



# APPLICATIONS:

## DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number \_\_\_\_\_

Env. Case Number \_\_\_\_\_

Application Type \_\_\_\_\_

Case Filed With (Print Name) \_\_\_\_\_

Date Filed \_\_\_\_\_

Application includes letter requesting:

☐ Waived hearing

☐ Concurrent hearing  
Related Case Number \_\_\_\_\_

☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.  
All terms in this document are applicable to the singular as well as the plural forms of such terms.*

### 1. PROJECT LOCATION

Street Address<sup>1</sup> 30 33W 6th St.

Unit/Space Number 102

Legal Description<sup>2</sup> (Lot, Block, Tract) FR 13, 22, South Half of the West End University Addition

Assessor Parcel Number 5077-004-034

Total Lot Area 21,052

### 2. PROJECT DESCRIPTION

Present Use Market

Proposed Use Market that will sell beer and wine for off site consumption, Type 20 license

Project Name (if applicable) Zuniga's Market

Describe in detail the characteristics, scope and/or operation of the proposed project The applicant request to add Beer & Wine for sale for off-site consumption at an establishment that is currently a market

The hours of operation requested are: 7:00am - 2:00am Monday - Sunday

Additional information attached ☐ YES ☒ NO

Complete and check all that apply:

#### Existing Site Conditions

☐ Site is undeveloped or unimproved (i.e. vacant)

☐ Site is located within 500 feet of a freeway or railroad

☐ Site has existing buildings (provide copies of building permits)

☐ Site is located within 500 feet of a sensitive use (e.g. school, park)

☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

☐ Site has special designation (e.g. National Historic Register, Survey LA)

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

<sup>2</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

### Proposed Project Information

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☐ Interior tenant improvement
- ☐ Additions to existing buildings
- ☐ Grading
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree

- ☐ New construction: \_\_\_\_\_ square feet
- ☐ Accessory use (fence, sign, wireless, carport, etc.)
- ☐ Exterior renovation or alteration
- ☐ Change of use and/or hours of operation
- ☐ Haul Route
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

### Housing Component Information

Number of Residential Units: Existing \_\_\_\_\_ - Demolish(ed)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total N/A

Number of Affordable Units<sup>4</sup> Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total N/A

Number of Market Rate Units Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total N/A

Mixed Use Projects, Amount of Non-Residential Floor Area: 0 square feet

### Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☒ NO

Is your project required to dedicate land to the public right-of-way? ☐ YES ☒ NO

If so, what is/are your dedication requirement(s)? 0 ft.

If you have dedication requirements on multiple streets, please indicate: N/A

### 3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☒ NO

Authorizing section LAMC 12.24W 1 Section from which relief is requested (if any): \_\_\_\_\_

Request: The applicant wishes to add beer & wine off sale to an existing establishment that is currently a market.

Authorizing section LAMC 12.24W27 Section from which relief is requested (if any): \_\_\_\_\_

Request: Applicant requests hours of operation for Beer & Wine Sales to be from 7:00 am - 2:00 am Monday - Sunday 7 days a week, for a market in a mini shopping center.

Authorizing section \_\_\_\_\_ Section from which relief is requested (if any): \_\_\_\_\_

Request: \_\_\_\_\_

Additional Requests Attached ☐ YES ☒ NO

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>4</sup> As determined by the Housing and Community Investment Department



#### 4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☒ NO

If YES, list all case number(s) \_\_\_\_\_

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. N/A

Ordinance No.: N/A

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

#### 5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? ☐ YES (provide copy) ☒ NO

Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☒ NO

☐ Development Services Case Management Number N/A

☐ Building and Safety Plan Check Number N/A

☐ Bureau of Engineering Planning Referral (PCRf) N/A

☐ Bureau of Engineering Hillside Referral N/A

☐ Housing and Community Investment Department Application Number N/A

☐ Bureau of Engineering Revocable Permit Number N/A

☐ Bureau of Sanitation, Low Impact Development (LID) Referral N/A

☐ Other—specify N/A

**6. PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>5</sup> name** Nestor A. Zuniga Conde

Company/Firm Zuniga's Market

Address: 3033 W 6th St. Unit/Space Number 102

City Los Angeles State CA Zip Code: 90020

Telephone (213) 386-3380 E-mail: nzun101@gmail.com

Are you in escrow to purchase the subject property? ☐ YES ☐ NO

**Property Owner of Record** ☐ Same as applicant ☒ Different from applicant

Name (if different from applicant) Byung Mo Shin & Ae Ja Shin

Address 3033 W 6th St. Unit/Space Number 105

City Los Angeles State ca Zip Code: 90020

Telephone (213) 265-1086 E-mail: \_\_\_\_\_

**Agent/Representative name** Dennis Banks

Company/Firm Banks Consulting

Address: 709 N. Inglewood Avenue Unit/Space Number 14

City Inglewood State CA Zip: 90302

Telephone (323) 445-7506 E-mail: dennisbanks98@gmail.com

**Other** (Specify Architect, Engineer, CEQA Consultant etc.) \_\_\_\_\_

Name \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address: \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**Primary Contact for Project Information**  
(select only one)

☐ Owner

☐ Applicant

☒ Agent/Representative

☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).



## PROPERTY OWNER

9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgement is available for your convenience on following page.*

Signature Byung Mo Shin

Date 7-21-20

Print Name Byung Mo Shin AKA Abraham Shin

Signature Ae Ja Shin

Date 7-21-20

Print Name Ae Ja Shin

PLEASE SEE ATTACHED  
CURRENT CALIFORNIA  
NOTARY FORM

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS Angeles

On 7/22/2020 before me, H. Chang, Notary Public  
(Insert Name of Notary Public and Title)

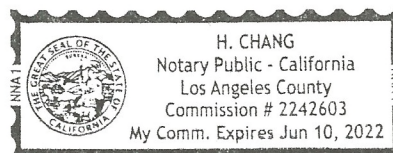
personally appeared Abraham Shin + Ae Ja Shin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their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

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

WITNESS my hand and official seal.

