



August 26th, 2015

Attn. John White
City Clerk's Office
200 North Spring Street, Room 395
Los Angeles, CA 90012

**RE: Public Convenience and Necessity Application
"Circle K"
219 W 7th St. #231, Los Angeles, CA 90014**

Dear Mr. White,

I would like to respectfully submit the enclosed Public Convenience or Necessity Application for Circle K, located at 219 W 7th St. #231, Los Angeles, CA 90014

Please find the following documents to complete the application:

1. Signed & Notarized PCN Application;
2. PCN Attachment – Findings;
3. Abutting ownership list & labels;
4. List of alcohol beverage outlets within 600-ft radius (per question A16);
5. List of sensitive uses located within 600-ft radius (per question A17);
6. List of sensitive uses located between 600-ft and 1000-ft radius (per question A17);
7. Radius, vicinity, and assessor maps;
8. Photo brochure of the subject site;
9. Pertinent Building Permits and Certificate of Occupancies for the subject site;
10. Crime and Liquor License Report Letter & attachment from EPG;

Should you have any questions or concerns regarding the crime and alcohol license data, please feel free to contact me at your earliest convenience. Thank you so much for your time and consideration of this application.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Elizabeth Peterson', is written over a horizontal line.

Elizabeth Peterson

Elizabeth Peterson Group, Inc.
400 South Main Street, Suite 808 Los Angeles, CA 90013
213.620.1904 epginc@epgla.com

PUBLIC CONVENIENCE OR NECESSITY - ATTACHMENT
“Circle K”
219 W 7th St, #231, Los Angeles, CA 90014

Representative: Elizabeth Peterson Elizabeth Peterson Group, Inc. 400 S. Main Street #808 Los Angeles, CA 90013 Tel: 213-620-1904 Fax: 213-620-1587 Email: Elizabeth@epgla.com	Applicant: Zuri Barnes Broadway Restaurants, Inc. 219 W 7th St, #231, Los Angeles, CA 90014 T: (213) 891-1211
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Part E:

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

1. Possible Benefits

Would the business:

- a. Employ local residents (how many)

The project is for an existing grocery store/mini market and already provides as many as 7-8 jobs to the local community.

- b. Generate taxes (provide estimate)

The operator of the project estimate annual gross sales of the mini mart to be \$1.1 million with the addition of beer and wine sales generating close to \$100,000 in taxes.

- c. Provide unique goods and services (which ones)

The approval of this request would provide the community with a beneficial service, allowing for the purchase of beer and wine in conjunction with an existing mini-market. The project will not alter the existing use of the space as it will continue to function primarily as a neighborhood mart. Accordingly, the approval of a Type 20 license will enhance the function of the space, allowing residents and pedestrians to buy groceries, snacks, and other household products while also being able to purchase beer and wine. Further, the area has seen a rapid addition of housing units, such as the lofts at the Haas Building, Pacific Electric Lofts, and Union Lofts. With the rapid development of housing, there is a

growing market demand for the purchase of off-sale beer and wine in a convenient setting, such as the proposed request for the existing market.

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

The proposed request is in conjunction with an existing market. The ability to sell beer and wine will ensure the continued viability of the market use. The market's presence in downtown already resulted in an aesthetic upgrade to the neighborhood through turning an underutilized space into a productive use, and providing more eyes on the street. By doing so, it may help eliminate and prevent the spread of blight and deterioration as well as bolster public safety, especially throughout the nighttime.

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

The project will contribute to long-term economic development in several ways:

- 1) Provide long-term and permanent jobs, including management, security guard positions, and cashiers.*
- 2) Potentially increase the subject property and adjacent property values by improving conditions such as pedestrian safety and providing a viable convenient business that serves local residents' needs.*
- 3) Provide the City with a reliable source of tax revenue from sales as well as employee wages.*
- 4) The project will act as a catalyst of the continued revitalization of the busy commercial corridor in the hub of downtown LA.*

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

N/A – this is a request for off-site sales only.

2. Possible Detrimental Impacts

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

- a. Excessive calls to the Police Department

The project is not expected to generate an increase in calls to the Police Department. For the reasons mentioned above, the project will lead to fewer calls to and a decrease in the demand for Police and other public services. The effects of the revitalization of this corridor—specifically the introduction of markets, cafes, restaurants, and retail—will attract residents, workers, and visitors whose presence will improve safety. Further, the mini market is a small operation – occupying 2,037 SF in a large residential mixed-use building. The

request is for off-site sales only for an existing operational convenience market; sales of beer and wine will only be one of the many retail items sold at the market. As such, the applicant does not foresee any substantial noise externalities or altercations that could put the public welfare at jeopardy. The applicant has further offered private security guard patrol during late hours as well as around the clock video surveillance boosting public safety in this area. As such, the applicants do not anticipate that the small market will cause any excessive calls to the Police Department.

- b. Police resources already strained

The subject site is located in a bustling area of the downtown center and therefore is a part of an active night life environment. With the request for off-site sales only in conjunction with an existing mini-market under responsible management and the provision of private security measures, there is no reason to expect this to occur with the introduction of this project.

- c. High rates of alcoholism, homelessness, etc.
- d. Large “youth” (under 21) population

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

- a. The method of business operation: (large volume of alcohol to food sales, "late" hours (after midnight), high % unskilled (no ABC training class) staff, high % of underage (under 21) staff, etc.)

The applicant is committed to providing a safe and convenient outlet to the community's residents, workers, and visitors. The market will operate past midnight but the request is for off-site sales of beer and wine only. As such, the operator does not foresee substantial noise externalities or nuisances to the surrounding area. Additionally, the conditions and limitations imposed by the Zoning Administrator will ensure that the market's operations have no or minimal negative impacts on the surrounding community. Lastly, all employees (who will be at least 21 years of age) will complete LAPD's STAR (Standardized Training for Alcohol Retailers) and ABC's LEAD (Licensee Education on Alcohol and Drugs) programs within 6 months of operating with an ABC License.

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

The immediate area is in need of more businesses like Circle K that serves the needs of the growing residential population in downtown. There are not many places in the area to purchase beer and wine while shopping for other goods such as groceries, snacks, and household items. Circle K wishes to bring this to convenience to those that are now living, working, and spending time in the newly

bustling downtown center. The mini-market will not only serve those living in the live-work units above in the Haas building but the 52,000 residents, 500,000+ employees, and 10 million visitors that spend time in downtown LA. The use will continue to operate as a casual, inviting, and much-desired mini market appealing to all kinds of people and especially convenient to persons who reside and work in the surrounding apartments and lofts. The primary use of the subject site will remain as a mini market, which sells household goods, snacks, and other non-alcohol related items.

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

As stated previously, the business will continue to primarily function as a mini market/grocery store. The bulk of the shelf-space and floor space will be used to house other non-alcohol related goods. Customers can purchase snacks, soft drinks, water, pastries, groceries, refrigerated foods, and household goods.



August 26, 2015

Attn. John White
City Clerk's Office
200 North Spring Street, Room 395
Los Angeles, CA 90012

**RE: Public Convenience and Necessity Application – Crime and Liquor License Report
“Circle K”
219 W 7th St. #231, Los Angeles, CA**

To whom it may concern,

Alcohol Beverage Control was unable to generate the liquor license and crime concentration report required for the enclosed PCN application. The information provided is from the approved Letter of Determination by the Zoning Administrator's Office.

The subject site is located in Census Tract 2073.01. According to the California Department of Alcoholic Beverage Control (“ABC”) licensing criteria, 4 on-sale and 2 off-sale alcoholic beverage licenses are allocated to subject Census Tract 2073.01. Data provided on the ABC's License Query System indicate that there are 45 existing onsite and 13 off site alcoholic beverage licenses within the subject Census Tract. Per ZA-2014-4270-CUB, there is a demand for licenses beyond the allocated number; further, an over-concentration of licenses is suggested for this type of high-activity retail and commercial center. Please see ZA-2014-4270-CUB Determination Letter for more information.

As indicated in ZA-2014-4270-CUB Determination Letter, the subject site is located in a high crime area but the proposed request for off-site sales is unlikely to result in exacerbating the problem. There were 520 crimes reported in Crime Reporting District No. 153 for the year 2014, which exceeds the citywide average of 163 crimes for the same period. ZA-2014-4270-CUB indicates that the proposed request for off-site beer and wine sales in conjunction with an existing mini-market operating with security guards and a security surveillance system is not anticipated to result in any worsening criminal or nuisance activity or contribute to the area's crime rate.

Please find the following documents enclosed for your reference:

1. ZA-2014-4270-CUB Determination Letter;

Should you have any questions or concerns regarding the crime and alcohol license data, please feel free to contact me at your earliest convenience. Thank you so much for your time and consideration of this application.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Elizabeth Peterson', is written over a horizontal line.

Elizabeth Peterson

Elizabeth Peterson Group, Inc.
400 South Main Street, Suite 808 Los Angeles, CA 90013
213.620.1904 epginc@epgla.com

LINN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
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JIM TOKUNAGA
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**DEPARTMENT OF
CITY PLANNING**

MICHAEL J. LOGRANDE
DIRECTOR

**OFFICE OF
ZONING ADMINISTRATION**

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

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

www.planning.lacity.org

August 7, 2015

Zuri Barnes (A)
Broadway Restaurants, Inc.
219 West 7th Street, Unit 201
Los Angeles, CA 90014

Broadway Exchange Building, LLC (O)
219 West 7th Street
Los Angeles, CA 90014

Elizabeth Peterson (R)
Elizabeth Peterson Group, Inc.
400 South Main Street, #808
Los Angeles, CA 90013

CASE NO. ZA-2014-4270(CUB)
CONDITIONAL USE
219 West 7th Street, Unit 231
Central City Planning Area
Zone : [Q] C5-4D-CDO
D. M. : 127-5A211
C. D. : 14
CEQA: ENV-2014-4271 (ND)
Legal Description: FR Lot 6, Block 17,
Ord's Survey Tract

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

a Conditional Use Permit to allow the sale and dispensing of beer and wine for off-site consumption in conjunction with an existing mini-mart in the [Q]C5-4D-CDO Zone,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor 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 Condition Compliance Unit ("CCU") and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of the grant.
6. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceedings against the City or its agents, officers, or employees relating to or 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. Authorized herein is the sale and dispensing of beer and wine for off-site consumption, in conjunction with an existing 2,307 square-foot mini mart, operating 24-hours a day.
8. The authorization granted herein for the sale of beer and wine for off-site consumption is for **a period of five (5) years** from the effective date of this grant. Thereafter, this authorization shall become null and void and a new authorization will be required to continue the sale of alcohol. The applicant is advised that he/she should allow appropriate time for a new entitlement application to be processed and the application should be approved prior to the expiration date of this grant in order to continue the sale of alcoholic beverages at the restaurant.
9. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator, shall be submitted to the CCU in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the CCU within 30-days of the beginning day of his/her new operator of the establishment along with the dimensioned floor plan of the new operation.
10. **Prior to the effectuation of this grant**, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP 6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached

must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the CCU for attachment to the subject case file.

11. **Prior to the effectuation of this grant**, a camera surveillance system shall be installed and maintained to monitor the interior, entrance, exits and exterior areas. Recorded tapes/images shall be maintained for a minimum period of two (2) weeks. The tapes shall be furnished to the Los Angeles Police Department upon request. The applicant shall provide evidence of the surveillance system to the CCU by submitting an invoice/receipt from the installer, photographs of the cameras installed, the central monitoring screen and a schematic plan cross-referencing the camera locations. The plan will be maintained in the CCU and be made available to the Police Department and the Department of Building and Safety for the purpose of verification or inspections.
12. **Prior to the effectuation of this grant**, an electronic age verification device shall be purchased and retained on the premises to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use. A copy of the purchase receipt and photographs of the device shall be provided to the CCU for inclusion in the case file.
13. There shall be at least one security guard on duty from 9:00 p.m. to 2:00 a.m. The security guard shall regularly patrol the area under the control of the establishment to prevent loitering or undesirable activity by persons around the premises. The security guard must be certified by the State Department Bureau of Consumer Affairs, Bureau and Security and Investigative Services. A copy of the security guard(s) credentials and contract shall be provided to the CCU, **prior to the effectuation of this grant**.
14. **Prior to the beginning of operations**, the applicant shall notify the Condition Compliance Unit via email or U.S. Mail when operations are scheduled to begin. The notification shall be submitted to planning.ccu@lacity.org, with the subject: **"ZA-2014-4270-CUB/Operation Notification"**. The applicant shall also submit (attached or mailed) evidence of compliance with any conditions which require compliance "prior to the beginning of operations" as stated by these conditions.
15. **Prior to the effectuation of this grant**, the manager of the facility shall be made aware of the conditions and shall inform his/her employees of the same. A statement with the signature, printed name, position and date signed by the manager and his/her employees shall be provided to the Condition Compliance Unit. The statement shall state,

We, the undersigned, have read and understood the conditions of approval to allow the sale and dispensing of beer and wine for off-site consumption, in conjunction with an existing mini mart, known as Circle K, and agree to abide and comply with said conditions.

A copy of the conditions of this letter of determination shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety or the State Department of Alcoholic Beverage Control.

16. The exterior windows and glass doors of the restaurant shall be maintained substantially free of signs and other materials from the ground to at least six (6) feet in height above the ground so as to permit surveillance into the location by Police and/or private security. Updated photographic evidence shall be provided to the CCU **Prior to the effectuation of this grant.**
17. **Prior to the effectuation of this grant**, a 24-hour "hot line" shall be provided for complaints or concerns from the community regarding the operation. The 24-hour phone number shall be posted at the following locations:
 - a. Entry, visible to pedestrians
 - b. Cashier's Station

The applicant shall maintain a log of all calls, detailing: (1) date complaint received, (2) nature of complaint, and (3) the manner in which the complaint was resolved. This log shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department. Complaints shall be responded to within 24 hours. The applicant shall provide photographs of the sign postings and a copy of the log to the CCU for inclusion in the Case File.

18. Adequate lighting shall be installed such that it renders all objects and persons clearly visible in front and near the establishment. Photographic evidence of the light fixtures, a schematic diagram indicating the locations and types of light fixture, shall be submitted to the CCU, **prior to the beginning of operations.**
19. Within the **first six months of the beginning of operations** at this establishment, all employees involved with the sale of beer and wine shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter referencing Case No. ZA 2014-4270-CUB from the Police Department to the Condition Compliance Unit as evidence of compliance. In the event there is a change in the licensee, within six months of such change, this training program shall be required for all new staff. The STAR training shall be conducted for all new hires within two months of their employment.
20. Any sound, noise, or music emitted that is under the control of the Petitioner(s), shall not exceed decibel levels that are stated in the Los Angeles Municipal Code. At any time during the term of the grant a City inspector may visit the site during operating hours to measure the noise levels using a calibrated decibel/sound level

meter. If, upon inspection, it is found that the noise level exceeds those allowed by the Citywide Noise Ordinance, the owner will be notified and will be required to modify or, if feasible, eliminate the source of the noise.

21. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
22. The applicant shall be responsible for maintaining the area in front of the premises, free of litter.
23. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or has changed in mode or character from the original approval or if at any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application in association with the appropriate fees, shall be submitted to the Department of City Planning, Condition Compliance Unit within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
24. **MViP – Monitoring, Verification and Inspection Program.** At any time, before, during, or after operating hours, a City inspector may conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and used to rate the operator according to the level of compliance. If a violation exists, the owner/operator will be notified of the deficiency or violation and will be required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed therein, may result in denial of future requests to renew or extend this grant.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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 three 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.

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

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

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 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 AUGUST 24, 2015** unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.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 Planning Staff referenced at the end of the report. This would include clarification, verification of condition compliance and plans or building permit clearances, etc.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the statements made at the public hearing on July 7, 2015, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The subject site is located in Downtown Los Angeles at the northeast corner of Broadway and 7th Street. The property is located within the Central City Community Plan, the Broadway Theatre and Entertainment District Community Design Overlay (CDO), the Downtown Adaptive Reuse Incentive Area and the Los Angeles Enterprise Zone. The site is also subject to Historic Preservation Review. The property is in the [Q] C5-4D-CDO Zone with a land use designation of Regional Center Commercial. The subject lot measures approximately 8,513 square feet, with 55-foot frontage along Broadway and approximately 155-foot frontage on 7th Street. The property was developed in 1915 with the historic designated Haas Building housing apartments with ground floor retail uses.

The proposed project consists of a Conditional Use Permit to allow the off-site sale of beer and wine in conjunction with an existing 2,037 square-foot mini-mart is currently doing business as Circle K, fronting on 7th street. The ground floor uses include a restaurant, a cash checking store and an appliance store. There area offices on the 2nd floor, and apartment units on the upper floors. Currently, Circle-K operates 24-hours. The Applicant is requesting specific hours for the sale of beer and wine between 11:00 a.m. to 2:00 a.m. daily. Inasmuch as the Planning Department does not have jurisdiction to regulate specific alcohol sales hours, the hours of operation considered are those of the mini-market. Limited hours to sell alcohol beverages will be under the ABC.

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

Broadway: Modified 2-Way Secondary Highway.

7th Street: Modified 2-Way Secondary Highway.

Cases, permits, and orders on the subject property (in chronological order):

Building Permit No. 09016-10000-06070 – Issued on June 24, 2009 for a change of use from retail to grocery store with a new floor. No change in parking.

Cases on Surrounding Properties:

210 West 7th Street, 1st Floor

Case No. ZA 2013-3011(CUB) – On August 8, 2014, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a new drugstore/pharmacy.

322 West 7th Street

Case No. ZA 2013-3234(CUB) – On April 22, 2014, the Zoning Administrator approved a request for a Conditional Use to permit the continued sale and dispensing of beer and wine only for on-site consumption.

626 South Spring Street

Case No. ZA 2013-1925(CUB) – On January 15, 2014, the Zoning Administrator approved a Conditional Use authorizing the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing bar/restaurant, in the C2-4D Zone Classification.

712-724 South Spring Street

Case No. ZA 2013-2111(CUB)(CUX) – On December 13, 2013, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption within a restaurant and a Conditional Use to permit live entertainment, and limited incidental dancing in conjunction with a restaurant in the C2-4D Zone.

707 South Broadway

Case No. ZA 2012-2509(MCUP)(CUX) – On August 6, 2013, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a theater and lobby, restaurant, and two bar/lounge uses in the [Q]C5-4D-CDO Zone, and a Conditional Use to permit public dancing, in conjunction with a theater and bar/lounge uses in the [Q]C5-4D-CDO Zone.

724-754 South Broadway, 223 West 8th Street

Case No. ZA 2009-94(CUB)(PA2) – On July 9, 2013, the Zoning Administrator approved plans to allow: the sale and dispensing of beer and wine for off-site consumption in a 1,565 square-foot retail shop; the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 900 square-foot bar with live entertainment; and the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a 5,980 square-foot restaurant with live entertainment in the C5-4D

Zone.

600 South Spring Street

Case No. ZA 2012-3462(CUB) – On April 23, 2013, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing café located in the C2-4D Zone.

221 West 7th Street (219-225 West 7th Street; 657-660 South Broadway)

Case No. ZA 2010-2511(CUB)(PA1) – On July 11, 2012, the Zoning Administrator approved plans to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the addition of a patio with seating with a 2,015 square-foot bar/lounge in the [Q]C5-4D-CDO Zone, previously approved under ZA Case No. 2010-0251(CUB).

600 South Spring Street, R-1 (108 West 6th Street)

Case No. ZA 2011-2547 (CUB) – On February 24, 2012, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction with an existing 1,371 square-foot cafe, "Coffee Bar" in the C2-4D Zone.

618 South Broadway

Case No. ZA 2011-2123(CUB)(CUX) – On January 18, 2012, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with the operation of a proposed two-story, approximately 13,146 square foot restaurant and bar within an existing two-story commercial with operating hours between the hours of 11 :00 a.m. to 2:00 a.m. daily within the [Q]C5-4D-CDO Zone.

648-654 South Broadway

Case No. ZA 2010-3384(CUB)(CUX) – On April 13, 2011, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption and beer and wine for off-site consumption in conjunction with the expansion of an existing restaurant for a total of 45,000 square feet of floor area on five floors in the [Q]C5-4D-CDO Zone, and a Conditional Use Permit to allow live entertainment and patron dancing.

650 South Spring Street

Case No. ZA 2009-3928(CUB)(CUX) – On March 8, 2011, the Zoning Administrator approved a request for a conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption with patron dancing and live entertainment.

650 South Spring Street

Case No. ZA 2007-5442(CUB) – On August 12, 2009, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, live entertainment and public dancing, in conjunction with a proposed approximately 40,000 square-foot restaurant and bar within the ground floor, mezzanine and split level basement of an existing 13-story building.

626 South Broadway

Case No. ZA 2005-2361(CUB)(CUX)(1A) – On December 5, 2006, the Central Area Planning Commission granted a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with three levels proposed as a theater/concert venue located within an existing historic theater; and a Conditional Use to permit dancing in the basement level of the theater complex subject to attached conditions.

Public Hearing

The public hearing was held on July 7, 2015 in City Hall, 200 North Spring Street, Los Angeles, Room 1060. The Representative Elizabeth Peterson and Boris Mayzels, the Haas Building Manager and President of the Historic Core of Downtown Los Angeles BID were present. No other member of the public attended the hearing. Notice of the hearing was mailed on June 11, 2015, and the site was posted on June 24, 2015.

Ms. Peterson presented testimony before the Hearing Officer. She described the early occupancy history of the historically-designated building, known as the Haas Building - which included the branch offices of the Chicago Tribune. She stated that there are 68 live work lofts in the upper floors, with offices on the 2nd floor and commercial uses on the ground floor. She stated that Zuri Barnes is the Applicant and Operator of Circle K and is requesting a Conditional Use Permit to allow the off-site sales of beer and wine, with an ABC License Type20. She stated that currently Circle K operates 24-hours, but Mr. Barnes is requesting hours to sell beer and wine from 11:00 a.m. to 2:00 a.m. daily. She described the property, its land use designation and zoning, including the lot area and abutting properties developed with similar mixed use buildings. She stated that the mini-market has been in operation since 2009 after having been issued a permit to change its use from retail to grocery store by Permit Number 09016-10000-06070. She stated that the Downtown Los Angeles Neighborhood Council (DLANC), the Council Office for District 14th, and the Historic Core of Downtown Los Angeles BID were all in support of the project. She stated that the LAPD-designated officer for this area has not been available and therefore recommendations from the Police Department have not been submitted for consideration.

In response to the Hearing Officer's inquiries related to security measures in light of the lack of LAPD input, Ms. Peterson stated that there is an existing surveillance system which monitors the building 24-hours and the Applicant will be able to link his camera system. She stated that currently there is no guard inside of the mini-market but that the Applicant would not be opposed to a guard between the hours of 9:00 p.m. to 2:00 a.m. It was noted that the building has two security guards who patrol in and around the building. She stated that the mini-market is a necessity for the residents of the building and other residential buildings in the vicinity, as the closest similar establishment offering groceries and alcoholic beverages is located on 6th Street in the Chapman Market, with a 15-year grant.

Mr. Boris Mayzels addressed the Hearing Officer and introduced himself as the Manager of the Haas Building and President of the Historic Core of Downtown Los Angeles BID.

He stated no opposition to the suggested security measures and added that the Applicant may also increase staffing during the later hours.

The Hearing Officer stated that a recommendation of approval with appropriate security measures would be forwarded to the Chief Zoning Administrator for consideration.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- Off-site sales of beer and wine shall be limited between the hours of 11:00 a.m. to 2: a.m. daily.

BASIS FOR CONDITIONAL USE PERMITS

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

FINDINGS

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The subject application entails a conditional use permit to allow the off-site sales of beer and wine in conjunction with an existing mini mart. The mini mart measures approximately 2,307 square feet of floor area. Currently, the mini mart operates 24 hours a day, however, the off-site sales of beer and wine proposed are 11:00 a.m. to 2:00 a.m. daily. Inasmuch as the Planning Department does not have jurisdiction to regulate specific hours for alcohol sales, the hours of operation considered and herein approved are those of the mini-market. Limited hours to sell alcoholic beverages are under the ABC.

The existing location is in a prime area that represents a commercial and regional center. Other restaurants and retail establishments and office buildings are located in the vicinity, several with current alcohol licenses, therefore the request does not represent the introduction of a use uncommon in the area. There are no alterations to the exterior of the building proposed. The project will enhance the surrounding neighborhood or will perform a function and provide a service that benefits the community. The project is in harmony with other businesses in the neighborhood.

The approval of this request would provide the community with a beneficial service, allowing for the purchase of beer and wine in conjunction with an existing market. The project will not alter the existing use of the space as it will continue to function primarily as a neighborhood mart. Accordingly, the approval of off-site sales of beer and wine will enhance the function of the space, allowing residents and pedestrians to buy groceries, snacks, and other household products while also being able to purchase alcoholic and non-alcoholic beverages. Further, the area has seen a rapid addition of housing units, such as Loft Seven, Pacific Electric Lofts, and Union Lofts. With the rapid development of housing, there is a growing market demand for the purchase of off-sale beer and wine in a convenient setting, such as the proposed request for the existing market. Therefore, the project complements the built environment and provides the community with a beneficial service.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The site is located at the intersection of two major arterials in the Fashion District of Downtown Los Angeles. It is within a highly-urbanized downtown neighborhood, with a Regional Center Commercial land use designation.

The established mini-mart is located within an existing building, built in 1915. The project is located within the Downtown Los Angeles area, as well as the Los Angeles State Enterprise Zone. This application for beer and wine sales pertains to an existing market; therefore, the project will continue to serve the neighborhood positively as a convenient locale for the purchase of a wide variety of products. The physical structure of the building will remain unchanged with no change to the height or floor area, thus is compliant with the Q Condition of the lot's zoning designation. In addition, the project is adjacent to a similar building, housing a

comparable arrangement of ground-floor retail with residential units located above. The off-site sales of beer and wine is an amenity commonly expected in conjunction with mini marts and as conditioned will not adversely affect or degrade adjacent properties, but will in fact provide a necessary amenity to the area. The establishment will be serviced with responsible operations and will coincide with the existing use of the site.

The subject grant for alcohol sales is authorized for a term of 5 years after which time the applicant will have to request authorization to continue the sale of beer and wine. This condition allows the City an opportunity to review the operation of the restaurant anew. If the operation has been conducted appropriately and without creating problems, then a subsequent decision to allow the continuation of such sales may take that into favorable consideration. A record of poor compliance and/or nuisance complaints would allow the City the discretion to not continue the requested use and thus avoid the need to proceed with prolonged nuisance abatement proceedings.

The conditions imposed require that security measures be implemented to mitigate the negative impacts commonly associated with the off-site sale of alcoholic beverages. The conditions require a surveillance system, security guard, adequate lighting and requires that windows be maintained free of excessive signage to allow surveillance. Therefore as conditioned, the sale of alcoholic beverages at this location will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

3. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The General Plan designates the subject property as Regional Center Commercial, which permits a diversity of uses such as corporate and professional offices, residential units, retail and commercial uses, government buildings, major health facilities, major entertainment and cultural facilities and supporting services. The existing mini mart, therefore conforms to the mixed-use nature of the region.

The subject property is within the Central City Community Plan in the Historic Downtown Business Improvement District. This request is congruent with the objectives of the Plan. Objective 2-2 calls for retention of existing retail bases while Object 2-4 emphasizes the development of mixed-use establishments in order to facilitate a vibrant 24-hour community; therefore, the proposed off-site sales of beer and wine, being located in an existing retail base of a mixed-use building, corresponds to Objectives 2-2 and 2-4. The request additionally aligns with Objective 11-4 and 11-5, which emphasizes pedestrian-orientated uses in the district and the subsequent reduction of automobile movement throughout the city. Through providing residents and visitors in the area with a convenient locale to purchase wine and beer for off-site consumption, the market corresponds to the above objective as it deters the need of automobile use for downtown residents through its location near many loft units and apartment complexes.

Additionally, the property lies within the Broadway Community Design Overlay Plan. The request supports the design guide by promoting the Plan's emphasis on the development of "a mix of uses that contribute to a pedestrian-friendly environment on Broadway and promote an active street life 24 hours a day." The store's around-the-clock operational hours and late-night hours for alcohol sales as well as its prime location near many residential developments exhibit the Plan's emphasis on a pedestrian-friendly environment throughout the entire day.

Further, the application responds to the goals outlined in The City Center Redevelopment Plan. The Plan aims to "promote the development and rehabilitation of economic enterprises including retail, [and] commercial... uses that are intended to provide employment and improve the project area's tax base." Thus, the request for off-site sales of beer and wine for an existing mart upholds the goals of the Redevelopment Plan as it will provide the city alcohol tax revenue and support the local economy.

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

As conditioned by this grant, the request for off-site sales of beer and wine will not adversely affect the welfare of the pertinent community. The grant imposes conditions which require that security measures be implemented to mitigate the negative impacts commonly associated with the off-site sale of alcoholic beverages. The conditions require a surveillance system, security guard, adequate lighting and requires that windows be maintained free of excessive signage to allow surveillance. In addition, the grant requires that the Applicant install an age verification device at all points-of-sale, to deter underage purchases and drinking. Other conditions related to excessive noise, preventing litter and loitering will safeguard the residential community in and around the building and by providing a 24-hour hot line, the community will be able to communicate with the operator regarding any complaints or concerns due to the operation. Therefore, the sale of beer and wine at this location will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

The Broadway district is an active region of downtown that draws visitors from all over the region for shows, theatre productions, and concerts to venues in the area. Therefore, the request is compatible with the area's vibrant character. Due to the growing stock of housing in the neighborhood, the proposed addition of beer and wine is a highly desired and necessary amenity for the community. The intent of this request is to provide quality service and products to the community while respecting the character and activity of the neighborhood..

