boulevard	P.M.	0.769	C	0.773	C	0.004	NO	0.773	C	0.004	NO
68.	[a]	Cahuenga Boulevard &	A.M.	0.648	B	0.659	B	0.011	NO	0.659	B	0.011	NO
		US 101 NB Off-Ramp	P.M.	1.069	F	1.075	F	0.006	NO	1.075	F	0.006	NO
69.	[a]	Cahuenga Boulevard &	A.M.	0.873	D	0.878	D	0.005	NO	0.868	D	-0.005	NO
		Franklin Avenue	P.M.	1.323	F	1.326	F	0.003	NO	1.316	F	-0.007	NO
70.	[a]	Cahuenga Boulevard &	A.M.	0.925	E	0.926	E	0.001	NO	0.926	E	0.001	NO
		Hollywood Boulevard	P.M.	0.823	D	0.827	D	0.004	NO	0.827	D	0.004	NO
71.	[a]	Vine Street &	A.M.	0.660	B	0.660	B	0.000	NO	0.650	B	-0.010	NO
		Franklin Avenue/US 101 SB Off-Ramp	P.M.	0.539	A	0.542	A	0.003	NO	0.532	A	-0.007	NO
74.		Pass Avenue &	A.M.	0.775	C	0.777	C	0.002	NO	0.793	C	0.018	NO
		Magnolia Boulevard	P.M.	0.887	D	0.889	D	0.002	NO	0.885	D	-0.002	NO
75.		Pass Avenue &	A.M.	0.846	D	0.854	D	0.008	NO	0.824	D	-0.022	NO
		Verdugo Avenue	P.M.	1.194	F	1.200	F	0.006	NO	1.130	F	-0.064	NO
76.		Pass Avenue &	A.M.	0.523	A	0.525	A	0.002	NO	0.539	A	0.016	NO
		Oak Street	P.M.	0.619	B	0.621	B	0.002	NO	0.621	B	0.002	NO
77.	[d]	Evergreen Street/Riverside Drive &	A.M.	0.730	C	0.746	C	0.016	NO	0.637	B	-0.093	NO
		Alameda Avenue	P.M.	0.799	C	0.821	D	0.022	YES	0.736	C	-0.063	NO
78.		Pass Avenue &	A.M.	0.787	C	0.791	C	0.004	NO	0.755	C	-0.032	NO
		SR 134 EB Off-Ramp	P.M.	0.691	B	0.696	B	0.005	NO	0.646	B	-0.045	NO
79.	[d]	Pass Avenue &	A.M.	0.975	E	0.981	E	0.006	NO	0.966	E	-0.009	NO
		Alameda Avenue	P.M.	1.053	F	1.069	F	0.016	YES	0.984	E	-0.069	NO
80.	[d]	Pass Avenue &	A.M.	0.812	D	0.828	D	0.016	NO	0.802	D	-0.010	NO
		Riverside Drive	P.M.	0.631	B	0.633	B	0.002	NO	0.593	A	-0.038	NO
81.	[d]	Olive Avenue &	A.M.	0.967	E	0.985	E	0.018	YES	0.859	D	-0.108	NO
		Pass Avenue	P.M.	0.948	E	0.965	E	0.017	YES	0.770	C	-0.178	NO
82.	[d]	Olive Avenue &	A.M.	0.806	D	0.810	D	0.004	NO	0.780	C	-0.026	NO
		Warner Brothers Studios Gate 2/Gate 3	P.M.	0.853	D	0.859	D	0.006	NO	0.865	D	0.012	NO

TABLE B-1
SUMMARY OF INTERSECTION LEVEL OF SERVICE ANALYSIS - ALTERNATIVE 10 (WITHOUT METRO-UNIVERSAL PROJECT IN BASE CONDITIONS)