H. Chang  
Signature

(Seal)





## APPLICANT

**10. APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- G. I understand that if this application is denied, there is no refund of fees paid.
- H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

Signature: \_\_\_\_\_

Date: 01/24/2020

Print Name: Nestor A. Zuniga Conde

**OPTIONAL**  
**NEIGHBORHOOD CONTACT SHEET**

**SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

| NAME (PRINT) | SIGNATURE | ADDRESS | KEY # ON MAP |
|--------------|-----------|---------|--------------|
|              |           |         |              |
|              |           |         |              |
|              |           |         |              |
|              |           |         |              |
|              |           |         |              |
|              |           |         |              |
|              |           |         |              |

**REVIEW** of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

|  |
|--|
|  |
|--|





Letter of Support Regarding  
Case No. ZA-2020-7883-CUB-CU

Philip Armstrong, President | Ronee Reece, Vice President  
Lara Morrison, Treasurer | Rachel Day, Secretary  
Robina Henson, Community Based Org Rep  
Rick Shumacher, Business Rep



Date: April 20, 2021

To: Zoning Administration Division

From: Rampart Village Neighborhood Council

Subject: Case No: ZA-2020-7883-CUB-CU

The Rampart Village Neighborhood Council (RVNC), at its duly noticed and special General Board meeting on April 20, 2021, considered on its agenda, item VII(F): Approve the creation and dissemination of a letter of support for an alcohol license to sell beer and wine at Zuniga's Market, 3033 W 6<sup>th</sup> Street, Ste. 102, Los Angeles, CA 90020. On April 4, 2021, at a duly noticed meeting of the RVNC Public Safety, Housing & Transportation Committee, after consideration and having provided an opportunity for public comment, the Committee voted in favor of agendizing this motion (3-0) for consideration by the General Board. The applicant is requesting:

- Pursuant to Los Angeles Municipal Code 12.24.W.1, a Conditional Use Permit to permit the off-site sale of beer and wine.

After consideration and having provided an opportunity for public comment, the RVNC General Board voted in favor of the motion (5-0 with one ineligible) *to support* ZA-2020-7883-CUB-CU.

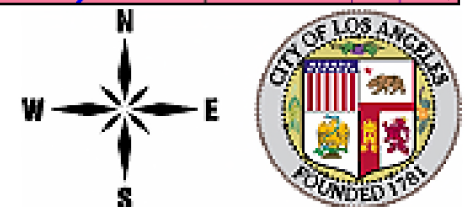
Please notify the RVNC of any future meetings and/or hearings on this item.