5. **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.

The approval of the conditional use will not result in or contribute to an undue concentration of such establishments. With a dense and increasing population downtown Los Angeles, there is a demand for more retail amenities.

The Project Site is located within Census Tract 2073.01. According to the California Department of Alcoholic Beverage Control ("ABC") licensing criteria, 4 on-sale and 2 off-sale alcoholic beverage licenses are allocated to subject Census Tract No. 2073.01. Data provided on the ABC's License Query System (<http://www.abc.ca.gov/datport/AHCountyCT.asp>) indicate that there are 45 existing onsite and 13 off site alcoholic beverage licenses within the subject Census Tract.

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

- (4) Type 20 Off Sale Beer and Wine
- (2) Type 21 Off Sale General
- (4) Type 41 On-Sale Beer and Wine - Eating Place
- (4) Type 47 On Sale General - Eating Place
- (4) Type 48 On Sale General - Public Premises
- (1) Type 57 On Sale General - Special

Alcohol establishments within 1,000 feet are noted as:

- The Los Angeles Athletic Club, 431 West Seventh Street, 2nd – 4th (Types 21, 57)
- Happy Corner, 700 South Spring Street (Type 20)
- Palace Theater, 626 South Broadway (Type 48)
- The Garden Juice, 322-324 West 7th Street (Type 41)
- KB Mini Market, 308 West 8th Street (Type 20)
- Champan Market, 221 West 8th Street (Type 20)
- Jays Pizza, 100 ½ 7th Street (Type 41)
- 722 South Hill Street (Type 21)
- Noces Du Figaro, 618 South Broadway (Type 47)
- Cranes Downtown, 810 South Spring Street (Type 48)
- Los Angeles Brewing Company, 752-754 South Broadway (Type 47)
- The Falls, 626 South Spring Street, Suite A (Type 48)
- Terroni Downtown LA, 801 South Main Street (Type 47)
- Downtown Peking Tavern, 806 South Spring Street (Type 47)
- Silo, 221 West 7th Street (Type 48)
- O & M Imports, 213 West 7th Street (Type 20)

- Crepes San Frontieres, 517 South Spring Street (Type 41)
- Bierbeisl Imbiss, 541 South Spring Street, Units 108-110 (Type 41)

In these active commercial areas where there is a demand for licenses beyond the allocated number and where an over-concentration of licenses is suggested the ABC has recognized that high-activity retail and commercial centers located within major entertainment and commercial centers such as the downtown area are supported by significant visitor/employee population in addition to the increasing resident population base and revitalization in this area.

According to statistics provided by the LAPD, which has jurisdiction over the subject property within Crime Reporting District No. 153, a total of 520 crimes were reported in 2014, compared to the citywide average of 163 crimes and the high crime reporting district average of 196 crimes for the same period.

In 2014, there were 42 Narcotics, 30 Liquor Law, 33 Public Drunkenness, 2 disturbing the peace, 148 Disorderly Conduct, and 4 DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The mini mart is a safe place for visitors to obtain a variety of wines and beers as it is located on a busy modified secondary highway with high pedestrian activity, while easily accessible to those residents within the area. With the dense and increasing population in this area of downtown, a neighborhood-serving market with beer and wine sales for off-site consumption will provide expected and appropriate service to the neighborhood. Located within walking distance from multiple bus stations, the mini mart is easily accessible by both residents and visitors. The conditions require a surveillance system, a security guard and adequate lighting which will mitigate the potential of added criminal activity associated with the proposed project.

6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

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

The Universal Church, 703 South Broadway Street
Jecstar Jewelary, LLC, 412 West 6th Street #520
Accent Reduction Training Associatio, 431 West 7th Street
UNAM Los Angeles, 634 South Spring Street #100
Fitness Joq, 650 South Spring Street #805

iDanceAcademy LA, 111 West 7th Street #1018
Nakeah Cosmetics, 810 South Spring Street #702
Flexogenix, 219 West 7th Street
Boris Mayzels, DC, 219 West 7th Street #207
Pershing Square, 532 South Olive Street
Multi-family residences

The subject request will not detrimentally affect nearby residential zones or uses. The project site is located within the [Q]C5-4D-CDO and surrounded by properties within the same zoning classification. The project is located in a growing and busy region of downtown that recently has seen a reactivated nightlife scene. Residential uses in the vicinity are immersed in a lively, mixed-use urban environment. The proposed use will not cause an undue amount of noise or traffic to the already bustling region. The vibrant nature of an urban environment with urban traffic, pedestrian activity and public transportation (buses) routes would be considered detrimental to the community.

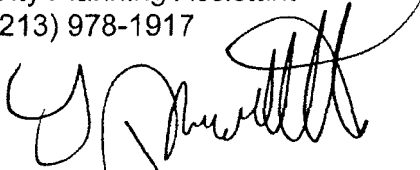
The requested use at the site will not detrimentally affect nearby residents. Currently, the property is being utilized as a mini market below residential loft units. At the public hearing, the Representative explained that there is a floor containing office uses immediately above the ground floor, therefore the 2nd floor serves as a buffer between the proposed project and the residential uses above. The approval of beer and wine sales would be compatible with the surrounding environment because the addition of beer and wine will not change the mode or character of the subject site's operation as a market. Moreover, the area is highly developed with a diverse mix of uses so as to serve the many residents and visitors to the Broadway Theatre District. This project complements the nearby residential zones by providing another amenity to those living in downtown.

ADDITIONAL MANDATORY FINDINGS

7. 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.
8. On May 13, 2015, a Negative Declaration (ENV 2014-4271-ND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment. I hereby adopt that action. This Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

Inquiries regarding this matter should be directed to Joann Lim, Planning Staff for the Office of Zoning Administration.

Joann Lim
City Planning Assistant
(213) 978-1917

A handwritten signature in black ink, appearing to read "Linn K. Wyatt", written over the printed name below.

LINN K. WYATT
Chief Zoning Administrator

LKW:RW:jl

cc: Councilmember Jose Huizar, Fourteenth District,
Adjoining property owners

RADIUS MAPS, ETC.



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

radiusmapsetc@sbcglobal.net

CITY OF LOS ANGELES 600 FT. RADIUS ALCOHOL BEVERAGE LIST

600 FT. ALCOHOL BEVERAGE LIST

SITE ADDRESS: 231-233 W. 7TH STREET
LOS ANGELES, CA 90014

-  **DOWNTOWN BEST LIQUOR** 722 S. HILL ST
TYPE 21 OFF-SALE GENERAL
-  **FIGARO BISTRO** 618 S. BROADWAY
TYPE 47 ON-SALE GENERAL EATING PLACE
TYPE 58 CATERER PERMIT
-  **PALACE THEATER** 626 S. BROADWAY
TYPE 48 ON-SALE GENERAL PUBLIC PREMISES
-  **LOS ANGELES BREWING CO** 752 S. BROADWAY
TYPE 47 ON-SALE GENERAL EATING PLACE
TYPE 58 CATERER PERMIT
-  **BEELMAN'S PUB** 600 S. SPRING ST
TYPE 47 ON-SALE GENERAL EATING PLACE
-  **THE EXCHANGE** 618 S. SPRING ST
TYPE 48 ON-SALE GENERAL PUBLIC PREMISES
TYPE 58 CATERER PERMIT
TYPE 77 EVENT PERMIT
-  **THE FALLS** 626 S. SPRING ST #A
TYPE 48 ON-SALE GENERAL PUBLIC PREMISES
TYPE 58 CATERER PERMIT
-  **SPRING STREET BAR** 626 S. SPRING ST #B
TYPE 47 ON-SALE GENERAL EATING PLACE
-  **MAJESTIC HALLS** 650 S. SPRING ST
TYPE 47 ON-SALE GENERAL EATING PLACE
-  **HAPPY CORNER STORE** 700 S. SPRING ST
TYPE 20 OFF-SALE BEER/WINE



GARAGE PIZZA

100 ½ W. 7TH ST

TYPE 41 ON-SALE BEER/WINE EATING PLACE



A 1 MINI MARKET

213 W. 7TH ST

TYPE 20 OFF-SALE BEER/WINE



SILO SLIDER BAR

221 W. 7TH ST

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES

TYPE 58 CATERER PERMIT

TYPE 77 EVENT PERMIT



THE GARDEN JUICE

322 W. 7TH ST

TYPE 41 ON-SALE BEER/WINE EATING PLACE

RADIUS MAPS, ETC.



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

radiusmapsetc@sbcglobal.net

**CITY OF LOS ANGELES
600 FT. TO 1,000 FT. RADIUS
ALCOHOL BEVERAGE
LIST**

600 FT. TO 1,000 FT. ALCOHOL BEVERAGE LIST

SITE ADDRESS: 231-233 W. 7TH STREET
LOS ANGELES, CA 90014

- | | | |
|---|--|---------------------------|
|  | LAS PERLAS RESTAURANT
TYPE 48 ON-SALE GENERAL PUBLIC PREMISES | 103 E. 6 TH ST |
|  | THE ASSOCIATION BAR
TYPE 48 ON-SALE GENERAL PUBLIC PREMISES | 110 E. 6 TH ST |
|  | COLES ORIGINAL FRENCH DIP
TYPE 47 ON-SALE GENERAL EATING PLACE
TYPE 58 CATERER PERMIT | 118 E. 6 TH ST |
|  | THE BLACK SHEEP GASTROPUB
TYPE 41 ON-SALE BEER/WINE EATING PLACE | 126 E. 6 TH ST |
|  | MIGNON WINE & TAPAS BAR
TYPE 41 ON-SALE BEER/WINE EATING PLACE | 128 E. 6 TH ST |
|  | MAIN MARKET
TYPE 20 OFF-SALE BEER/WINE | 105 E 7 TH ST |
|  | 7 ELEVEN
TYPE 20 OFF-SALE BEER/WINE | 500 W. 7 TH ST |
|  | LOS ANGELES ATHLETIC CLUB
TYPE 21 OFF-SALE GENERAL
TYPE 57 SPECIAL ON-SALE GENERAL | 431 W. 7 TH ST |
|  | | |
|  | CHAPMAN MARKET
TYPE 20 OFF-SALE BEER/WINE | 221 W. 8 TH ST |



K B MINI MARKET

308 W. 8TH ST

TYPE 20 OFF-SALE BEER/WINE



GOLDEN GOPHER

417 W. 8TH ST

TYPE 21 OFF-SALE GENERAL
TYPE 48 ON-SALE GENERAL PUBLIC PREMISES
TYPE 58 CATERER PERMIT



UNCLE JOHN'S HAM & EGGS TAVERN

433 W. 8TH ST

TYPE 42 ON-SALE BEER/WINE PUBLIC PREMISES



PEKING TAVERN

806 S. SPRING ST

TYPE 47 ON-SALE GENERAL EATING PLACE



CRANES DOWNTOWN

810 S. SPRING ST

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES



GOURMET MARKET & SPIRITS

716 S. LOS ANGELES ST #A

TYPE 20 OFF-SALE BEER/WINE



PORTOFINO CUCINA ITALIANA

464 S. MAIN STREET

TYPE 41 ON-SALE BEER/WINE EATING PLACE



FUSE REST'N

600-08 S. MAIN STREET

TYPE 47 ON-SALE GENERAL EATING PLACE
TYPE 21 OFF-SALE GENERAL



WENDELL

656 S. MAIN STREET

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES



THE VAULT

801 S. HILL ST

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES

RADIUS MAPS, ETC.

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

radiusmapsetc@sbcglobal.net

CITY OF LOS ANGELES 600 FT. RADIUS CHURCHES, SCHOOLS, NURSERY SCHOOLS, CHILD-CARE FACILITIES, PARKS, PUBLIC PLAYGROUNDS, RECREATIONAL AREAS AND HOSPITALS LIST

**600 FT. RADIUS CHURCHES, SCHOOLS, NURSERY
SCHOOLS, CHILD-CARE FACILITIES, PARKS, PUBLIC
PLAYGROUNDS, RECREATIONAL AREAS AND
HOSPITALS LIST**

**SITE ADDRESS: 231-233 W. 7TH STREET
LOS ANGELES, CA 90014**

IGLESIA UNIVERSAL CHURCH

707 S. BROADWAY

**UNIVERSIDAD NACIONAL AUTONOMA
DE MEXICO COLLEGE - UNAM**

634 S. SPRING ST #100

RADIUS MAPS, ETC.

3544 Portola Avenue

Los Angeles, CA. 90032

Tel/Fax: (323) 221-4555

radiusmapsetc@sbcglobal.net

CITY OF LOS ANGELES 600 TO 1,000 FT. RADIUS CHURCHES, SCHOOLS, NURSERY SCHOOLS, CHILD-CARE FACILITIES, PARKS, PUBLIC PLAYGROUNDS, RECREATIONAL AREAS AND HOSPITALS LIST

**600 FT. TO 1,000 FT. RADIUS CHURCHES, SCHOOLS,
NURSERY SCHOOLS, CHILD-CARE FACILITIES,
PARKS, PUBLIC PLAYGROUNDS, RECREATIONAL
AREAS AND HOSPITALS LIST**

**SITE ADDRESS: 231-233 W. 7TH STREET
LOS ANGELES, CA 90014**

EUROPEAN SCHOOL OF MAKEUP

548 S. SPRING ST #1109

ALL ABOUT FACE ACADEMY

810 S SPRING ST #702

PERSHING SQUARE PARK

532 S. OLIVE ST

RADIUS MAPS, ETC.

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

radiusmapsetc@sbcglobal.net

CITY OF LOS ANGELES CONDITIONAL USE PERMIT ALCOHOL BEVERAGES

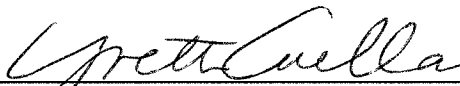
**** ABUTTING OWNERSHIP LIST ****

PROCEDURES FOR PREPARATION OF PERJURY STATEMENT

THE FOLLOWING STATEMENT MUST BE SIGNED AND ATTACHED TO THE LIST OF OWNERSHIP AND LIST OF OCCUPANTS FOR ALL CASES:

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

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND UNDER PENALTY OF PERJURY, THE ATTACHED **ABUTTING OWNERS' PROPERTY LIST** CORRECTLY SHOWS THE LATEST NAMES AND ADDRESSES ON THE CITY CLERK OWNERSHIP RECORDS AS OF THE FOLLOWING **DATE: 10-24-2014**. IN CERTAIN CIRCUMSTANCES, SUCH AS IN ANNEXATION PROCEEDINGS, WHERE THEY MAY BE NO CITY CLERK'S RECORDS, THE RECORDS OF THE COUNTY ASSESSOR'S OFFICE MAY BE ACCEPTED.