No.		Intersection	Peak Hour	Future without Alternative 10		Future with Alternative 10 with TDM, Before Mitigations				Future with Alternative 10 with TDM and Mitigations			
				V/C	LOS	V/C	LOS	Change in V/C	Significant Impact?	V/C	LOS	Change in V/C	Significant Impact?
83.	[d]	Olive Avenue &	A.M.	0.652	B	0.661	B	0.009	NO	0.648	B	-0.004	NO
		Warner Brothers Studios Gate 1/Lakeside Drive	P.M.	0.825	D	0.831	D	0.006	NO	0.795	C	-0.030	NO
84.	[d]	Hollywood Way &	A.M.	1.307	F	1.311	F	0.004	NO	1.315	F	0.008	NO
		Alameda Avenue	P.M.	1.259	F	1.261	F	0.002	NO	1.261	F	0.002	NO
85.	[d]	Cordova Street/SR 134 WB Off-Ramp &	A.M.	1.042	F	1.045	F	0.003	NO	1.045	F	0.003	NO
		Alameda Avenue	P.M.	0.927	E	0.941	E	0.014	YES	0.935	E	0.008	NO
86.	[d]	Hollywood Way &	A.M.	0.785	C	0.790	C	0.005	NO	0.793	C	0.008	NO
		Olive Avenue	P.M.	1.198	F	1.200	F	0.002	NO	1.207	F	0.009	NO
87.	[d]	Olive Avenue &	A.M.	0.785	C	0.786	C	0.001	NO	0.786	C	0.001	NO
		Riverside Drive	P.M.	0.869	D	0.871	D	0.002	NO	0.867	D	-0.002	NO
88.	[d]	Lima Street &	A.M.	0.435	A	0.435	A	0.000	NO	0.406	A	-0.029	NO
		Olive Avenue	P.M.	0.450	A	0.451	A	0.001	NO	0.428	A	-0.022	NO
89.	[d]	Olive Avenue &	A.M.	0.927	E	0.931	E	0.004	NO	0.842	D	-0.085	NO
		Alameda Avenue	P.M.	1.079	F	1.087	F	0.008	NO	1.040	F	-0.039	NO
90.		California Street &	A.M.	0.605	B	0.605	B	0.000	NO	0.605	B	0.000	NO
		Riverside Drive	P.M.	0.826	D	0.827	D	0.001	NO	0.824	D	-0.002	NO
91.	[d]	Bob Hope Drive &	A.M.	0.982	E	0.983	E	0.001	NO	0.983	E	0.001	NO
		Alameda Avenue	P.M.	0.997	E	1.001	F	0.004	NO	1.001	F	0.004	NO
92.	[d]	Buena Vista Street &	A.M.	0.936	E	0.936	E	0.000	NO	0.932	E	-0.004	NO
		Alameda Avenue	P.M.	0.938	E	0.941	E	0.003	NO	0.941	E	0.003	NO
93.		Buena Vista Street/SR 134 EB On-Ramp &	A.M.	1.073	F	1.073	F	0.000	NO	1.071	F	-0.002	NO
		Riverside Drive/SR 134 WB Ramps	P.M.	1.020	F	1.023	F	0.003	NO	1.019	F	-0.001	NO
95.	[d]	Buena Vista Street &	A.M.	1.120	F	1.121	F	0.001	NO	1.075	F	-0.045	NO
		Olive Avenue	P.M.	1.098	F	1.099	F	0.001	NO	1.051	F	-0.047	NO
96.	[a], [b]	Sepulveda Boulevard &	A.M.	1.291	F	1.291	F	0.000	NO	1.264	F	-0.027	NO
		Ventura Boulevard	P.M.	1.485	F	1.485	F	0.000	NO	1.485	F	0.000	NO
97.	[a]	Noble Avenue &	A.M.	0.807	D	0.821	D	0.014	NO	0.784	C	-0.023	NO
		Ventura Boulevard	P.M.	0.869	D	0.880	D	0.011	NO	0.843	D	-0.026	NO
98.	[a]	Kester Avenue &	A.M.	0.776	C	0.777	C	0.001	NO	0.752	C	-0.024	NO
		Ventura Boulevard	P.M.	0.813	D	0.825	D	0.012	NO	0.788	C	-0.025	NO
99.	[a]	Willis Avenue &	A.M.	0.666	B	0.681	B	0.015	NO	0.644	B	-0.022	NO
		Ventura Boulevard	P.M.	0.720	C	0.738	C	0.018	NO	0.701	C	-0.019	NO
100.	[a]	Cedros Avenue (West) &	A.M.	0.775	C	0.789	C	0.014	NO	0.752	C	-0.023	NO
		Ventura Boulevard	P.M.	0.932	E	0.950	E	0.018	YES	0.913	E	-0.019	NO
101.	[a]	Cedros Avenue (East) &	A.M.	1.069	F	1.085	F	0.016	YES	1.046	F	-0.023	NO
		Ventura Boulevard	P.M.	0.832	D	0.835	D	0.003	NO	0.796	C	-0.036	NO
102.	[a]	Van Nuys Avenue &	A.M.	1.115	F	1.133	F	0.018	YES	1.093	F	-0.022	NO
		Ventura Boulevard	P.M.	1.288	F	1.309	F	0.021	YES	1.269	F	-0.019	NO