Sincerely,

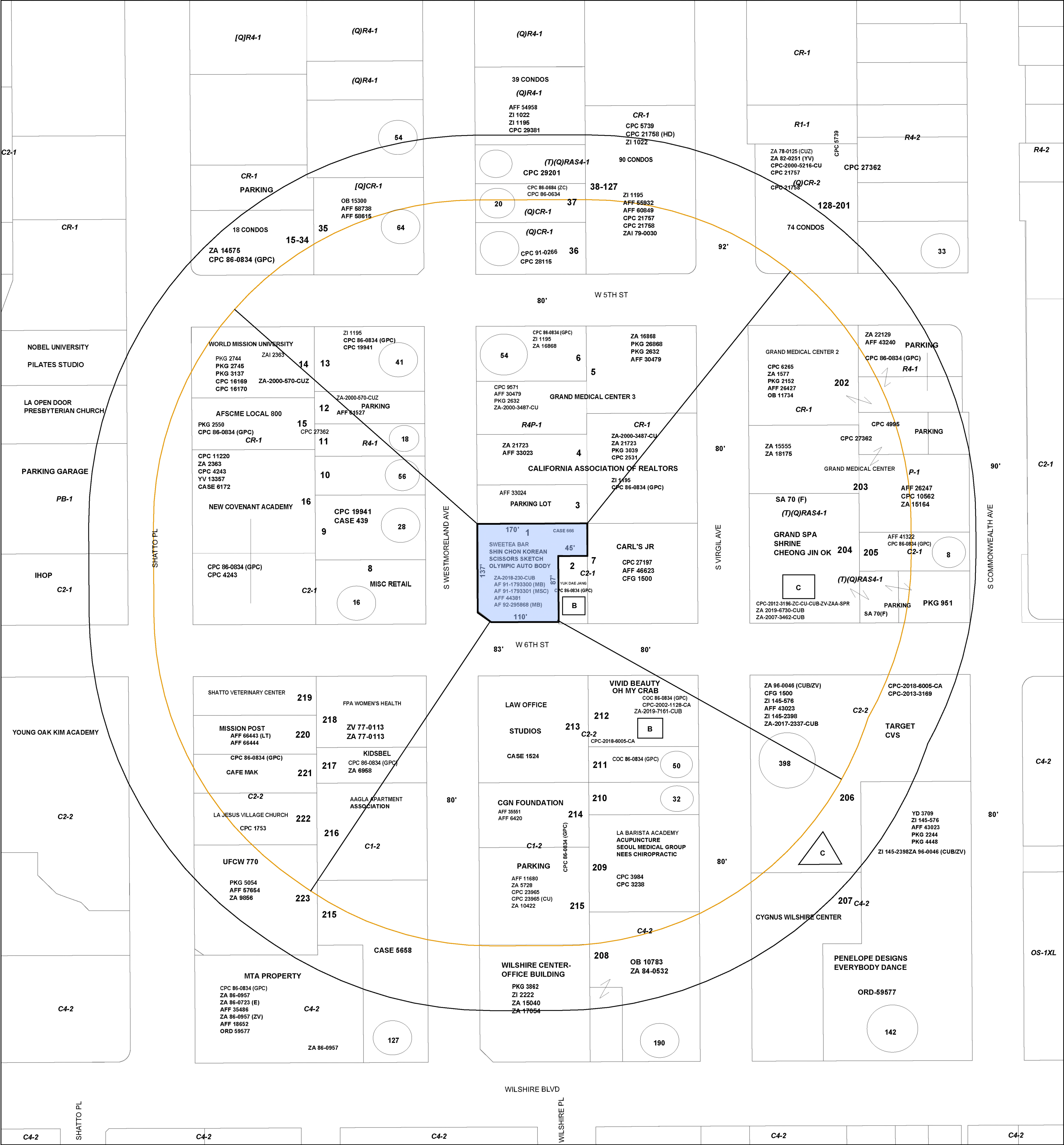
Rampart Village Neighborhood Council

Cc: Chi Dang, City Planner  
Craig Bullock, CD13 Planning Director

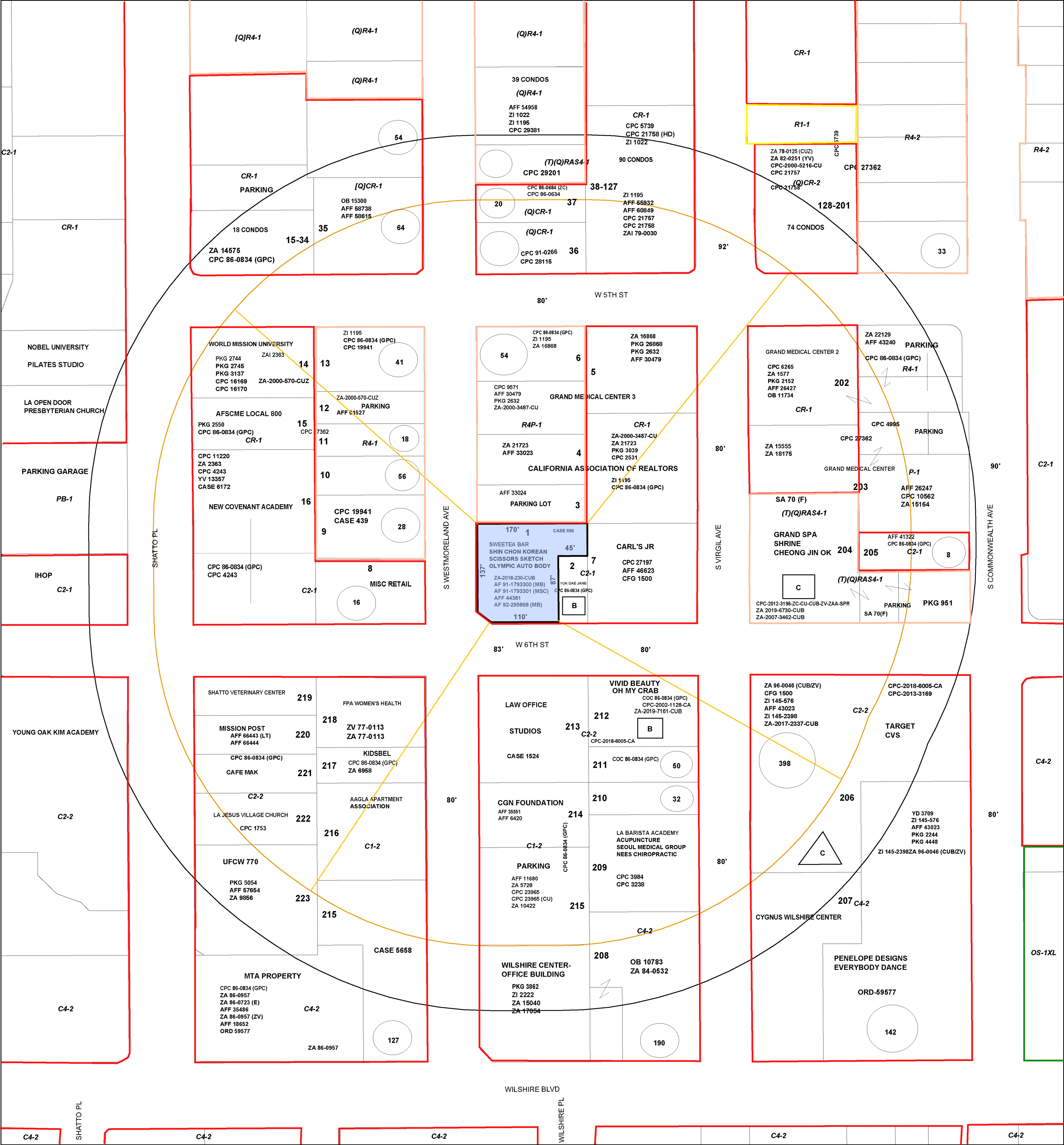
City of Los Angeles  
Department of City Planning







|                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                             |                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <h1>CONDITIONAL USE PERMIT</h1>                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                             |                                                                                                                                                                              |
| <p><b>PROJECT ADDRESS:</b><br/>3033 W 6TH ST<br/>LOS ANGELES, CA 90020<br/>NET ACREAGE: .485</p> <p><b>CENTERPOINT RADIUS MAPS</b><br/>263 W OLIVE AVE # 193<br/>BURBANK, CA 91502<br/>818.220.5401<br/>centerpointradiusmaps@gmail.com<br/>www.centerpointradiusmaps.com<br/>DRAWN BY: J BOONE<br/>DATE: 09-11-2020</p> | <p><b>THOMAS BROTHERS:</b><br/>PAGE: 634, GRID: A2, B2</p> <p><b>LEGAL:</b></p> <p><b>LOTS: 13, 14, 15</b></p> <p><b>TRACT: SOUTH HALF OF THE WEST END UNIVERSITY ADDITION</b></p> <p><b>M.B: M R 24-59/60</b></p> <p><b>BLOCK: 22</b></p> <p><b>MAP SHEET: 135B197</b></p> | <p><b>SCALE: 1" = 100'</b></p> <div></div> <p><b>C.D: 13</b></p> <p><b>C.T: 2111.20</b></p> <p><b>P.A: WILSHIRE</b></p> <p><b>USES: FIELD</b></p> <p><b>CASE#:</b> _____</p> |



|                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                            |                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <h1>CONDITIONAL USE PERMIT</h1>                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                            |                                                                                                                                                                                                              |
| <p>PROJECT ADDRESS:<br/>3033 W 6TH ST<br/>LOS ANGELES, CA 90020<br/>NET ACREAGE: .485</p> <p>CENTERPOINT RADIUS MAPS<br/>263 W OLIVE AVE # 193<br/>BURBANK, CA 91502<br/>818.220.5401<br/>centerpointradiusmaps@gmail.com<br/>www.centerpointradiusmaps.com<br/>DRAWN BY: J BOONE<br/>DATE: 09-11-2020</p> | <p>THOMAS BROTHERS:<br/>PAGE: 634, GRID: A2, B2</p> <p>LEGAL:</p> <p>LOTS: 13, 14, 15</p> <p>TRACT: SOUTH HALF OF THE WEST END UNIVERSITY ADDITION</p> <p>M.B: M R 24-59/60</p> <p>BLOCK: 22</p> <p>MAP SHEET: 135B197</p> | <p>SCALE: 1" = 100'</p>  <p>C.D: 13</p> <p>C.T: 2111.20</p> <p>P.A: WILSHIRE</p> <p>USES: FIELD</p> <p>CASE#: _____</p> |