SIGNATURE

YVETTE CUELLAR

PRINTED NAME

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

SIGNATURE

PRINTED NAME

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

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

- * (1) SECURED BUILDING
- (2) GATED YARD
- (3) REFUSED ACCESS
- (4) OTHER: SPECIFY

- ** (1) RETURNED TO BUILDING ON 3 SEPARATE OCCASIONS
- (2) EFFORTS TO CONTACT OWNER OR MANAGER WITHOUT SUCCESS
- (3) CONTACT OWNER OR MANAGER WHO REFUSED TO PROVIDE INFORMATION
- (4) OTHER: SPECIFY

THE DEPARTMENT SHALL NOT ACCEPT THE APPLICATION, MAPS AND OWNERSHIP LIST WHICH BEAR A DATE OF MORE THAN **90 DAYS** PRIOR TO THE DATE OF THE APPLICATION IS ACCEPTED FOR EIR PROCESS. THE APPLICATION MAY BE REQUIRED TO UPDATE THE RADIUS MAP AND OWNERSHIP LIST PRIOR TO FILING THE APPLICATION FOR ACTION BY THE DECISION MAKER.

17. APN 5144-002-023
ALBION ILLINOIS LLC
1548 HEDGE PATH AVE
HACIENDA HEIGHTS CA 91745

18. APN 5144-002-025
BROADWAY EXCHANGE BLDG LLC
708 S BROADWAY
LOS ANGELES CA 90014

28. APN 5144-003-040,042
LOS ANGELES UNITED INV CO LLC
650 S HILL ST #1010
LOS ANGELES CA 90014

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

47. APN 5144-015-033
VAN NUYS PRESERVATION LP
13155 NOEL RD LB73 #100
DALLAS TX 75240

56. APN 5144-015-053
DELIJANI SQUARE PARKING LLC
233 S BEAUDRY AVE #1100
LOS ANGELES CA 90012

62. APN 5144-026-023
BARTLETT LAND & HOLDINGS LLC
108 W 2ND ST #101
LOS ANGELES CA 90012

63. APN 5144-026-024
AMIT TIDHAR
24348 LA MASINA CT
CALABASAS CA 91302

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

65. APN 5144-026-026
DAVID & STEPHANIE SOGARD
619 REEVES DR
GRAND FORKS ND 58201

66. APN 5144-026-027
ALISON KUO
215 W 7TH ST #304
LOS ANGELES CA 90014

67. APN 5144-026-028
ARUN & VINEETA PREM
24101 MARATHON ST
MISSION VIEJO CA 92691

68. APN 5144-026-029
ELAYNE K WYPYSZYNSKI
798 SPRING CANYON PL
NEWBURY PARK CA 91320

69. APN 5144-026-030
KENNETH J MOLINA
3505 AKALA DR
KIHEI HI 96753

70. APN 5144-026-031
PACIFICO PARTNERS LLC
12121 WILSHIRE BLVD #314
LOS ANGELES CA 90025

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

72. APN 5144-026-033
AMIT TIDHAR
24348 LA MASINA CT
CALABASAS CA 91302

73. APN 5144-026-034
RONALD & COLETTE SHEROUSE
307 MONTANA AVE #202
SANTA MONICA CA 90403

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

75. APN 5144-026-036
MACK F GARLAND
215 W 7TH ST 401
LOS ANGELES CA 90014

76. APN 5144-026-037
SHARON MARCH
2106 US ROUTE 9
KINDERHOOK NY 12106

77. APN 5144-026-038
LATAYVIUS R ALBERTY
215 W 7TH ST #403
LOS ANGELES CA 90014

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

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

80. APN 5144-026-041
TONY PARK
5030 COLLIS AVE
SOUTH PASADENA CA 91030

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

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

83. APN 5144-026-044
AMIT TIDHAR
24348 LA MASINA CT
CALABASAS CA 91302

84. APN 5144-026-045
MOLLY B BROWN
849 S BROADWAY #311
LOS ANGELES CA 90014

85. APN 5144-026-046
AMIT TIDHAR
24348 LA MASINA CT
CALABASAS CA 91302

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

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

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

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

90. APN 5144-026-051
RAFAEL GAETA
215 W 7TH ST #504
LOS ANGELES CA 90014

91. APN 5144-026-052
DAVID TUOHY
3522 HAYDEN AVE
CULVER CITY CA 90232

92. APN 5144-026-053
VIJAY A ARIATHURA
5309 LA CANADA BLVD
LA CANADA FLINTRI CA 91011

93. APN 5144-026-054
CYNTHIA V AGUIRRE
10011 SOPHIA AVE
NORTH HILLS CA 91343

94. APN 5144-026-055
JAVID JAHANSHAH
10433 WILSHIRE BLVD #906
LOS ANGELES CA 90024

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

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

97. APN 5144-026-058
PAMELA PORTILLO
637 CRESCENT LN
VISTA CA 92084

98. APN 5144-026-059
GERARDUS A KENGEN
366 111 MARNIXSTRAAT
AMSTERDAM NL 1016 99999

99. APN 5144-026-060
DEBRA BROWN
1356 E GLADWICK ST
CARSON CA 90746

100. APN 5144-026-061
MICHAEL PANEC
34 MIRAMAR AVE
SAN RAFAEL CA 94901

101. APN 5144-026-062
CHRISTINA S HENDERSHAW
215 W 7TH ST #603
LOS ANGELES CA 90014

102. APN 5144-026-063
JESSICA CASAS
215 W 7TH ST #604
LOS ANGELES CA 90014

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

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

105. APN 5144-026-066
ROBERT F ALIONG
215 W 7TH ST #607
LOS ANGELES CA 90014

106. APN 5144-026-067
FARZAN BABAI
215 W 7TH ST #608
LOS ANGELES CA 90014

107. APN 5144-026-068
GERARDUS A L KENGEN
4947 MARMOL DR
WOODLAND HILLS CA 91364

108. APN 5144-026-069
JULIET M ARROYO
215 W 7TH ST #610
LOS ANGELES CA 90014

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

110. APN 5144-026-071
MANDI LINE
215 W 7TH ST #612
LOS ANGELES CA 90014

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

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

113. APN 5144-026-074
SEPIDEH S REGHABI
215 W 7TH ST #703
LOS ANGELES CA 90014

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

115. APN 5144-026-076
SAEED & HOOSHANG
SEDAGHATFAR
1120 GRANVILLE AVE #103
LOS ANGELES CA 90049

116. APN 5144-026-077
CATHERINE SAILLANT
215 W 7TH ST #706
LOS ANGELES CA 90014

117. APN 5144-026-078
LISA & DIMITRI BESHKOV
521 N ROXBURY DR
BEVERLY HILLS CA 90210

118. APN 5144-026-079
FEI SHA
925 PORTOLA DR
ARCADIA CA 91007

119. APN 5144-026-080
JONATHAN SMITH
215 W 7TH ST 709
LOS ANGELES CA 90014

120. APN 5144-026-081
ULYSSES ROMERO
215 W 7TH ST #710
LOS ANGELES CA 90014

121. APN 5144-026-082
KENT R ROSSMAN
809 STENDHAL LN
CUPERTINO CA 95014

122. APN 5144-026-083
LARRY G & CONNIE R WEAVER
2606 FOX CREEK RD
BLOOMINGTON IL 61705

123. APN 5144-026-084
OSCAR RODRIGUEZ
215 W 7TH ST #801
LOS ANGELES CA 90014

124. APN 5144-026-085
ALISTAIR I CHANG
215 W 7TH ST 802
LOS ANGELES CA 90014

125. APN 5144-026-086
MINDY D ALEXANDER
215 W 7TH ST #803
LOS ANGELES CA 90014

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

127. APN 5144-026-088
BRIAN F BLAKE
215 W 7TH ST #805
LOS ANGELES CA 90014

128. APN 5144-026-089
GERARDUS A KENGEN
366 111 MARNIX ST,1016 XWNL
AMSTERDAM NL 99999

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

130. APN 5144-026-091
CHARLES W & GAIL R EHRLER
8321 E EDGEMONT AVE
SCOTTSDALE AZ 85257

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

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

133. APN 5144-026-094
GRACE RUEHLE
215 W 7TH ST #811
LOS ANGELES CA 90014

134. APN 5144-026-095
PARKER SIMS
215 W 7TH ST #812
LOS ANGELES CA 90014

135. APN 5144-026-096
GERALD & CAITLIN MCCARTHY
849 S BROADWAY #708
LOS ANGELES CA 90014

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

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

138. APN 5144-026-099
DOMINIC A & JENNA E BERBEO
215 W 7TH ST #904
LOS ANGELES CA 90014

139. APN 5144-026-100
SIDDI BIKKANAVAR
PO BOX 460
LA CANADA FLINTRI CA 91012

140. APN 5144-026-101
MICHAEL CASTAGNETTI
549 VENICE WAY 2
VENICE CA 90291

141. APN 5144-026-102
JULIE I FOSTER
8416 SKYLINE DR
LOS ANGELES CA 90046

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

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

144. APN 5144-026-105
HOWARD PEI
1482 INDIANA AVE
SOUTH PASADENA CA 91030

145. APN 5144-026-106
AMIT TIDHAR
24348 LA MASINA CT
CALABASAS CA 91302

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

147. APN 5144-026-108
CAMERON K GIEDA
215 W 7TH ST 1001
LOS ANGELES CA 90014

148. APN 5144-026-109
CASPAR ZAFER
360 N DOHENY DR
WEST HOLLYWOOD CA 90048

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

150. APN 5144-026-111
AMIT TIDHAR
24348 LA MASINA CT
CALABASAS CA 91302

151. APN 5144-026-112
TERRY ROBERTS
215 W 7TH ST #1005
LOS ANGELES CA 90014

152. APN 5144-026-113
EMMANUEL RAMIREZ
215 W 7TH ST #1006
LOS ANGELES CA 90014

153. APN 5144-026-114
KEVIN THOENG
2160 DORADO DR
RANCHO PALOS VERD CA 90275

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

155. APN 5144-026-116
GERARDUS KENGEN
4947 MARMOL DR
WOODLAND HILLS CA 91364

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

157. APN 5144-026-118
MICHAEL & ELAINE GERNADE
2673 NEWELL ST #B
LOS ANGELES CA 90039

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

159. APN 5144-026-120
WILSON L LEA
215 W 7TH ST #1101
LOS ANGELES CA 90014

160. APN 5144-026-121
NOEL F MCGINN
14615 SE 55TH ST.
BELLEVUE WA 98006

161. APN 5144-026-122
FERNANDO MARTINEZ
215 W 7TH ST #1103
LOS ANGELES CA 90014

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