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No.	Intersection	Peak Hour	Future without Alternative 10		Future with Alternative 10 with TDM, Before Mitigations				Future with Alternative 10 with TDM and Mitigations			
			V/C	LOS	V/C	LOS	Change in V/C	Significant Impact?	V/C	LOS	Change in V/C	Significant Impact?
103. [a]	Tyrone Avenue/Beverly Glen Boulevard &	A.M.	0.854	D	0.869	D	0.015	NO	0.833	D	-0.021	NO
	Ventura Boulevard	P.M.	1.001	F	1.003	F	0.002	NO	0.967	E	-0.034	NO
104. [a]	Hazeltine Avenue (West) &	A.M.	0.744	C	0.755	C	0.011	NO	0.719	C	-0.025	NO
	Ventura Boulevard	P.M.	0.861	D	0.880	D	0.019	NO	0.843	D	-0.018	NO
105. [a]	Stern Avenue (West) &	A.M.	0.583	A	0.600	A	0.017	NO	0.563	A	-0.020	NO
	Ventura Boulevard	P.M.	0.594	A	0.613	B	0.019	NO	0.577	A	-0.017	NO
106. [a], [b]	Woodman Avenue &	A.M.	0.805	D	0.822	D	0.017	NO	0.785	C	-0.020	NO
	Ventura Boulevard	P.M.	0.891	D	0.911	E	0.020	YES	0.875	D	-0.016	NO
107. [a]	Sunnyslope Avenue &	A.M.	0.683	B	0.701	C	0.018	NO	0.664	B	-0.019	NO
	Ventura Boulevard	P.M.	0.613	B	0.633	B	0.020	NO	0.597	A	-0.016	NO
108. [a]	Dixie Canyon Avenue &	A.M.	0.651	B	0.669	B	0.018	NO	0.632	B	-0.019	NO
	Ventura Boulevard	P.M.	0.690	B	0.711	C	0.021	NO	0.674	B	-0.016	NO
109. [a]	Fulton Avenue &	A.M.	0.843	D	0.861	D	0.018	NO	0.824	D	-0.019	NO
	Ventura Boulevard	P.M.	0.856	D	0.876	D	0.020	YES	0.839	D	-0.017	NO
110. [a]	Valley Vista Boulevard/Ethel Avenue &	A.M.	0.759	C	0.779	C	0.020	NO	0.743	C	-0.016	NO
	Ventura Boulevard	P.M.	0.752	C	0.773	C	0.021	NO	0.737	C	-0.015	NO
111. [a]	Coldwater Canyon Avenue &	A.M.	1.200	F	1.220	F	0.020	YES	1.180	F	-0.020	NO