# City of Los Angeles Department of City Planning

## 9/11/2020 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

534 S WESTMORELAND AVE

### ZIP CODES

90020

### RECENT ACTIVITY

ENV-2018-231-CE

ZA-2018-230-CUB

### CASE NUMBERS

CPC-19XX-27362

CPC-1986-834-GPC

CASE-666

ORD-165302-SA70E

ORD-151938

ORD-129279

AFF-44381

AF-92-295868-MB

AF-91-1793301-MS

### Address/Legal Information

|                              |                                                |
|------------------------------|------------------------------------------------|
| PIN Number                   | 135B197 939                                    |
| Lot/Parcel Area (Calculated) | 8,500.3 (sq ft)                                |
| Thomas Brothers Grid         | PAGE 634 - GRID A2<br>PAGE 634 - GRID B2       |
| Assessor Parcel No. (APN)    | 5077004034                                     |
| Tract                        | SOUTH HALF OF THE WEST END UNIVERSITY ADDITION |
| Map Reference                | M R 24-59/60                                   |
| Block                        | 22                                             |
| Lot                          | 15                                             |
| Arb (Lot Cut Reference)      | None                                           |
| Map Sheet                    | 135B197                                        |

### Jurisdictional Information

|                          |                         |
|--------------------------|-------------------------|
| Community Plan Area      | Wilshire                |
| Area Planning Commission | Central                 |
| Neighborhood Council     | Rampart Village         |
| Council District         | CD 13 - Mitch O'Farrell |
| Census Tract #           | 2111.20                 |
| LADBS District Office    | Los Angeles Metro       |

### Planning and Zoning Information

|                                         |                                                                                                        |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------|
| Special Notes                           | None                                                                                                   |
| Zoning                                  | C2-1                                                                                                   |
| Zoning Information (ZI)                 | ZI-2374 State Enterprise Zone: Los Angeles<br>ZI-2452 Transit Priority Area in the City of Los Angeles |
| General Plan Land Use                   | Community Commercial                                                                                   |
| General Plan Note(s)                    | Yes                                                                                                    |
| Hillside Area (Zoning Code)             | No                                                                                                     |
| Specific Plan Area                      | None                                                                                                   |
| Subarea                                 | None                                                                                                   |
| Special Land Use / Zoning               | None                                                                                                   |
| Historic Preservation Review            | No                                                                                                     |
| Historic Preservation Overlay Zone      | None                                                                                                   |
| Other Historic Designations             | None                                                                                                   |
| Other Historic Survey Information       | None                                                                                                   |
| Mills Act Contract                      | None                                                                                                   |
| CDO: Community Design Overlay           | None                                                                                                   |
| CPIO: Community Plan Imp. Overlay       | None                                                                                                   |
| Subarea                                 | None                                                                                                   |
| CUGU: Clean Up-Green Up                 | None                                                                                                   |
| HCR: Hillside Construction Regulation   | No                                                                                                     |
| NSO: Neighborhood Stabilization Overlay | No                                                                                                     |
| POD: Pedestrian Oriented Districts      | None                                                                                                   |
| RFA: Residential Floor Area District    | None                                                                                                   |
| RIO: River Implementation Overlay       | No                                                                                                     |
| SN: Sign District                       | No                                                                                                     |
| Streetscape                             | No                                                                                                     |
| Adaptive Reuse Incentive Area           | None                                                                                                   |

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

|                                     |                                                                                  |
|-------------------------------------|----------------------------------------------------------------------------------|
| Affordable Housing Linkage Fee      |                                                                                  |
| Residential Market Area             | Medium-High                                                                      |
| Non-Residential Market Area         | High                                                                             |
| Transit Oriented Communities (TOC)  | Tier 3                                                                           |
| RPA: Redevelopment Project Area     | None                                                                             |
| Central City Parking                | No                                                                               |
| Downtown Parking                    | No                                                                               |
| Building Line                       | None                                                                             |
| 500 Ft School Zone                  | No                                                                               |
| 500 Ft Park Zone                    | No                                                                               |
| <b>Assessor Information</b>         |                                                                                  |
| Assessor Parcel No. (APN)           | 5077004034                                                                       |
| APN Area (Co. Public Works)*        | 0.485 (ac)                                                                       |
| Use Code                            | 1200 - Commercial - Store Combination - Store and Office Combination - One Story |
| Assessed Land Val.                  | \$1,170,254                                                                      |
| Assessed Improvement Val.           | \$1,206,627                                                                      |
| Last Owner Change                   | 12/28/2012                                                                       |
| Last Sale Amount                    | \$9                                                                              |
| Tax Rate Area                       | 67                                                                               |
| Deed Ref No. (City Clerk)           | 748173                                                                           |
|                                     | 748170-1                                                                         |
|                                     | 5-654                                                                            |
|                                     | 29436                                                                            |
|                                     | 1846025                                                                          |
|                                     | 1379473                                                                          |
|                                     | 1101966                                                                          |
|                                     | 102402                                                                           |
| Building 1                          |                                                                                  |
| Year Built                          | 1992                                                                             |
| Building Class                      | D65B                                                                             |
| Number of Units                     | 0                                                                                |
| Number of Bedrooms                  | 0                                                                                |
| Number of Bathrooms                 | 0                                                                                |
| Building Square Footage             | 4,458.0 (sq ft)                                                                  |
| Building 2                          |                                                                                  |
| Year Built                          | 1925                                                                             |
| Building Class                      | D6B                                                                              |
| Number of Units                     | 0                                                                                |
| Number of Bedrooms                  | 0                                                                                |
| Number of Bathrooms                 | 0                                                                                |
| Building Square Footage             | 7,792.0 (sq ft)                                                                  |
| Building 3                          | No data for building 3                                                           |
| Building 4                          | No data for building 4                                                           |
| Building 5                          | No data for building 5                                                           |
| Rent Stabilization Ordinance (RSO)  | No [APN: 5077004034]                                                             |
| <b>Additional Information</b>       |                                                                                  |
| Airport Hazard                      | None                                                                             |
| Coastal Zone                        | None                                                                             |
| Farmland                            | Area Not Mapped                                                                  |
| Urban Agriculture Incentive Zone    | YES                                                                              |
| Very High Fire Hazard Severity Zone | No                                                                               |
| Fire District No. 1                 | No                                                                               |
| Flood Zone                          | Outside Flood Zone                                                               |
| Watercourse                         | No                                                                               |

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



|                                                   |              |
|---------------------------------------------------|--------------|
| Hazardous Waste / Border Zone Properties          | No           |
| Methane Hazard Site                               | Methane Zone |
| High Wind Velocity Areas                          | No           |
| Special Grading Area (BOE Basic Grid Map A-13372) | Yes          |
| Wells                                             | None         |