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

164. APN 5144-026-125
ALBERT DOMASIN
977 WHITE KNOLL DR
LOS ANGELES CA 90012

165. APN 5144-026-126
BONNIE SHEREN
11074 WRIGHTWOOD LN
STUDIO CITY CA 91604

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

167. APN 5144-026-128
DAN CERNY
21551 BURBANK BLVD #75
WOODLAND HILLS CA 91367

168. APN 5144-026-129
BANDERWOOD HOLDINGS LLC
1107 FAIR OAKS AVE #468
SOUTH PASADENA CA 91030

169. APN 5144-026-130
HUNTER KERHART
215 W 7TH ST #1111
LOS ANGELES CA 90014

170. APN 5144-026-131
HEART RESEARCH AND EDUCAT
ION INC 401K PROFIT SHARING
215 W 7TH ST #1112
LOS ANGELES CA 90014

171. APN 5144-026-132
IAN BARNARD
215 W 7TH ST #1201
LOS ANGELES CA 90014

172. APN 5144-026-133
BRIAN & JENNIFER PORTER
428 10TH ST
DEL MAR CA 92014

173. APN 5144-026-134
RODERICK M CASTRO
16122 KIPLING CIR
WESTMINSTER CA 92683

174. APN 5144-026-135
MURIEL BLAKE
13901 PALOMINO CREEK DR
CORONA CA 92883

175. APN 5144-026-136
DAVID & JEANNIE DENHOLM
215 W 7TH ST #1205
LOS ANGELES CA 90014

176. APN 5144-026-137
CANDICE S ROOSJEN
215 W 7TH ST #1206
LOS ANGELES CA 90014

177. APN 5144-026-138
AMIT TIDHAR
24348 LA MASINA CT
CALABASAS CA 91302

178. APN 5144-026-139
CATHERINE L TOMICZEK
215 W 7TH ST #1208
LOS ANGELES CA 90014

179. APN 5144-026-140
KAREN RAE
120 ISLAND AVE #441
SAN DIEGO CA 92101

180. APN 5144-026-141
TUCKER & JOHN S CAPPS
215 W 7TH ST #1210
LOS ANGELES CA 90014

181. APN 5144-026-142
MASSIMILIAN PERETTI
215 W 7TH ST #1211
LOS ANGELES CA 90014

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

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

184. APN 5144-026-145
JOHN B LEE
215 W 7TH ST #1302
LOS ANGELES CA 90014

185. APN 5144-026-146
AGNES A LOTH
2303 CHILHAM PL
POTOMAC MD 20854

186. APN 5144-026-147
ISRAEL LEVY
4091 BAKMAN AVE
STUDIO CITY CA 91602

187. APN 5144-026-148
SHANE WINTER
215 W 7TH ST #1305
LOS ANGELES CA 90014

188. APN 5144-026-149
ANTHONY KING
4432 SANDBURG WAY
IRVINE CA 92612

189. APN 5144-026-150
KATHLEEN ORLANDI
525 DOBBINS DR
SAN GABRIEL CA 91775

190. APN 5144-026-151
PENALOSA NELSON G CO TR
16033 PROMONTORY PL
LA MIRADA CA 90638

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

192. APN 5144-026-153
JOEL KUWAHARA
460 S SPRING ST #516
LOS ANGELES CA 90013

193. APN 5144-026-154
TIMOTHY JACOBSEN
141 S WILTON DR
LOS ANGELES CA 90004

194. APN 5144-026-155
JOHNNY THOMPSON
215 W 7TH ST #1401
LOS ANGELES CA 90014

195. APN 5144-026-156
BONNIE R SHEREN
11074 WRIGHTWOOD LN
STUDIO CITY CA 91604

196. APN 5144-026-157
DAVID JOSEPH & MAY TSENG WU
801 TERRACE LN E #10
DIAMOND BAR CA 91765

197. APN 5144-026-158
WADE HADER
215 W 7TH ST #1404
LOS ANGELES CA 90014

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

199. APN 5144-026-160
JINLONG & GREGORY YU
13700 MARINA POINTE DR 1515
MARINA DEL REY CA 90292

200. APN 5144-026-161
MARK D HILL
PO BOX 480196
LOS ANGELES CA 90048

201. APN 5144-026-162
ERNEST A LIU
5520 PARKMOR RD
CALABASAS CA 91302

CITY OF LOS ANGELES
DEPT OF BUILDING & SAFETY
MAIL STOP 115
201 N. FIGUEROA ST 10TH FL
LOS ANGELES, CA 90012

DEPARTMENT OF NEIGHBORHOOD
EMPOWERMENT
200 N. SPRING STREET #2005
LOS ANGELES CA 90012

CITY ADMINISTRATIVE OFFICER
200 N. MAIN STREET, 15TH FL
MAIL STOP 130
LOS ANGELES CA 90012

LA UNIFIED SCHOOL DISTRICT
355 S GRAND AVE #500
LOS ANGELES, CA 90071

JOSE HUIZAR, C.D. 14
CITY HALL
200 N. SPRING ST. #465
LOS ANGELES, CA 90012

**DOWNTOWN LOS ANGELES
NEIGHBORHOOD COUNCIL**
ATTN: PATTI BERMAN - PRESIDENT
P.O. BOX 13096
LOS ANGELES, CA 90013

**DOWNTOWN LOS ANGELES
NEIGHBORHOOD COUNCIL**
ATTN: RUSSELL CHAN - VP
P.O. BOX 13096
LOS ANGELES, CA 90013

**DOWNTOWN LOS ANGELES
NEIGHBORHOOD COUNCIL**
ATTN: ANASTASIA JOHNSON - VP
P.O. BOX 13096
LOS ANGELES, CA 90013

PROPERTY OWNER
BROADWAY EXCHANGE BLDG LLC
708 S BROADWAY
LOS ANGELES CA 90014

APPLICANT
BORIS MAYZELS
BROADWAY RESTAURANTS INC
219 W. 7TH STREET UNIT 201
LOS ANGELES, CA 90014

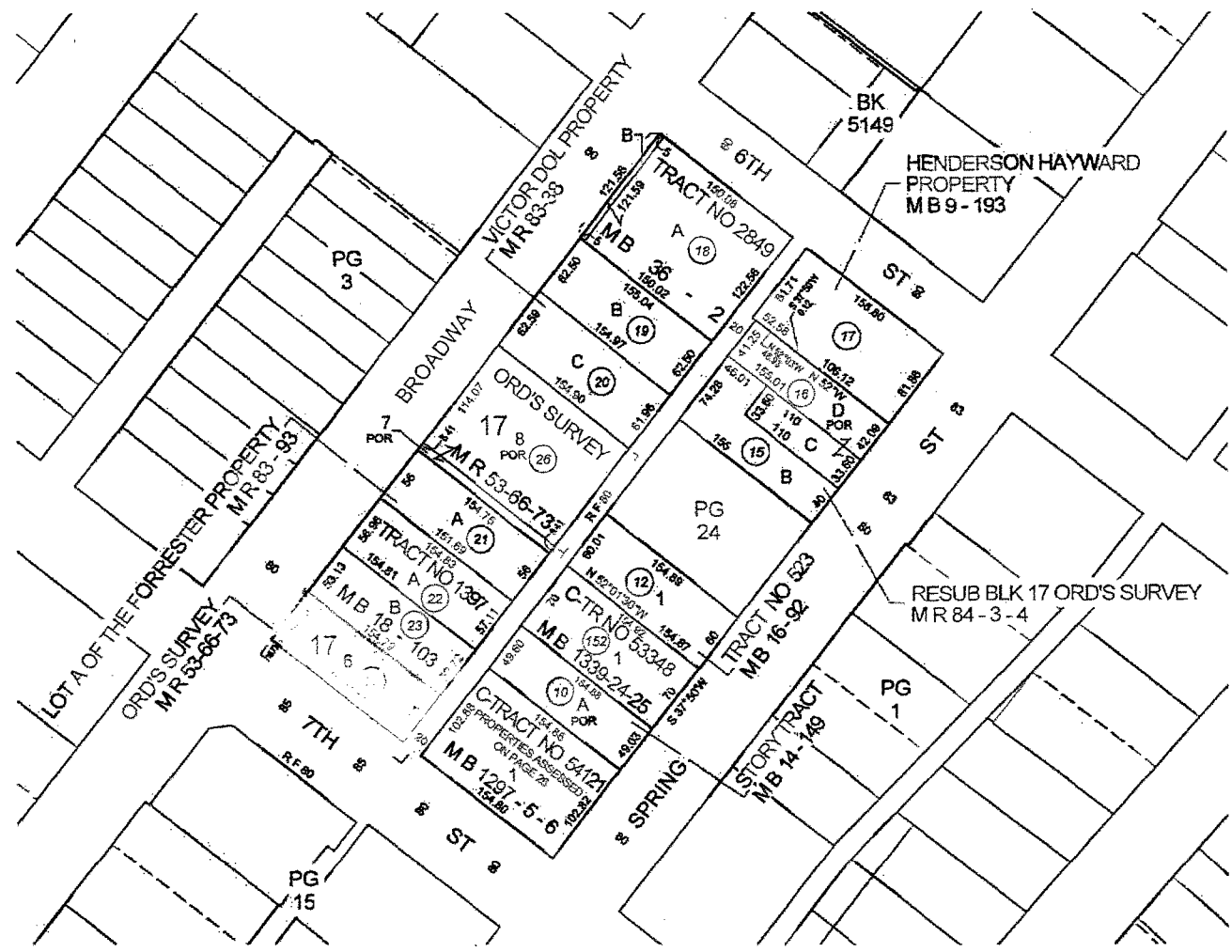
REPRESENTATIVE
ELIZABETH PETERSON GROUP
ATTN: ARIANA MARTINO
400 S. MAIN STREET, #808
LOS ANGELES, CA 90013

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

2008



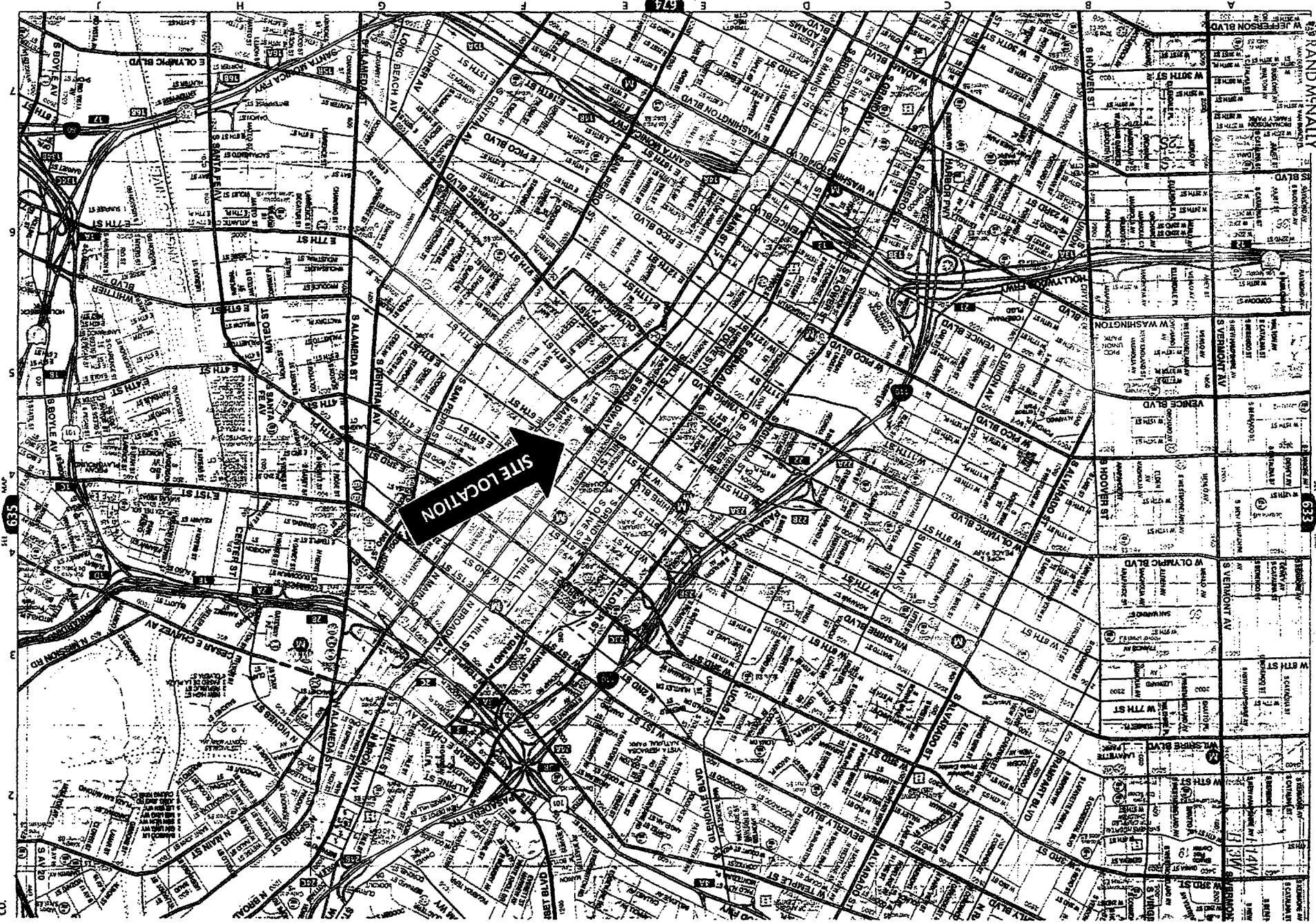
MAPPING AND GIS
SERVICES
SCALE 1" = 100'



VICINITY MAP

SITE LOCATION:
231-233 W. 7TH STREET
LOS ANGELES, CA 90014

CASE NO.:
DATE: 10-24-2014
T.B. PAGE: 634 GRID: F-5





Bldg-Alter/Repair Commercial Appointment Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Ready to Issue Status Date: 06/24/2009
---	---	--

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
ORD'S SURVEY	17	6		MR 53-66/73	127-5A211 40	5144 - 002 - 025

3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Bldg. Line - 5 Council District - 14 Certified Neighborhood Council - Downtown Los Angeles	Community Plan Area - Central City Census Tract - 2073.00 District Map - 127-5A211 Energy Zone - 9 Fire District - 1 (Entire parcel)	Near Source Zone Distance - .9 Parking Dist. - CCPD Parking Dist. - DPD Thomas Brothers Map Grid - 634-F5
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ZONE(S): C5-4D/

4. DOCUMENTS

ZI - ZI-2374 Los Angeles State Enterprises ZI - ZI-2385 Greater Downtown Housing ZI - ZI-940 Central Bsn District Redevel ZA - ZA-2004-5991-CU	ORD - ORD-164307-SA1530 OHD - Yes HCM - US-79000484 CRA - ZI 2316 CITY CENTER REDEV	CRA - ZI 940 CENTRAL BSN DIST CPC - CPC-1986-606-GPC CPC - CPC-2005-1122-CA CPC - CPC-2005-1124-CA	CPC - CPC-2005-361-CA CPC - CPC-2008-4502-GPA CDBG - BID-Historic Downtown Los Angeles CDBG - FEZ-Los Angeles
---	--	---	--

5. CHECKLIST ITEMS

Std. Work Descr - Interior Non-struct. Remo
 Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s): Broadway Exchange Building Llc	708 Broadway	LOS ANGELES CA 90014
Tenant: Applicant: (Relationship: Owner) - Mini Market	231 7th St	LOS ANGELES, CA 90014 (818) 518-8881

7. EXISTING USE

(16) Retail

PROPOSED USE

8. DESCRIPTION OF WORK

CHANGE OF USE FROM RETAIL TO GROCERY STORE WITH NEW FLOOR. NO CHANGE IN PARKING.

LA Department of Building and Safety
 LA 05 10 253677 06/24/09 12:44PM

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Eric Huang OK for Cashier: Eric Huang Signature: <i>GH</i>	DAS PC By: Coord. OK: Date: <i>6/24/09</i>
---	--

For inspection requests, call toll free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request Inspections via www.ladbs.org . To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.	\$204.72 \$10.00 \$2.42 \$2.33 \$13.15 \$13.00 \$5.00 \$1.00 \$0.00 \$0.00
For Cashier's Use ONLY CITY PLANNING SURCH MISCELLANEOUS GREEN BUILDING FEE BUILDING PLAN CHECK BUILDING PLAN CHECK	W/O #: 91606070 \$13.15 \$13.00 \$5.00 \$1.00 \$0.00 \$0.00

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$11,500	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair 255.67 Permit Fee Subtotal Bldg-Alter/Rep 206.72 Handicapped Access Plan Check Subtotal Bldg-Alter/Rep 0.00 Plan Maintenance 10.00 Fire Hydrant Refuse-To-Pay E.O. Instrumentation 2.42 O.S. Surcharge 4.38 Sys. Surcharge 13.15 Planning Surcharge 13.00 Planning Surcharge Misc Fee 5.00 Green Building Fee 1.00 Permit Issuing Fee 0.00	Total Bond(s) Due:

P090161000006070FN

Total Due: \$255.67
 Check: \$255.67

0909LA38971

12. ATTACHMENTS

Plot Plan
GH



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

104062920094158

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

09016 - 10000 - 06070

- (P) Floor Area (ZC): 0 Sqrt / Sqrt
- (P) M Occ. Group: 0 Sqrt / Sqrt
- (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Str
- (P) Provided Standard for Bldg: 0 Stalls / Stalls
- (P) Total Provided Parking for Site: 0 Stalls / Stalls

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. *** SITE PLAN, ELEVATION PLAN FOR PLUMBING FIXTURES, COUNTER AREA, DIMENSION ON FLOOR PLAN

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(A) Takeichi, Tom	1721 W Garvey Avenue Suite G,	Alhambra, CA 91803	C6798	
(O) . Owner-Builder			0	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

OR

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for L.A. County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91 0106 4 3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name:

BEATRIZ ZURITA Sign: *[Signature]*

Date: *6/24/09*

Owner

Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B09LA03869

Commercial

Initiating Office: METRO

Plan Check

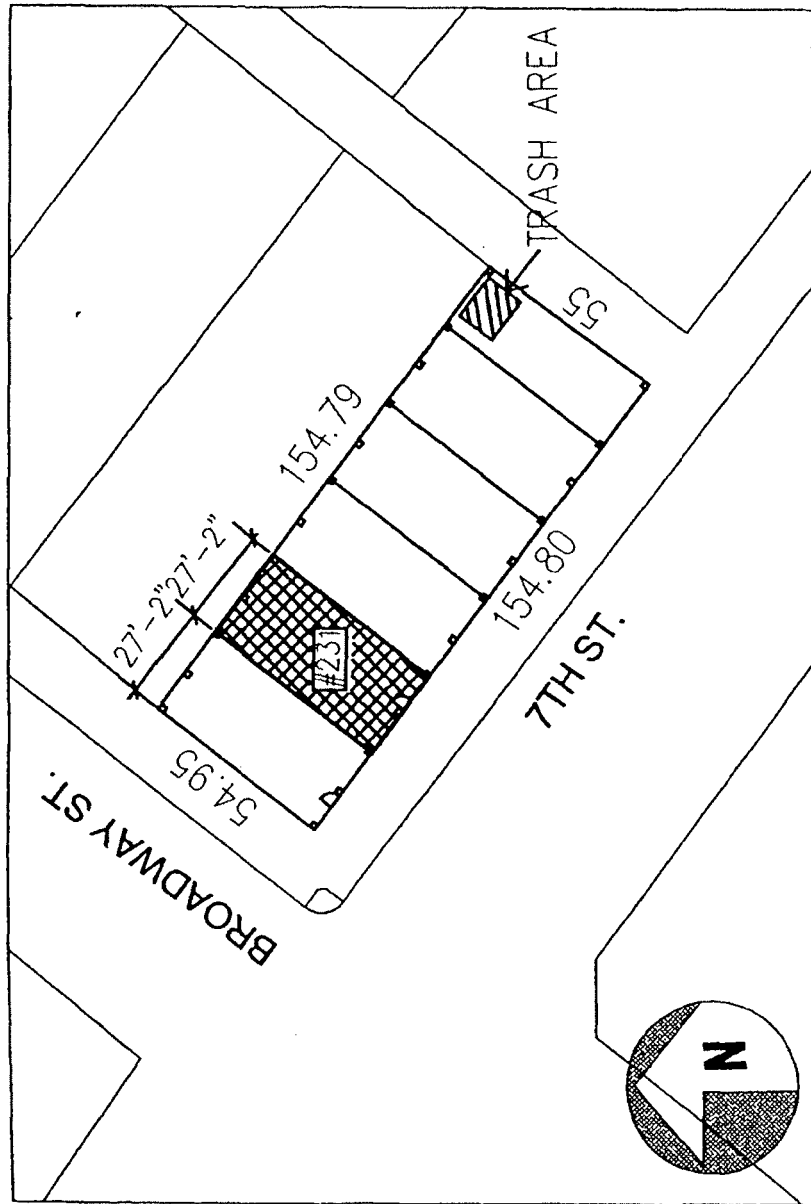
Printed on: 05/07/09 10:33:49

PLOT PLAN ATTACHMENT

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

SITE PLAN

SCALE: N.T.S.



sat.