	Ventura Boulevard	P.M.	1.475	F	1.499	F	0.024	YES	1.459	F	-0.016	NO
112. [a]	Whitsett Avenue/Laurel Terrace Drive &	A.M.	0.724	C	0.745	C	0.021	NO	0.705	C	-0.019	NO
	Ventura Boulevard	P.M.	0.883	D	0.907	E	0.024	YES	0.867	D	-0.016	NO
113. [a]	Laurelgrove Avenue &	A.M.	0.590	A	0.610	B	0.020	NO	0.573	A	-0.017	NO
	Ventura Boulevard	P.M.	0.707	C	0.731	C	0.024	NO	0.694	B	-0.013	NO
114. [a]	Vantage Avenue &	A.M.	0.661	B	0.683	B	0.022	NO	0.646	B	-0.015	NO
	Ventura Boulevard	P.M.	0.689	B	0.712	C	0.023	NO	0.675	B	-0.014	NO
115. [a], [b]	Laurel Canyon Boulevard &	A.M.	1.131	F	1.153	F	0.022	YES	1.113	F	-0.018	NO
	Ventura Boulevard	P.M.	1.046	F	1.072	F	0.026	YES	1.032	F	-0.014	NO
116. [a]	Radford Avenue/Ventura Place &	A.M.	0.626	B	0.649	B	0.023	NO	0.610	B	-0.016	NO
	Ventura Boulevard	P.M.	0.632	B	0.637	B	0.005	NO	0.598	A	-0.034	NO
118. [a]	Lankershim Boulevard/Tujunga Avenue &	A.M.	1.183	F	1.187	F	0.004	NO	1.177	F	-0.006	NO
	Burbank Boulevard	P.M.	1.163	F	1.171	F	0.008	NO	1.161	F	-0.002	NO
119. [a]	Vineland Avenue &	A.M.	0.835	D	0.841	D	0.006	NO	0.831	D	-0.004	NO
	Burbank Boulevard	P.M.	0.789	C	0.795	C	0.006	NO	0.785	C	-0.004	NO
120. [a]	Cahuenga Boulevard &	A.M.	1.152	F	1.157	F	0.005	NO	1.131	F	-0.021	NO
	Burbank Boulevard	P.M.	1.069	F	1.073	F	0.004	NO	1.063	F	-0.006	NO
121. [a]	Cahuenga Boulevard &	A.M.	0.458	A	0.463	A	0.005	NO	0.442	A	-0.016	NO
	Chandler Boulevard	P.M.	0.694	B	0.700	B	0.006	NO	0.683	B	-0.011	NO
122.	La Cienega Boulevard &	A.M.	0.830	D	0.831	D	0.001	NO	0.831	D	0.001	NO
	Sunset Boulevard	P.M.	1.215	F	1.218	F	0.003	NO	1.218	F	0.003	NO