#### Seismic Hazards

|                                      |                                 |
|--------------------------------------|---------------------------------|
| Active Fault Near-Source Zone        |                                 |
| Nearest Fault (Distance in km)       | 0.51886104                      |
| Nearest Fault (Name)                 | Puente Hills Blind Thrust       |
| Region                               | Los Angeles Blind Thrusts       |
| Fault Type                           | B                               |
| Slip Rate (mm/year)                  | 0.70000000                      |
| Slip Geometry                        | Reverse                         |
| Slip Type                            | Moderately / Poorly Constrained |
| Down Dip Width (km)                  | 19.00000000                     |
| Rupture Top                          | 5.00000000                      |
| Rupture Bottom                       | 13.00000000                     |
| Dip Angle (degrees)                  | 25.00000000                     |
| Maximum Magnitude                    | 7.10000000                      |
| Alquist-Priolo Fault Zone            | No                              |
| Landslide                            | No                              |
| Liquefaction                         | No                              |
| Preliminary Fault Rupture Study Area | No                              |
| Tsunami Inundation Zone              | No                              |

#### Economic Development Areas

|                               |                 |
|-------------------------------|-----------------|
| Business Improvement District | WILSHIRE CENTER |
| Hubzone                       | Not Qualified   |
| Opportunity Zone              | Yes             |
| Promise Zone                  | Los Angeles     |
| State Enterprise Zone         | Los Angeles     |

#### Housing

|                                    |                                                                 |
|------------------------------------|-----------------------------------------------------------------|
| Direct all Inquiries to            | Housing+Community Investment Department                         |
| Telephone                          | (866) 557-7368                                                  |
| Website                            | <a href="http://hcidla.lacity.org">http://hcidla.lacity.org</a> |
| Rent Stabilization Ordinance (RSO) | No [APN: 5077004034]                                            |
| Ellis Act Property                 | No                                                              |

#### Public Safety

|                             |         |
|-----------------------------|---------|
| Police Information          |         |
| Bureau                      | West    |
| Division / Station          | Olympic |
| Reporting District          | 2029    |
| Fire Information            |         |
| Bureau                      | Central |
| Batallion                   | 11      |
| District / Fire Station     | 6       |
| Red Flag Restricted Parking | No      |

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

|                          |                                                                                                |
|--------------------------|------------------------------------------------------------------------------------------------|
| Case Number:             | CPC-19XX-27362                                                                                 |
| Required Action(s):      | Data Not Available                                                                             |
| Project Descriptions(s): |                                                                                                |
| Case Number:             | CPC-1986-834-GPC                                                                               |
| Required Action(s):      | GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)                                                    |
| Project Descriptions(s): | GENERAL PLAN/ZONING CONSISTENCY - WILSHIRE, WESTLAKE, SHERMAN OAKS, STUDIO STUDIO, TOLUCA LAKE |
| Case Number:             | AF-91-1793301-MS                                                                               |
| Required Action(s):      | MS-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)                                     |
| Project Descriptions(s): | Data Not Available                                                                             |

DATA NOT AVAILABLE

- CASE-666
- ORD-165302-SA70E
- ORD-151938
- ORD-129279
- AFF-44381
- AF-92-295868-MB





Address: 534 S WESTMORELAND AVE

Tract: SOUTH HALF OF THE WEST  
END UNIVERSITY ADDITION

Zoning: C2-1

APN: 5077004034

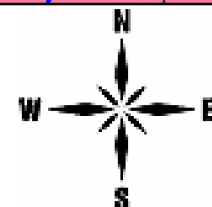
Block: 22

General Plan: Community Commercial

PIN #: 135B197 939

Lot: 15

Arb: None



# LEGEND

## GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

#### COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial -Mixed High Residential
- Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

#### INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

#### PARKING

- Parking Buffer

#### PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

#### LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

#### INDUSTRIAL

- Limited Industrial
- Light Industrial

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)**
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)**
- Major Highway I
- Major Highway II
- Major Highway II (Modified)**

- Major Scenic Highway
- Major Scenic Highway (Modified)**
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)**
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area**
- Stagecoach Line
- Wildlife Corridor



## POINTS OF INTEREST

|                                                                                                                        |                                                                                                                            |                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
|  Alternative Youth Hostel (Proposed)    |  Horticultural Center                     |  Public Elementary School                 |
|  Animal Shelter                         |  Hospital                                 |  Public Elementary School (Proposed)      |
|  Area Library                           |  Hospital (Proposed)                      |  Public Golf Course                       |
|  Area Library (Proposed)                | <b>HW</b> House of Worship                                                                                                 |  Public Golf Course (Proposed)            |
|  Bridge                                 | <b>e</b> Important Ecological Area                                                                                         |  Public Housing                           |
|  Campground                             |  Important Ecological Area (Proposed)     |  Public Housing (Proposed Expansion)      |
|  Campground (Proposed)                  |  Interpretive Center (Proposed)           |  Public Junior High School                |
|  Cemetery                               | <b>JC</b> Junior College                                                                                                   |  Public Junior High School (Proposed)     |
| <b>HW</b> Church                                                                                                       |  MTA / Metrolink Station                  |  Public Middle School                     |
|  City Hall                              |  MTA Station                              |  Public Senior High School                |
|  Community Center                       |  MTA Stop                                 |  Public Senior High School (Proposed)     |
|  Community Library                      | <b>MWD</b> MWD Headquarters                                                                                                |  Pumping Station                          |
|  Community Library (Proposed Expansion) |  Maintenance Yard                         |  Pumping Station (Proposed)               |
|  Community Library (Proposed)           |  Municipal Office Building                |  Refuse Collection Center                 |
|  Community Park                         | <b>P</b> Municipal Parking lot                                                                                             |  Regional Library                         |
|  Community Park (Proposed Expansion)    |  Neighborhood Park                        |  Regional Library (Proposed Expansion)    |
|  Community Park (Proposed)              |  Neighborhood Park (Proposed Expansion)   |  Regional Library (Proposed)              |
|  Community Transit Center               |  Neighborhood Park (Proposed)             |  Regional Park                            |
|  Convalescent Hospital                 |  Oil Collection Center                   |  Regional Park (Proposed)                |
|  Correctional Facility                |  Parking Enforcement                    | <b>RPD</b> Residential Plan Development                                                                                      |
|  Cultural / Historic Site (Proposed)  |  Police Headquarters                    |  Scenic View Site                       |
|  Cultural / Historical Site           |  Police Station                         |  Scenic View Site (Proposed)            |
|  Cultural Arts Center                 |  Police Station (Proposed Expansion)    |  School District Headquarters           |
| <b>DMV</b> DMV Office                                                                                                  |  Police Station (Proposed)              |  School Unspecified Loc/Type (Proposed) |
| <b>DWP</b> DWP                                                                                                         |  Police Training site                   |  Skill Center                           |
|  DWP Pumping Station                  | <b>PO</b> Post Office                                                                                                      |  Social Services                        |
|  Equestrian Center                    |  Power Distribution Station             |  Special Feature                        |
|  Fire Department Headquarters         |  Power Distribution Station (Proposed)  |  Special Recreation (a)                 |
|  Fire Station                         |  Power Receiving Station                |  Special School Facility                |
|  Fire Station (Proposed Expansion)    |  Power Receiving Station (Proposed)     |  Special School Facility (Proposed)     |
|  Fire Station (Proposed)              | <b>C</b> Private College                                                                                                   |  Steam Plant                            |
|  Fire Supply & Maintenance            | <b>E</b> Private Elementary School                                                                                         |  Surface Mining                         |
|  Fire Training Site                   |  Private Golf Course                    |  Trail & Assembly Area                  |
|  Fireboat Station                     |  Private Golf Course (Proposed)         |  Trail & Assembly Area (Proposed)       |
|  Health Center / Medical Facility     | <b>JH</b> Private Junior High School                                                                                       | <b>UTL</b> Utility Yard                                                                                                      |
|  Helistop                             | <b>PS</b> Private Pre-School                                                                                               |  Water Tank Reservoir                   |
|  Historic Monument                    |  Private Recreation & Cultural Facility |  Wildlife Migration Corridor            |
|  Historical / Cultural Monument       | <b>SH</b> Private Senior High School                                                                                       |  Wildlife Preserve Gate                 |
|  Horsekeeping Area                    | <b>SF</b> Private Special School                                                                                           |                                                                                                                              |
|  Horsekeeping Area (Proposed)         |  Public Elementary (Proposed Expansion) |                                                                                                                              |

SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site

 Planned School/Park Site

 Inside 500 Ft. Buffer

 Aquatic Facilities

 Beaches

 Child Care Centers

 Dog Parks

 Golf Course

 Historic Sites

 Horticulture/Gardens

 Skate Parks

 Other Facilities

 Park / Recreation Centers

 Parks

 Performing / Visual Arts Centers

 Recreation Centers

 Senior Citizen Centers

 Opportunity School

 Charter School

 Elementary School

 Span School

 Special Education School

 High School

 Middle School

 Early Education Center

COASTAL ZONE

 Coastal Zone Commission Authority

 Calvo Exclusion Area

 Not in Coastal Zone

 Dual Jurisdictional Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1

 Tier 2

 Tier 3

 Tier 4

**Note:** TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)

 Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

 Lot Line

 Tract Line

 Lot Cut

 Easement

 Zone Boundary

 Building Line

 Lot Split

 Community Driveway

 Building Outlines 2014

 Building Outlines 2008

 Airport Hazard Zone

 Census Tract

 Coastal Zone

 Council District

 LADBS District Office

 Downtown Parking

 Fault Zone

 Fire District No. 1

 Tract Map

 Parcel Map

 Flood Zone

 Hazardous Waste

 High Wind Zone

 Hillside Grading

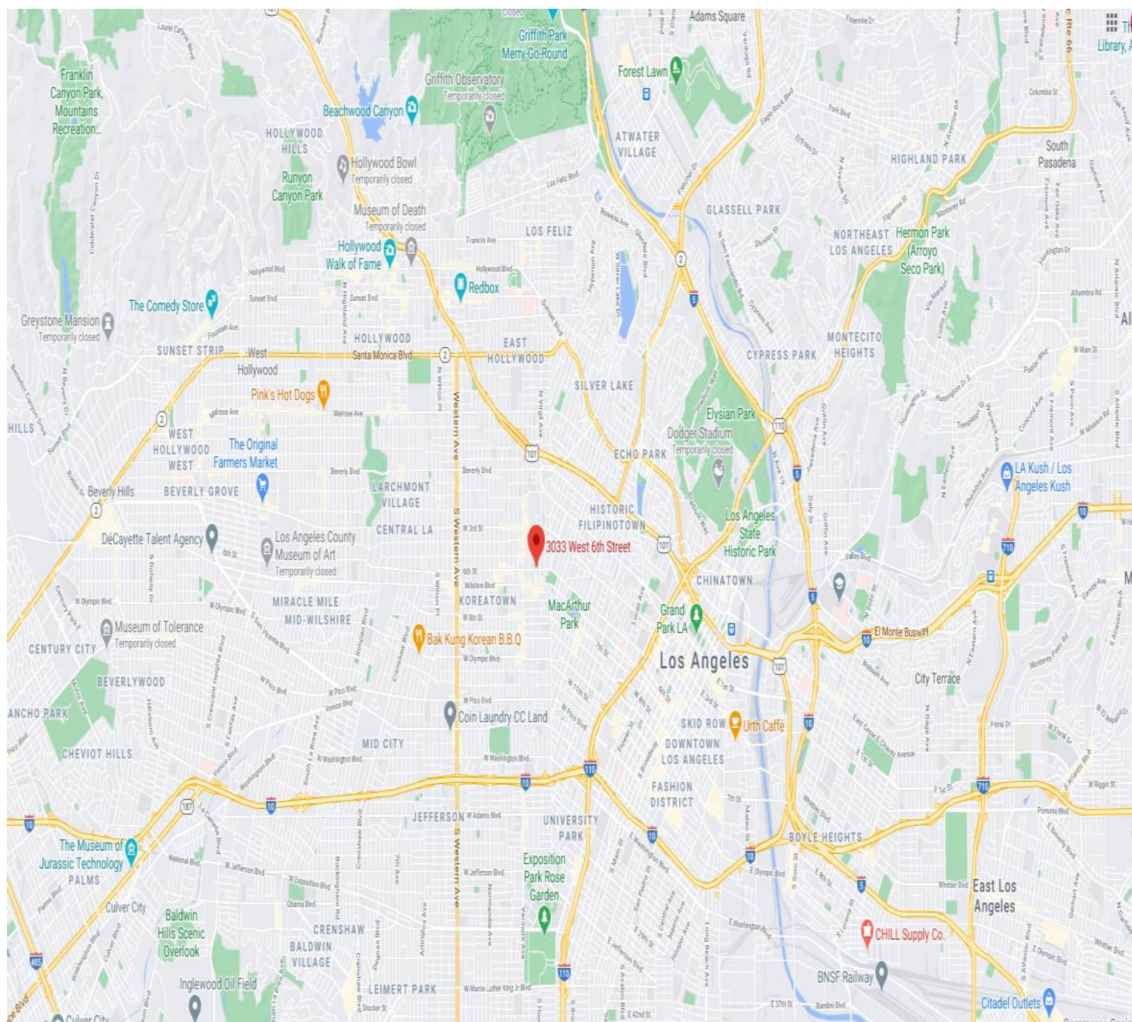
 Historic Preservation Overlay Zone

 Specific Plan Area

 Very High Fire Hazard Severity Zone

 Wells

**3033 W 6<sup>th</sup> St**





**LOS ANGELES**

201 N. LOS ANGELES ST., STE. 13A  
LOS ANGELES, CA 90012  
TEL: (213)617-9600, FAX: (213)617-9643

**VAN NUYS**

14540 SYLVAN ST.  
VAN NUYS, CA 91411  
TEL: (818) 779-8866, FAX: (818) 779-8870

**CONTRACT****CASE NUMBER:****BTCID: LA20-714****REFERENCE:****DATE: 10/8/2020****SITE ADDRESS: 3033 W. 6TH ST.****AUTHORIZED BY: WINSTON****DESCRIPTION OF SERVICES AND FEES:**

|                                              |      |                              |            |
|----------------------------------------------|------|------------------------------|------------|
| Labels and Mailing Preparation - Number      | 0    | x \$2.28                     |            |
| Mailing Only - Number                        | 1402 | x \$1.88                     | \$2,635.76 |
| Appeals - Number                             | 0    | x \$1.83                     |            |
| Posting of Site - Number of signs            | 1    | x \$85.00 (1 <sup>st</sup> ) | \$155.00   |
|                                              | 1    | x \$70.00 (addtl.)           |            |
| Research/Add'l N.C. and Council Notification |      |                              | \$14.00    |
| All Weather Posting (optional)               |      | \$20.00                      | \$0.00     |
| Removal of Signs (optional)                  | 0    | \$50.00                      |            |

**TOTAL DUE:****\$2,804.76**

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"

Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.

The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).

Refunds and Credits only valid one year from the original filing date. Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices.

If instructed by the city that your case has gone to appeal, we will immediately mail out per city instructions. The cost of mail and processing of \$1.83/label, is immediately due to us from you. It is to be paid within 10 days. If we do not receive payment within 10 days, a 10% a month (starting after 10 days) fee will be charged and due.

Signature:

Telephone: (323) 445-7506

Print Name: NESTOR ZUNIGA/BANKS CONSULTING

Refunds and Credits only valid one year from the original filing date.

**PAID**

10-8-20

CASH 1004

&amp; CASH \$1700

# **SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT ESTABLISHMENTS (CUX) – LAMC 12.24 W.1 & 12.24 W.18**

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS* (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

## **ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:**

*For a CUB or CUX request to be considered, the following additional information and findings must be provided.*

- 1. RADIUS MAP REQUIREMENTS.** In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):
  - Radius Maps for alcohol uses must show land use to a 600-foot radius.
  - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
  - A **LIST OF THE FOLLOWING USES** within 600 feet is also required:
    - (1) residential uses and type (single-family, apartment, hotel, etc.);
    - (2) churches;
    - (3) schools, including nursery schools and child-care facilities;
    - (4) hospitals;
    - (5) parks, public playgrounds and recreational areas; and
    - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.
- 2. FINDINGS (*on a separate sheet*)**
  - a. General Conditional Use**
    - i. That 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.
    - ii. That 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.
    - iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
  - b. Additional Findings**
    - i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.
    - ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
    - iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

### 3. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

- a. What is the total square footage of the building or center the establishment is located in? 12,250SF
- b. What is the total square footage of the space the establishment will occupy? approx 1,380 SF
- c. What is the total occupancy load of the space as determined by the Fire Department? \_\_\_\_\_
- d. What is the total number of seats that will be provided indoors? 0 Outdoors? 0
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? No
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? n/a
- i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? n/a
- g. Are you adding floor area? no If yes, how much is enclosed? n/a Outdoors? no

#### h. Parking

- i. How many parking spaces are available on the site? 24
- ii. Are they shared or designated for the subject use? Shared
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? Not adding floor area. N/A
- iv. Have any arrangements been made to provide parking off-site? No
1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? \_\_\_\_\_

**Note:** Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.

2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
3. Will valet service be available? \_\_\_\_\_ Will the service be for a charge? \_\_\_\_\_
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? Yes
- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? \_\_\_\_\_

### 4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

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

|                                | <b>M</b> | <b>Tu</b> | <b>W</b> | <b>Th</b> | <b>F</b> | <b>Sa</b> | <b>Su</b> |
|--------------------------------|----------|-----------|----------|-----------|----------|-----------|-----------|
| Proposed Hours of Operation    | 7:00am   | 2:00am    | 7:00am   | 7:00am    | 7:00am   | 7:00am    | 7:00am    |
| Proposed Hours of Alcohol Sale | 2:00am   | 2:00am    | 2:00am   | 2:00am    | 2:00am   | 2:00am    | 2:00am    |



- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: No

**Note:** *An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.*

- c. Will there be minimum age requirements for entry? No If yes, what is the minimum age requirement and how will it be enforced? \_\_\_\_\_
- d. Will there be any accessory retail uses on the site? No What will be sold? \_\_\_\_\_

e. **Security**

- i. How many employees will you have on the site at any given time? 2
- ii. Will security guards be provided on-site? No, Security is provided by the shopping center
1. If yes, how many and when? \_\_\_\_\_
- iii. Has LAPD issued any citations or violations? \_\_\_\_\_ If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? Beer and Wine ONLY
- ii. Will "fortified" wine (greater than 16% alcohol) be sold? No
- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No
- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? No

v. **Food**

1. Will there be a kitchen on the site? No
2. Will alcohol be sold without a food order? No
3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? No
4. Provide a copy of the menu if food is to be served.