CITY OF LOS ANGELES CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER	BROADWAY EXCHANGE BUILDING LLC
708 S BROADWAY	90014
LOS ANGELES CA	

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC

CERTIFICATE:	Issued-Valid	DATE
BY:	JAMES BANGHAM	05/14/2009

SITE IDENTIFICATION
ADDRESS: 219 W 7TH ST 90014

LEGAL DESCRIPTION					
TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
ORD'S SURVEY	17	6	MR 53-66/73	127-5A211 40	5144-002-025

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and with applicable requirements of the State Housing Law for the following occupancies and is subject to any affidavits or building and zoning code modifications whether listed or not.

COMMENT	ADD 4350SF ROOF LEVEL MULTI-PURPOSE ROOM WITH MEZZANINE AND CONVERT UPPER 10 LEVELS OF OFFICE SPACE TO LIVE-WORK UNITS (RETAIL/RESTAURANT USE UNCHANGED IN BASEMENT, GROUND AND 2ND FLOOR LEVELS).
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USE PRIMARY	OTHER	
Joint Living and Working Quarters	Restaurant	Retail

PERMITS
04016-10000-05918 04016-10001-05918

STRUCTURAL INVENTORY		
ITEM DESCRIPTION	CHANGED	TOTAL
Stories	1 Stories	13 Stories
Basement	0 Levels	1 Levels
Mezzanine	1 Levels	1 Levels
Length	0 Feet	148.5 Feet
Width	0 Feet	52.9 Feet
Type I-F.R. Construction		
Dwelling Unit	73 Units	73 Units
Dwelling Unit	-5 Units	68 Units
NFPA-13 Fire Sprinklers Thru-out		
A3 Occ. Group	4350 Sqft	
B Occ. Group	-59492 Sqft	0 Sqft
M Occ. Group	0 Sqft	17291 Sqft
R1 Occ. Group	59492 Sqft	59492 Sqft
A3 Occ. Load	290 Max Occ.	
Parking Req'd for Bldg	0 Stalls	0 Stalls

CITY LA DBS

DEPARTMENT OF BUILDING AND SAFETY

APPROVAL	
CERTIFICATE NUMBER	64588
BRANCH OFFICE	LA
COUNCIL DISTRICT	14
INSPECTION DISTRICT	BIGIM3
BUREAU:	INSPECTN
DIVISION:	BLDGINSP
STATUS:	CofO Issued
STATUS BY:	JAMES BANGHAM
STATUS DATE:	05/14/2009
APPROVED BY:	JAMES BANGHAM
EXPIRATION DATE:	

PERMIT DETAIL			
PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
04016-10000-05918	219 W 7th St	ADAPTIVE RE-USE. CHANGE OF USE FROM OFFICE TO 73 JOINT LIVE/WORK UNITS FROM 3RD FLOOR AND UP. ADD NEW A-3 OCCUPANCY ON ROOF TOP MAX 290 OCCUPANTS. RETROFIT PER DIV 95 UNDER SEP PERMIT. ADD NEW MULTI-PURPOSE ROOM (600 SQFT) ON ROOF AND MEZZANINES ON 13TH FLOOR.	CofO Issued - 05/14/2009 JAMES BANGHAM
04016-10001-05918	219 W 7th St	ADAPTIVE RE-USE. REDUCE NUMBER OF DWELLING UNITS FROM 73 TO 68 BY REMODELING 13TH FLOOR INTO ONE UNIT. ADD GARBAGE SHUTE BY CONVERTING OLD ELEVATOR SHAFT TO TRASH SHUTE.	Permit Finaled - 04/28/2009 SAKO AGHAZARIAN

PARCEL INFORMATION		
Area Planning Commission: Central	LADBS Branch Office: LA	Council District: 14
Certified Neighborhood Council: Downtown Los Angeles	Community Plan Area: Central City	Census Tract: 2073.00
District Map: 127-5A211	Energy Zone: 9	Fire District: J (Entire parcel)
Near Source Zone Distance: 7.9	Parking Dist.: CCPD	Parking Dist.: DPD
Thomas Brothers Map Grid: 634-F5	Zone: C5-4D	

PARCEL DOCUMENT		
Affidavit (AFF) AFF-39131	Affidavit (AFF) AFF-39132	Affidavit (AFF) AFF-4284
Affidavit (AFF) AFF-49588	Affidavit (AFF) AFF-54084	City Planning Cases (CPC) CPC-1986-606
Community Development Block Grant (CDBG) BID-Historic Core	Community Development Block Grant (CDBG) FEZ-Los Angeles	Community Development Block Grant (CDBG) LARZ-Central City
Community Redevelopment Area (CRA) CITY CENTER REDEV PRJCT	Modification Dated: (MODF) ARO GDLNS 8/27/04	Modification Dated: (MODF) FIRE CONTROL RM 8/27/04
Ordinance (ORD) ORD-164307-SA1530	Zoning Information File (ZI) ZI-145-2306	Zoning Information File (ZI) ZI-2316
Zoning Information File (ZI) ZI-940		

CHECKLIST ITEMS		
Attachment - Plot Plan	EQ Retrofit - Full Compliance-Division 95	Fabricator Req'd - Shop Welds
Fabricator Req'd - Structural Steel	Special Inspect - Concrete>2.5ksi	Special Inspect - Field Welding
Special Inspect - Fire Proofing	Special Inspect - Structural Observation	

PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
OWNER(S)			
Broadway Exchange Building Llc	708 Broadway	LOS ANGELES CA 90014	
TENANT APPLICANT			
Relationship: Owner-Bldr			
Zuri Barnes - Owner-Builder	708 S Broadway	LOS ANGELES, CA 90014	(213) 891-1063

BUILDING RELOCATED FROM:

(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION				
NAME	ADDRESS		CLASS LICENSE #	PHONE #
(A) Rios-Giordano, Lucas	702 Hill Street #C,	Santa Monica, CA 90405	NA C24562	
(E) Youssef, Nabih Fouad Guirg	800 Wilshire Blvd Ste 510, Nabih Youssef & Associates	Los Angeles, CA 90017	NA S2026	
(O), Owner-Builder	708 S Broadway,	, 90014	NA 0	(213) 891-1063

SITE IDENTIFICATION-ALL
 ADDRESS: 219 W 7TH ST 90014

LEGAL DESCRIPTION - ALL					
TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
ORD'S SURVEY	17	6	M R 53-66/73	127-5A211 40	5144-002-025

219 W 7th St



Permit #: 04016 - 10000 - 05918

Plan Check #: B04LA0681F Printed: 12/30/04 03:43 PM

Event Code:

Bldg-Alter/Repair
 Apartment
 Regular Plan Check
 Plan Check Submittal

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR BUILDING PERMIT
 AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue
 Status Date: 08/27/2004

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
ORD'S SURVEY	17	6		M R 53-66/73	127-5A211 40	5144 - 002 - 025

3. PARCEL INFORMATION

Area Planning Commission - Central
 LADBS Branch Office - LA
 Council District - 14
 Certified Neighborhood Council - Downtown Los Angeles
 Community Plan Area - Central City

Census Tract - 2073.00
 District Map - 127-5A211
 Energy Zone - 9
 Fire District - 1 (Entire parcel)
 Near Source Zone Distance - 7.9

Parking Dist. - CCPD
 Parking Dist. - DPD
 Thomas Brothers Map Grid - 634-F5

ZONE(S): C5-4D/

4. DOCUMENTS

ZI - ZI-145-2306	MODF - ARO GDLNS 8/27/04	CDBG - BID-Historic Core	AFF - AFF-39132
ZI - ZI-2316	MODF - FIRE CONTROL RM 8/27/04	CDBG - FEZ-Los Angeles	AFF - AFF-4284
ZI - ZI-940	CRA - CITY CENTER REDEV PRJCT	CDBG - LARZ-Central City	AFF - AFF-49588
ORD - ORD-164307-SA1530	CPC - CPC-1986-606	AFF - AFF-39131	AFF - AFF-54084

5. CHECKLIST ITEMS

EQ Retrofit - Full Compliance-Division 95
 Fabricator Reqd - Shop Welds
 Fabricator Reqd - Structural Steel

Special Inspect - Concrete>2.5ksi
 Special Inspect - Field Welding
 Special Inspect - Fire Proofing

Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)
 Broadway Exchange Building Llc
 708 Broadway
 LOS ANGELES CA 90014

Tenant
 Applicant (Relationship Owner-Bldr)
 Zuri Barnes - Owner-Builder
 708 S Broadway
 LOS ANGELES, CA 90014
 (213) 891-1063

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(13) Office	(27) Joint Living and Working Qua	ADAPTIVE RE-USE. CHANGE OF USE FROM OFFICE TO 73 JOINT LIVE/WORK UNITS FROM 3RD FLOOR AND UP. ADD NEW A-3 OCCUPANCY ON ROOF TOP MAX 290 OCCUPANTS. RETROFIT PER DIV 95 UNDER SEP PERMIT. ADD NEW MULTI-PURPOSE ROOM (600 SQFT) ON ROOF AND MEZZANINES ON 13TH FLOOR.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Juan Linares
 OK for Cashier: Juan Linares
 Signature: *[Signature]*

DAS PC By: Wai Lau
 Coord. OK:
 Date: 12/30/04

For information and/or inspection requests originating within LA County
 Call toll-free (888) LA4BUILD
 Outside LA County (213) 462-0000
 For Cashier's Use Only

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$3,200,000	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	157,118.20	Dwelling Unit Construction Tax	14,600.00
Permit Fee Subtotal Bldg-Alter/Rcpd	11,295.00	Residential Development Tax	21,900.00
Handicapped Access		Permit Issuing Fee	0.00
Plan Check Subtotal Bldg-Alter/Rep	7,927.87		
Off-hour Plan Check	3,963.94		
Plan Maintenance	225.90		
Fire Hydrant Refuse-To-Pay			
E.O. Instrumentation	320.00		
O.S. Surcharge	474.65		
Sys. Surcharge	1,423.96		
Planning Surcharge	702.38		
Planning Surcharge Misc Fee	5.00		
School District Residential Level 2	94,279.50		
Sewer Cap ID:		Total Bond(s) Due:	

BUILDING PLAN CHECK	524,284.295.00
PLAN APPROVAL FEE	3,963.94
PLAN MAINTENANCE	\$225.90
EI RESIDENTIAL	\$320.00
ONE STOP SURCH	\$474.65
SYSTEMS DEVT FEE	\$1,423.96
CITY PLANNING SURCH	\$702.38
MISCELLANEOUS	\$5.00
SCHOOL DEV RES	\$94,279.50
DWELLING UNIT	\$14,600.00
RES DEVT TAX	\$21,900.00
Total Due:	\$157,118.20
Check:	\$24,582.40
Check:	\$109,747.40
Check:	\$22,778.34
Credit Card:	\$10.06

04LA 68657

12. ATTACHMENTS

Plot Plan *[Signature]*



* P 0 4 0 1 6 1 0 0 0 0 0 5 9 1 8 F N *

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

04016 - 10000 - 05918

(P) Floor Area (ZC): 0 Sqft / 106771 Sqft
 (P) Height (ZC): 0 Feet / 170 Feet
 (P) Length: +148.5 Feet / Feet
 (P) Stories: +14 Stories / Stories
 (P) Width: +52.9 Feet / Feet
 (P) Dwelling Unit: +73 Units / 73 Units
 (P) NFPA-13 Fire Sprinklers Thru-out
 (P) A3 Occ. Group: +4350 Sqft / Sqft
 (P) M Occ. Group: 0 Sqft / 17291 Sqft
 (P) R1 Occ. Group: +59492 Sqft / Sqft

(P) A3 Occ. Load: +290 Max Occ. / Max Occ.
 (P) Parking Req'd for Bldg: 0 Stalls / 0 Stalls
 (P) Type I-F.R. Construction

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. ** school district fee changed for (residential - commercial) 25591 sqft. new floor area 2015 sqft. charged at full residential school fee rate.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME

ADDRESS

CLASS LICENSE#

PHONE#

(A) Rios-Giordano, Lucas	702 Hill Street #C,	Santa Monica, CA 90405	C24562	
(E) Youssef, Nabih Fouad Guirg	800 Wilshire Blvd Ste 510, Nabih Yous	Los Angeles, CA 90017	S2026	
(O) , Owner-Builder	708 S Broadway,	90014	0	2138911063

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.):

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

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19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and Section 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at <http://www.dhs.ca.gov/childlead/html/GENclst.html>.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and
- This permit is being obtained with the consent of the legal owner of the property.