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			V/C	LOS	V/C	LOS	Change in V/C	Significant Impact?	V/C	LOS	Change in V/C	Significant Impact?
123. [b]	La Cienega Boulevard &	A.M.	1.067	F	1.066	F	-0.001	NO	1.066	F	-0.001	NO
	Santa Monica Boulevard	P.M.	0.916	E	0.917	E	0.001	NO	0.917	E	0.001	NO
124. [a]	Laurel Canyon Boulevard &	A.M.	0.602	B	0.606	B	0.004	NO	0.596	A	-0.006	NO
	Hollywood Boulevard	P.M.	0.754	C	0.754	C	0.000	NO	0.744	C	-0.010	NO
125. [a]	Crescent Heights Boulevard &	A.M.	1.235	F	1.243	F	0.008	NO	1.243	F	0.008	NO
	Sunset Boulevard	P.M.	0.981	E	0.981	E	0.000	NO	0.981	E	0.000	NO
126. [a]	Fairfax Avenue &	A.M.	0.948	E	0.951	E	0.003	NO	0.951	E	0.003	NO
	Hollywood Boulevard	P.M.	0.874	D	0.874	D	0.000	NO	0.874	D	0.000	NO
127. [a]	Fairfax Avenue &	A.M.	0.723	C	0.724	C	0.001	NO	0.724	C	0.001	NO
	Sunset Boulevard	P.M.	0.947	E	0.949	E	0.002	NO	0.949	E	0.002	NO
128. [a], [c]	La Brea Avenue &	A.M.	-	E	-	E	0.007	NO	-	E	-0.003	NO
	Franklin Avenue	P.M.	-	E	-	E	0.006	NO	-	E	-0.004	NO
129. [a]	La Brea Avenue &	A.M.	1.016	F	1.023	F	0.007	NO	1.013	F	-0.003	NO
	Hollywood Boulevard	P.M.	0.925	E	0.929	E	0.004	NO	0.919	E	-0.006	NO
130. [a]	La Brea Avenue &	A.M.	0.925	E	0.928	E	0.003	NO	0.918	E	-0.007	NO
	Sunset Boulevard	P.M.	1.082	F	1.091	F	0.009	NO	1.081	F	-0.001	NO
131.	La Brea Avenue &	A.M.	1.071	F	1.074	F	0.003	NO	1.074	F	0.003	NO
	Fountain Avenue	P.M.	1.032	F	1.033	F	0.001	NO	1.033	F	0.001	NO
132.	La Brea Avenue &	A.M.	0.972	E	0.975	E	0.003	NO	0.975	E	0.003	NO
	Santa Monica Boulevard	P.M.	1.079	F	1.081	F	0.002	NO	1.081	F	0.002	NO
133. [a], [c]	Highland Avenue &	A.M.	-	F	-	F	0.017	YES	-	F	0.007	NO
	Hollywood Boulevard	P.M.	-	F	-	F	0.017	YES	-	F	0.007	NO
134. [a]	Highland Avenue &	A.M.	0.918	E	0.937	E	0.019	YES	0.927	E	0.009	NO
	Sunset Boulevard	P.M.	0.881	D	0.899	D	0.018	NO	0.889	D	0.008	NO
135. [a]	Highland Avenue &	A.M.	0.989	E	0.997	E	0.008	NO	0.987	E	-0.002	NO
	Fountain Avenue	P.M.	0.787	C	0.799	C	0.012	NO	0.789	C	0.002	NO
136. [a], [b]	Highland Avenue &	A.M.	0.917	E	0.921	E	0.004	NO	0.911	E	-0.006	NO
	Santa Monica Boulevard	P.M.	0.936	E	0.939	E	0.003	NO	0.929	E	-0.007	NO
137. [a]	Kester Avenue (East) &	A.M.	0.689	B	0.702	C	0.013	NO	0.665	B	-0.024	NO
	Ventura Boulevard	P.M.	0.989	E	1.003	F	0.014	YES	0.966	E	-0.023	NO
138.	San Vicente Boulevard/Clark St &	A.M.	0.956	E	0.959	E	0.003	NO	0.959	E	0.003	NO
	Sunset Boulevard	P.M.	1.112	F	1.114	F	0.002	NO	1.114	F	0.002	NO
139. [a]	Cahuenga Boulevard &	A.M.	0.906	E	0.907	E	0.001	NO	0.897	D	-0.009	NO
	Sunset Boulevard	P.M.	0.814	D	0.816	D	0.002	NO	0.806	D	-0.008	NO
140. [a]	Lankershim Boulevard &	A.M.	0.586	A	0.593	A	0.007	NO	0.593	A	0.007	NO
	Chandler Boulevard (North)	P.M.	0.350	A	0.353	A	0.003	NO	0.353	A	0.003	NO
141. [a]	SR 170 SB Ramps &	A.M.	0.771	C	0.781	C	0.010	NO	0.743	C	-0.028	NO
	Magnolia Boulevard	P.M.	0.606	B	0.607	B	0.001	NO	0.563	A	-0.043	NO