Print Name: **GABRIEL FRIG**

Sign: 

Date: **12/30/04**

Owner

Authorized Agent

219 W 7th St

Permit Application #: 04016 - 10000 - 05918

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B04LA0681F

Apartment

Initiating Office: METRO

Plan Check Submittal

PLOT PLAN ATTACHMENT

Printed on: 04/12/04 08:57:51

80

BROADWAY

85

7TH ST

54.95 AR

(154.89)

12 STORY BLDG

154.79

85

55 AR

20

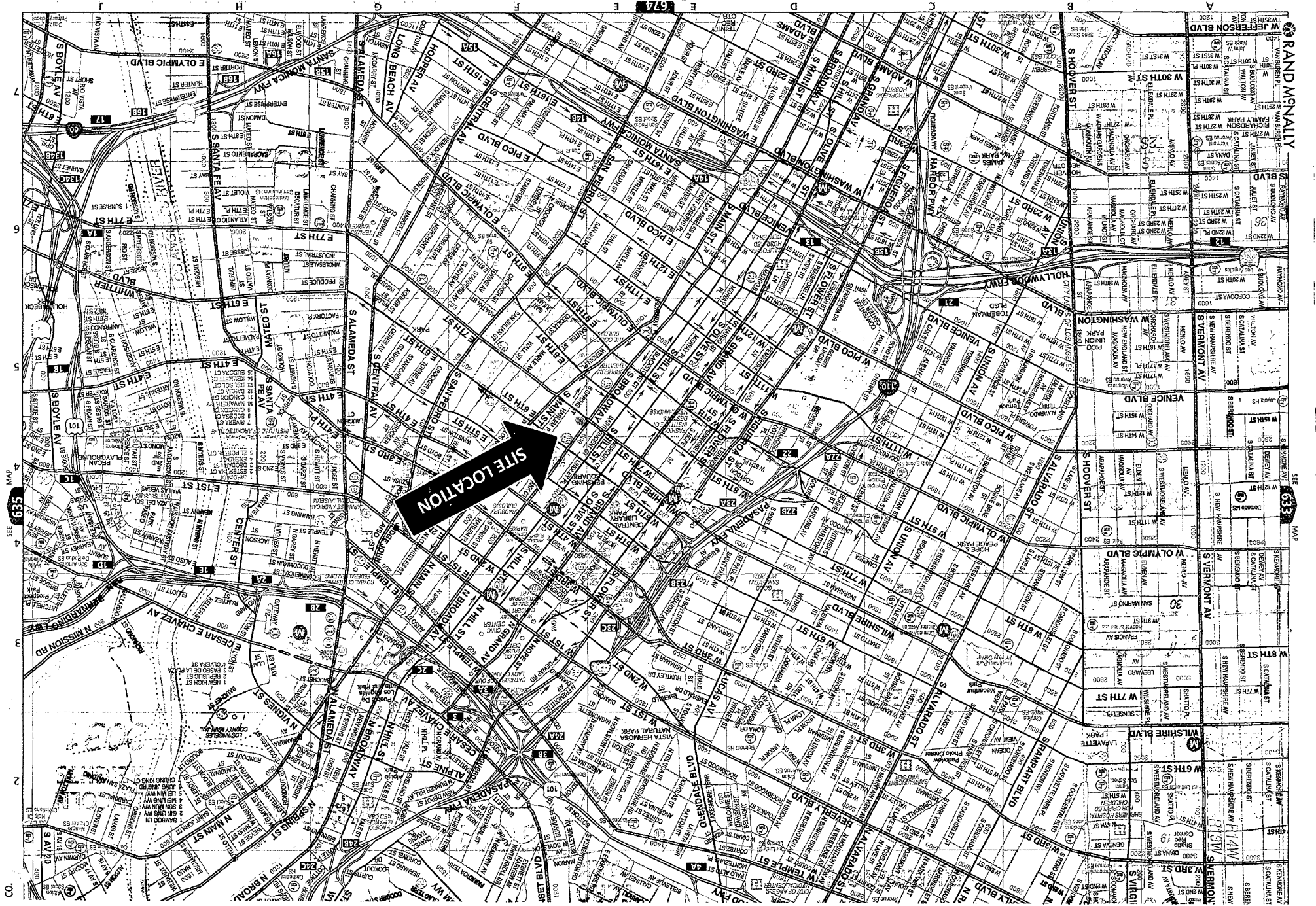
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

VICINITY MAP

SITE LOCATION:
231-233 W. 7TH STREET
LOS ANGELES, CA 90014

CASE NO.:

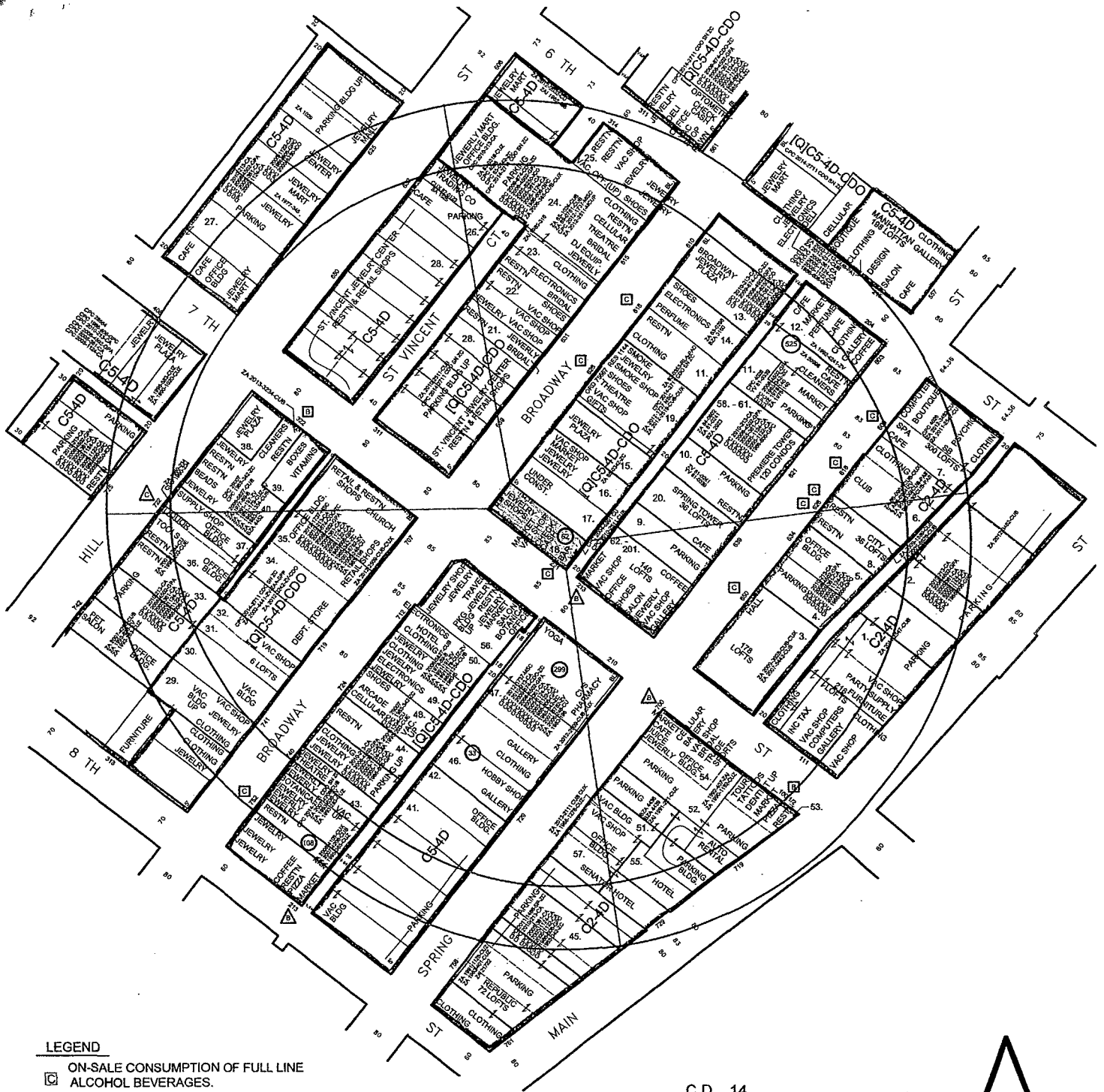
DATE: 10 - 24 - 2014
T.B. PAGE: 634 GRID: F-5



SEE MAP 635

SEE MAP 633

CO.



LEGEND

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

C.D. 14
 C.T. 2073.01
 P.A. CENTRAL CITY
 N.C. DOWNTOWN L.A.



0.195 NET AC.

CONDITIONAL USE - ALCOHOL BEVERAGES

RADIUS MAPS ETC

3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 OFF/FAX (323) 221-4555
 RADIUSMAPSETC@SBCGLOBAL.NET

SITE LOCATION:

231-233 W. 7TH STREET
 LOS ANGELES CA 90014

LEGAL DESCRIPTION:

LOT 6, BLOCK 17, ORD'S
 SURVEY, M.R. 53-6673.

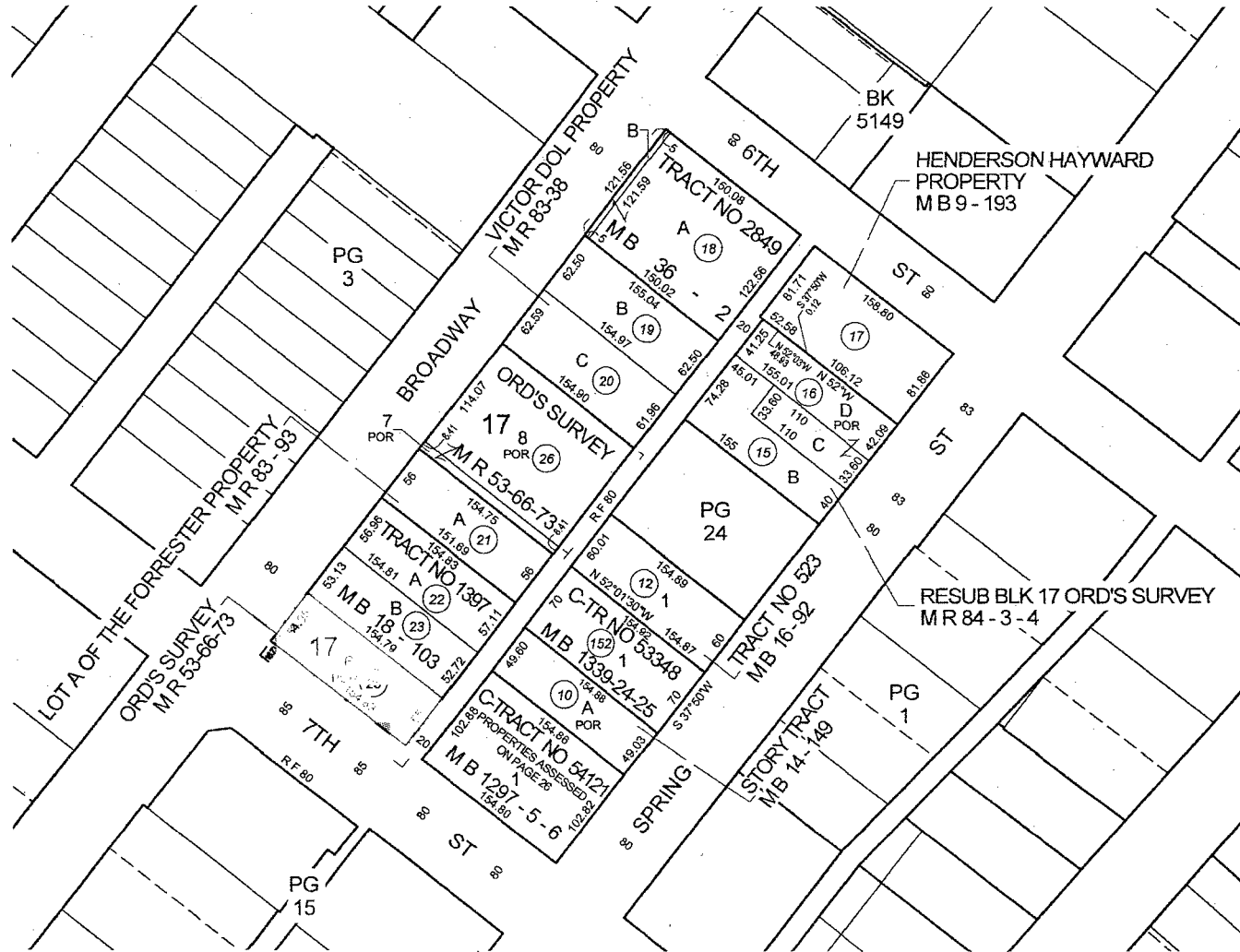
CASE NO.:

DATE: 10 - 24 - 2014
 SCALE: 1" = 100'
 USES: FIELD
 D.M.: 127.5 A 211
 T.B. PAGE: 634 GRID: F-5
 APN: 5144-004-025

2008



MAPPING AND GIS SERVICES SCALE 1" = 100'



1.



2.



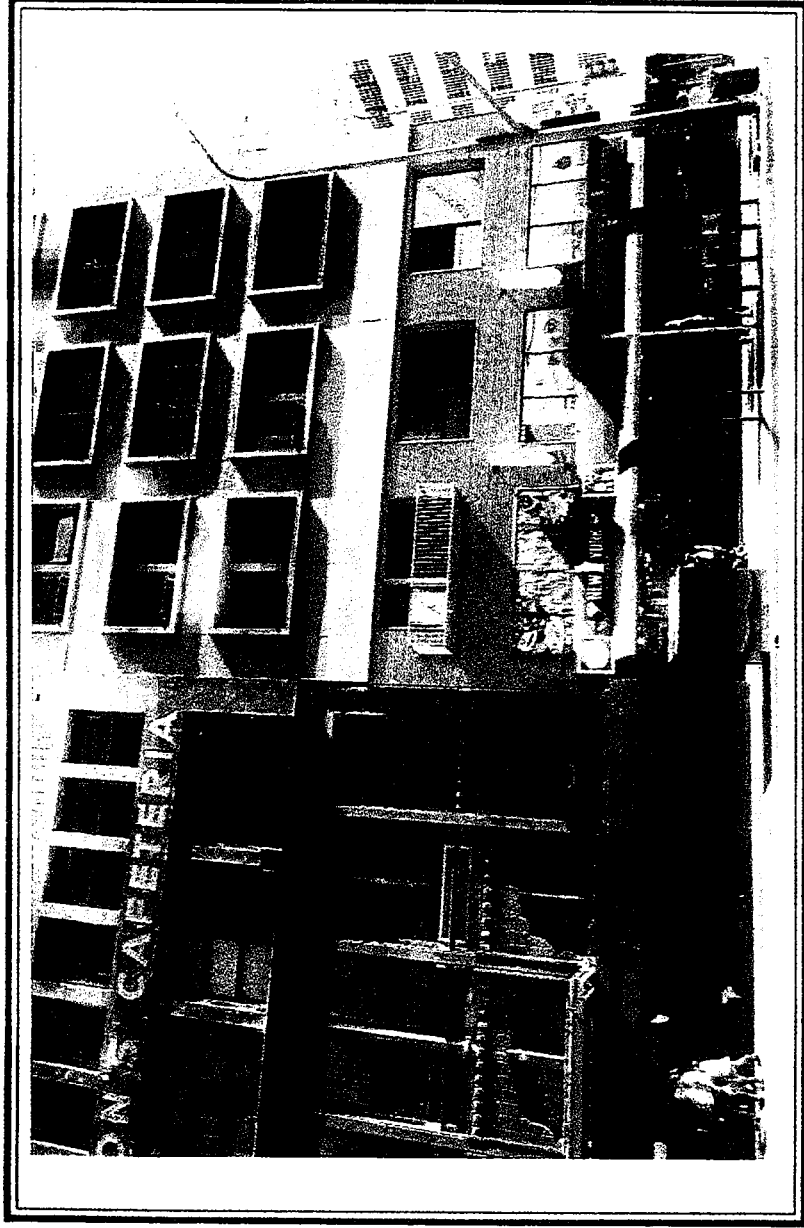


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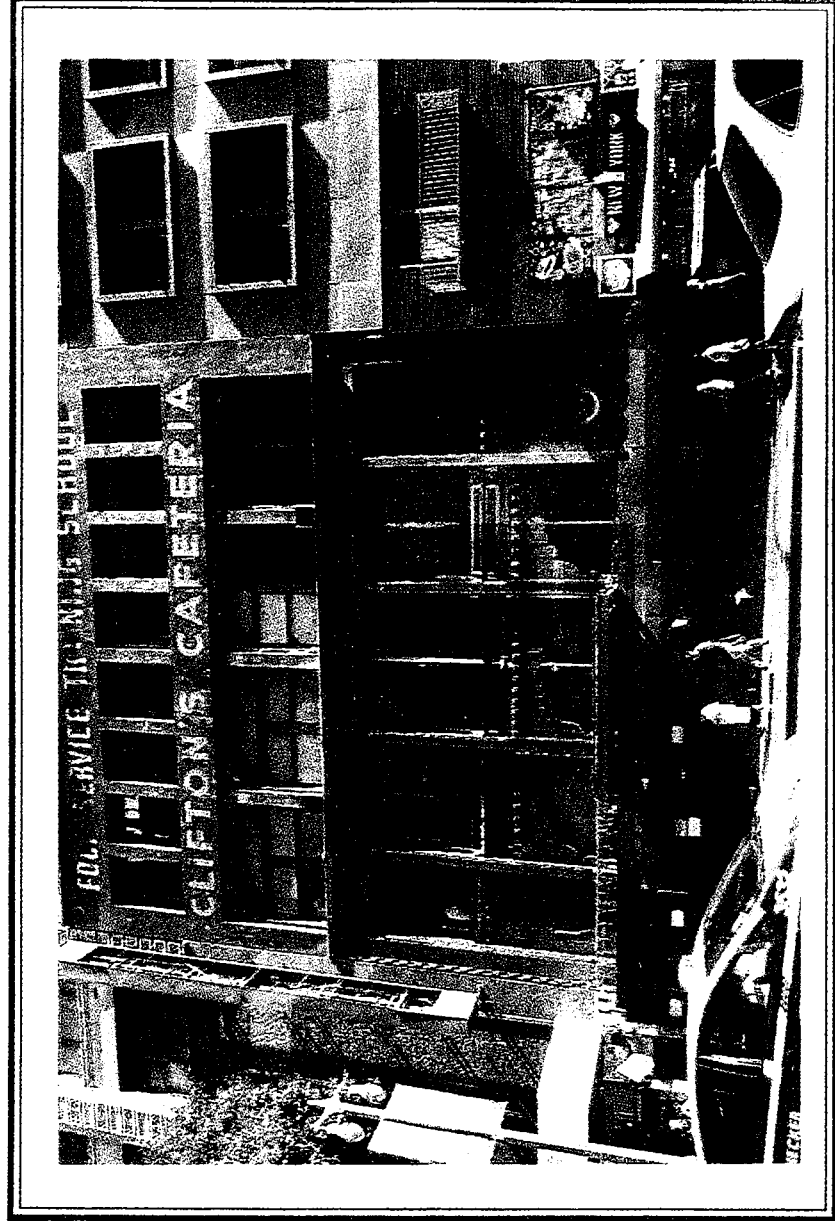


3.

5.



6.



7.

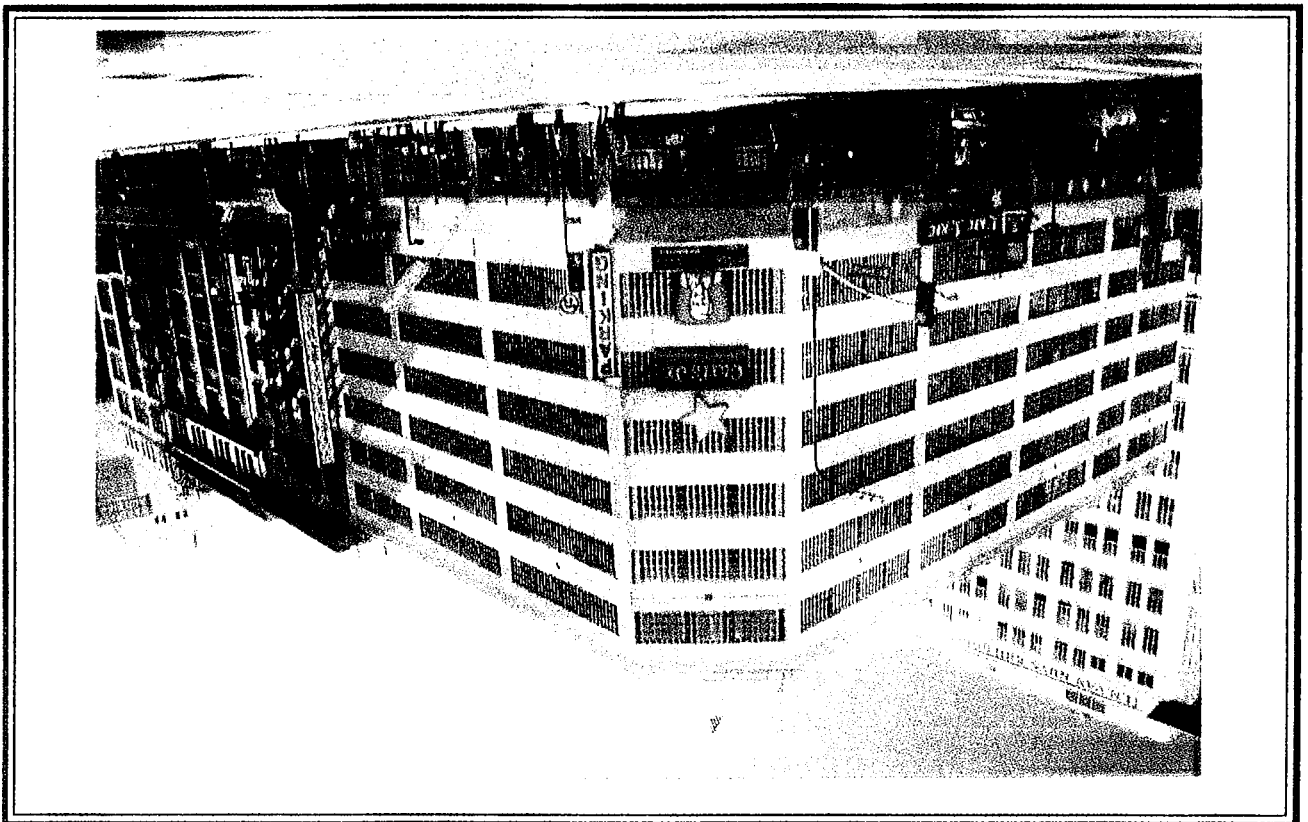


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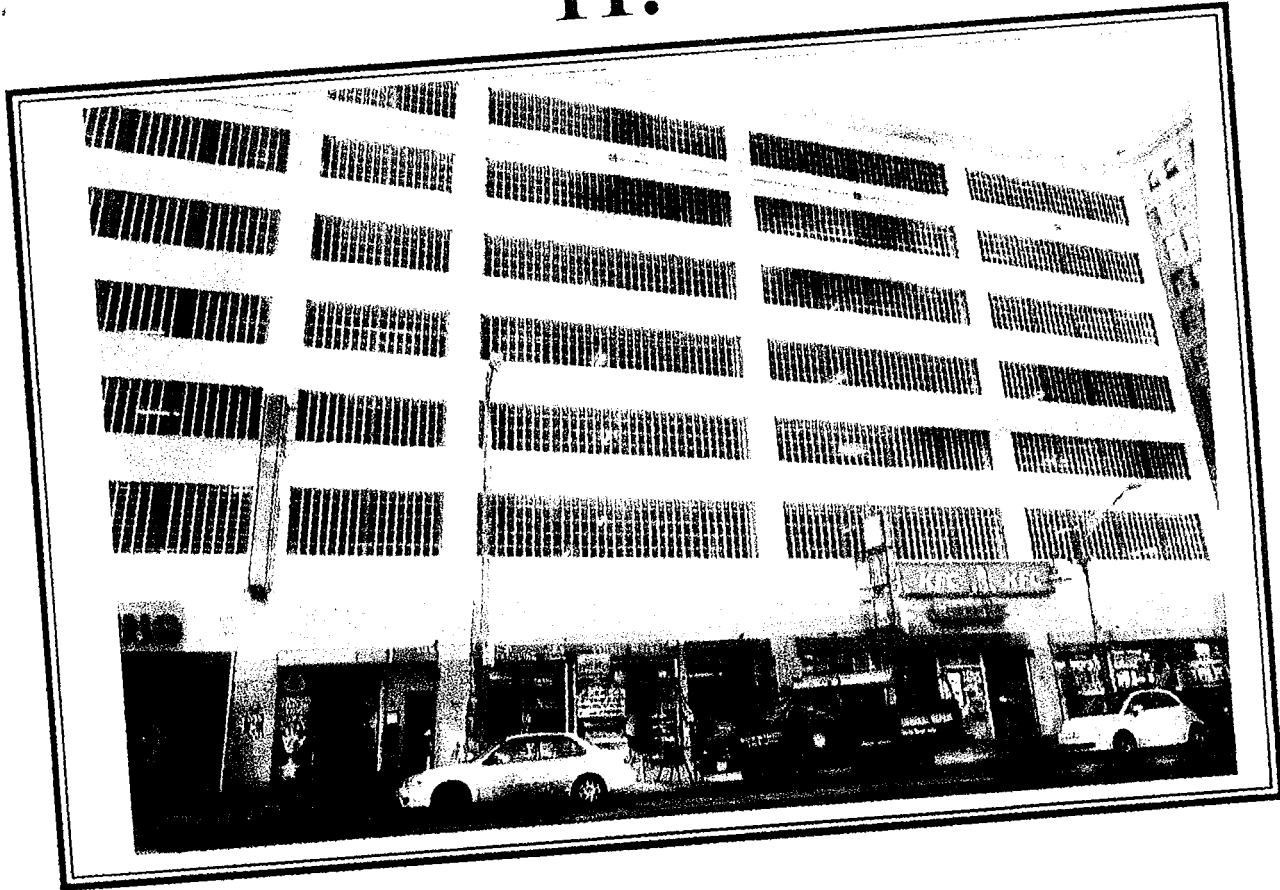


10.

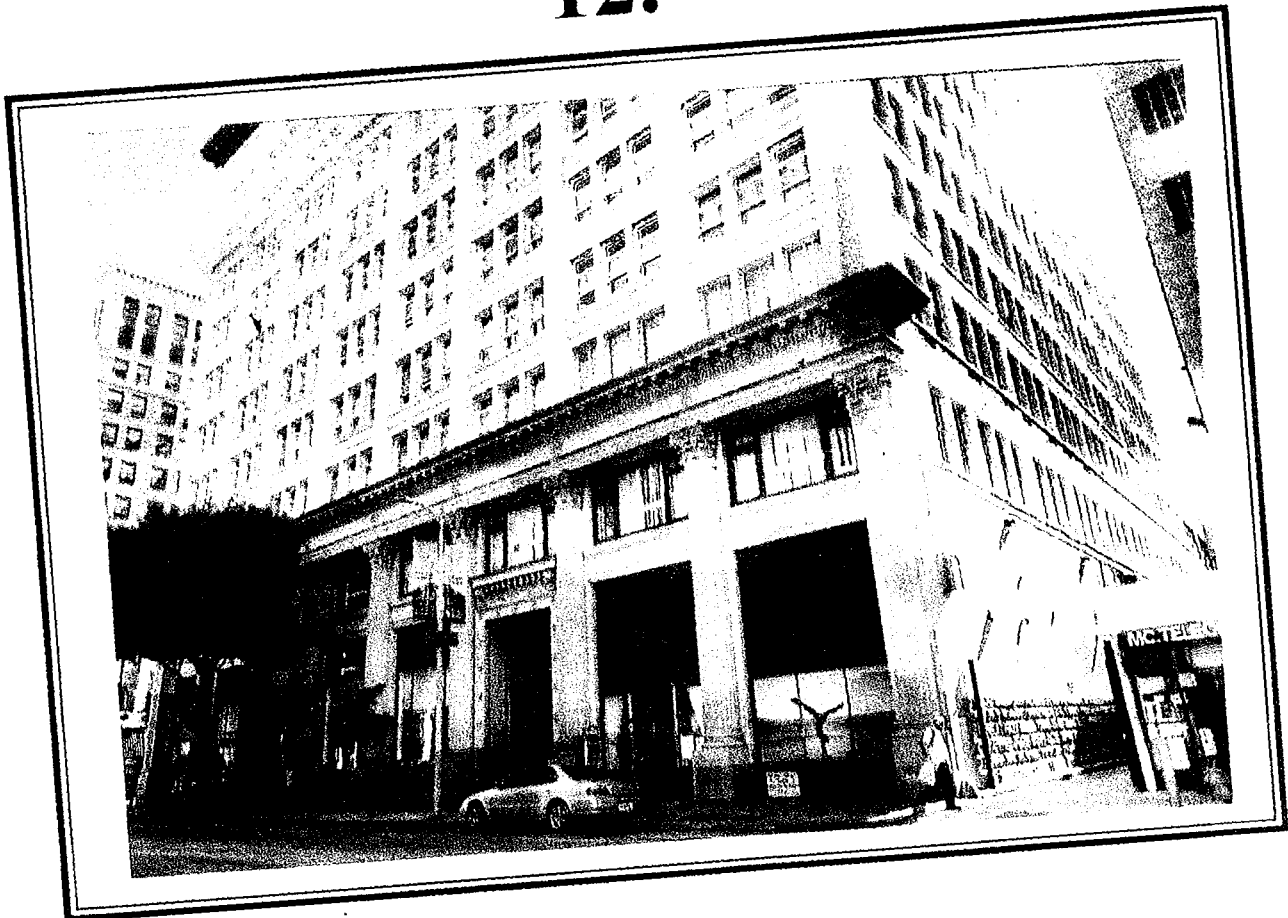


6

11.



12.



13.