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No.		Intersection	Peak Hour	Future without Alternative 10		Future with Alternative 10 with TDM, Before Mitigations				Future with Alternative 10 with TDM and Mitigations			
				V/C	LOS	V/C	LOS	Change in V/C	Significant Impact?	V/C	LOS	Change in V/C	Significant Impact?
142.	[a]	SR 170 NB Ramps &	A.M.	0.545	A	0.555	A	0.010	NO	0.515	A	-0.030	NO
		Magnolia Boulevard	P.M.	0.706	C	0.709	C	0.003	NO	0.699	B	-0.007	NO
144.	[a]	Coldwater Canyon Avenue &	A.M.	0.560	A	0.560	A	0.000	NO	0.550	A	-0.010	NO
		US 101 NB Ramps	P.M.	0.550	A	0.551	A	0.001	NO	0.541	A	-0.009	NO
145.	[a]	Coldwater Canyon Avenue &	A.M.	0.630	B	0.631	B	0.001	NO	0.621	B	-0.009	NO
		US 101 SB Ramps	P.M.	0.604	B	0.604	B	0.000	NO	0.594	A	-0.010	NO
146.	[a]	Coldwater Canyon Avenue &	A.M.	0.953	E	0.955	E	0.002	NO	0.945	E	-0.008	NO
		Moorpark Street	P.M.	1.103	F	1.104	F	0.001	NO	1.094	F	-0.009	NO
147.	[a]	Laurel Canyon Boulevard &	A.M.	0.764	C	0.764	C	0.000	NO	0.754	C	-0.010	NO
		US 101 NB Ramps	P.M.	0.692	B	0.692	B	0.000	NO	0.682	B	-0.010	NO
148.	[a]	Laurel Canyon Boulevard &	A.M.	0.734	C	0.735	C	0.001	NO	0.725	C	-0.009	NO
		US 101 SB Ramps	P.M.	0.646	B	0.646	B	0.000	NO	0.636	B	-0.010	NO
149.	[a]	Laurel Canyon Boulevard &	A.M.	1.172	F	1.176	F	0.004	NO	1.166	F	-0.006	NO
		Moorpark Street	P.M.	1.286	F	1.289	F	0.003	NO	1.279	F	-0.007	NO
150.	[a]	Colfax Avenue &	A.M.	0.998	E	0.999	E	0.001	NO	0.989	E	-0.009	NO
		Riverside Drive	P.M.	1.003	F	1.005	F	0.002	NO	0.995	E	-0.008	NO
151.	[a]	Colfax Avenue &	A.M.	0.863	D	0.865	D	0.002	NO	0.855	D	-0.008	NO
		Moorpark Street	P.M.	0.654	B	0.655	B	0.001	NO	0.645	B	-0.009	NO
152.	[a]	Lankershim Boulevard &	A.M.	0.750	C	0.758	C	0.008	NO	0.758	C	0.008	NO
		Chandler Boulevard (South)	P.M.	0.602	B	0.611	B	0.009	NO	0.611	B	0.009	NO
153.	[d]	Hollywood Way &	A.M.	1.264	F	1.266	F	0.002	NO	1.270	F	0.006	NO
		Verdugo Avenue	P.M.	1.158	F	1.162	F	0.004	NO	1.158	F	0.000	NO
154.	[d]	Hollywood Way &	A.M.	1.276	F	1.278	F	0.002	NO	1.282	F	0.006	NO
		Magnolia Boulevard	P.M.	1.052	F	1.053	F	0.001	NO	1.053	F	0.001	NO
155.	[d]	Buena Vista Street &	A.M.	1.012	F	1.012	F	0.000	NO	1.014	F	0.002	NO
		Verdugo Avenue	P.M.	1.167	F	1.173	F	0.006	NO	1.169	F	0.002	NO
156.	[d]	Buena Vista Street &	A.M.	1.062	F	1.067	F	0.005	NO	1.068	F	0.006	NO
		Magnolia Boulevard	P.M.	1.147	F	1.147	F	0.000	NO	1.147	F	0.000	NO
160.		Vineland Avenue &	A.M.	0.600	A	0.638	B	0.038	NO	0.580	A	-0.020	NO
		US 101 SB Ramps	P.M.	0.632	B	0.648	B	0.016	NO	0.597	A	-0.035	NO

Notes:

[a] Intersection is operating under the LADOT Adaptive Traffic Control System (ATCS). A credit of 0.10 in V/C ratio was included in the analysis.

[b] Denotes CMP arterial monitoring station.

[c] Traffic counts at this location were not fully representative of the situation due to downstream constraints and pedestrian conflicts. LOS is based on field observations and has not been calculated based on the Universal City Transportation Model.

[d] Intersection is connected to the City of Burbank's Traffic Signal Interconnect & Signal Timing System. A credit of 0.02 in V/C ratio was included in the analysis.

EXHIBIT 33

City of Los Angeles
Department of City Planning

2/21/2013
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5601 W SANTA MONICA BLVD
5609 W SANTA MONICA BLVD
5612 W VIRGINIA AVE

ZIP CODES

90038

RECENT ACTIVITY

Adaptive Reuse Incentive Spec. Pln-Ord 175038

CASE NUMBERS

CPC-2006-4401-GPA-ZC-ZV-HD-ZAA-ZAI-SPR
CPC-2006-4392-GPA-ZC-ZV-HD-ZAA-ZAI-SPR
CPC-2003-2115-CRA
CPC-1999-324-ICO
CPC-1999-2293-ICO
CPC-1986-835-GPC
CASE-6292
CASE-5565
CASE-3002
ORD-179284
ORD-179167
ORD-173562
ORD-165666-SA410
ORD-165666-SA395
ZA-9266
ZA-7094
ZA-7044
ZA-20845
ZA-15172
VTT-66044
VTT-66814
ENV-2005-7720-EIR

Address/Legal Information	
PIN Number	144B193 593
Lot/Parcel Area (Calculated)	53,107.3 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID H5
Assessor Parcel No. (APN)	5536012014
Tract	TR 9834
Map Reference	M B 169-7/8
Block	None
Lot	1
Arb (Lot Cut Reference)	None
Map Sheet	144B193
Jurisdictional Information	
Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Hollywood Studio District
Council District	CD 13 - Eric Garcetti
Census Tract #	1909.01
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	None
Zoning	(T)(Q)RAS4-2D
Zoning Information (ZI)	ZI-1352 Hollywood Redevelopment Project
	ZI-2277 Hollywood Redevelopment Project
	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
General Plan Land Use	Neighborhood Office Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas Specific Plan
CRA - Community Redevelopment Agency	Hollywood Redevelopment Project
Central City Parking	No
Downtown Parking	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: Lexington Pocket Park
Assessor Information	
Assessor Parcel No. (APN)	5536012014
APN Area (Co. Public Works)*	1.650 (ac)
Use Code	Not Available
Assessed Land Val.	$7,855,753
Assessed Improvement Val.	$11,317
Last Owner Change	12/03/04
Last Sale Amount	$21,000,210
Tax Rate Area	200
Deed Ref No. (City Clerk)	575316
	3128374
	3-34
	2510337,38
	1777559
	1539402
	1238
Building 1	
Year Built	1972
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	26,000.0 (sq ft)
Building 2	
Year Built	1928
Building Class	AX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	91,014.0 (sq ft)
Building 3	
Year Built	1972
Building Class	CXD
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	7,338.0 (sq ft)
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

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Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.102772
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.3
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13
Rupture Top	3
Rupture Bottom	13
Dip Angle (degrees)	50
Maximum Magnitude	6.4
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	668
Fire Information	
Division	3
Batallion	5
District / Fire Station	52
Red Flag Restricted Parking	No

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EXHIBIT 34

SEC. 12.11.5. RAS4 RESIDENTIAL/ACCESSORY SERVICES ZONE PURPOSE STATEMENT.

(Added by Ord. No. 174,999, Eff. 1/15/03.)

The purpose of this zone is to provide a mechanism to increase housing opportunities, enhance neighborhoods, and revitalize older commercial corridors. The RAS4 Zone is intended to provide a tool to accommodate projected population growth in mixed use and residential projects that is compatible with existing residential neighborhoods.