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? No
- a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.
2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? No
- a. If yes, a request for off-site sales of alcohol is required as well.
3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? No

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? No
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? Yes

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

**5. CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)**

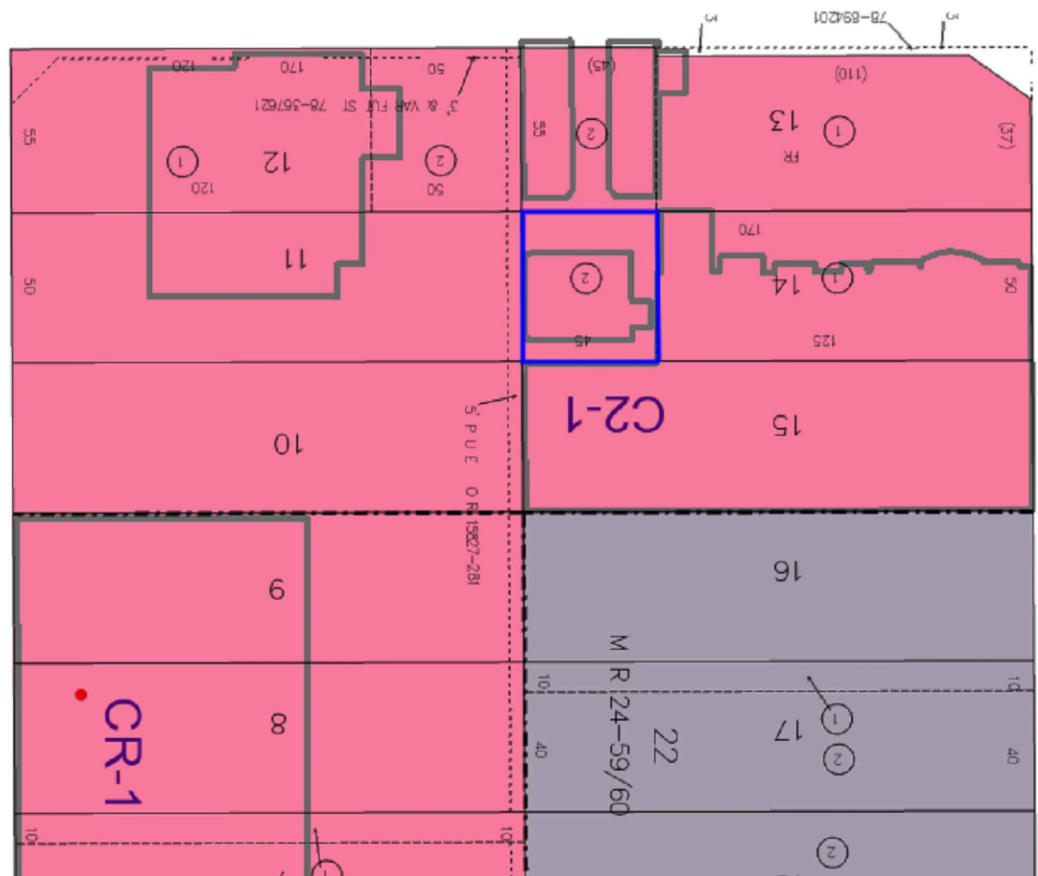
- a. Is this application a request for on-site or off-site sales of alcoholic beverages? Yes
- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? No
  1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
    - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
    - b. if issuance would result in, or add to an undue concentration of licenses.
- b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

**6. ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs.** In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

**NOTE:** *Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.*





## ZONING MAP

### SITE INFORMATION

SITE ADDRESS 3031 W 6TH ST  
SITE ADDRESS 3033 W 6TH ST  
SITE ADDRESS 3029 W 6TH ST  
PIN NUMBER 135B197 981  
LOT/PARCEL AREA (CALCULATED) 8,302.7 (SQ FT)  
THOMAS BROTHERS GRID PAGE 634 - GRID A2  
ASSESSOR PARCEL NO. (APN) 6077004034  
TRACT SOUTH HALF OF THE WEST END UNIVERSITY ADDITION  
MAP REFERENCE M R 24-59/60  
BLOCK 22  
LOT FR 13  
ARB (LOT CUT REFERENCE) 1  
MAP SHEET 135B197  
ZONING C2-1  
GENERAL PLAN/LAND USE COMMUNITY COMMERCIAL  
USE CODE 1200 - COMMERCIAL - STORE COMBINATION - STORE AND OFFICE  
COMBINATION - ONE STORY  
YEAR BUILT 1992  
BUILDING CLASS D65B  
BUILDING SQUARE FOOTAGE 12,250 (SQ FT) - MULTIPLE TENANCY  
PARKING: 24 SPACES (1.8 SPACES PER 1,000 SF LEASED)

#### 1. PARKING REQUIREMENTS:

TOTAL SQUARE FOOTAGE: 1,380 SQFT  
PARKING REQUIREMENT: 1 PER 400 SQ. FT.  
1334/400 = 4 SPACES  
TOTAL PARKING REQUIRED: 4 SPACES REQUIRED

#### 2. PARKING PROVIDED:

TOTAL ON-SITE PARKING: 23 REGULAR SPACES  
1 ACCESSIBLE SPACES

### GENERAL NOTES:

- A. CONTRACTOR TO FIELD VERIFY EXACT CONDITIONS PRIOR TO CONSTRUCTION  
B. FIELD VERIFY THAT ACCESSIBLE PARKING STALL MATCHES DETAIL #3 BELOW

### KEYNOTES:

#### EXISTING NOTES:

- 1 EXISTING AC PAVING  
2 EXISTING DRIVEWAY  
3 EXISTING SIDEWALK ACCESS 1:20 MAX SLOPE  
4 EXISTING ACCESSIBLE PARKING SPACE TO REMAIN - CONTRACTOR TO VERIFY COMPLIANCE WITH DETAIL 3 ON SHEET A-2  
5 EXISTING TRUNCATED DOMES - CONTRACTOR TO VERIFY COMPLIANCE WITH DETAILS 4 AND 5 ON SHEET A-2

#### PROPOSED NOTES:

- 6 PATH OF TRAVEL FROM ACCESSIBLE PARKING SPACE TO TENANT SPACE - 45 FT.



### PLOT PLAN

SCALE: 1/8" = 1'-0"

1



| NO. | ISSUES / REVISIONS | DATE |
|-----|--------------------|------|
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ENGINEER:

PROJECT:

ZUNIGAS MARKET  
3033 W, 6TH ST, L.A., CA, 90020

PROJECT NO.:

DATE: OCT 19, 2020

SCALE:

AS NOTED

DRAWN BY:

HY

SHEET TITLE:

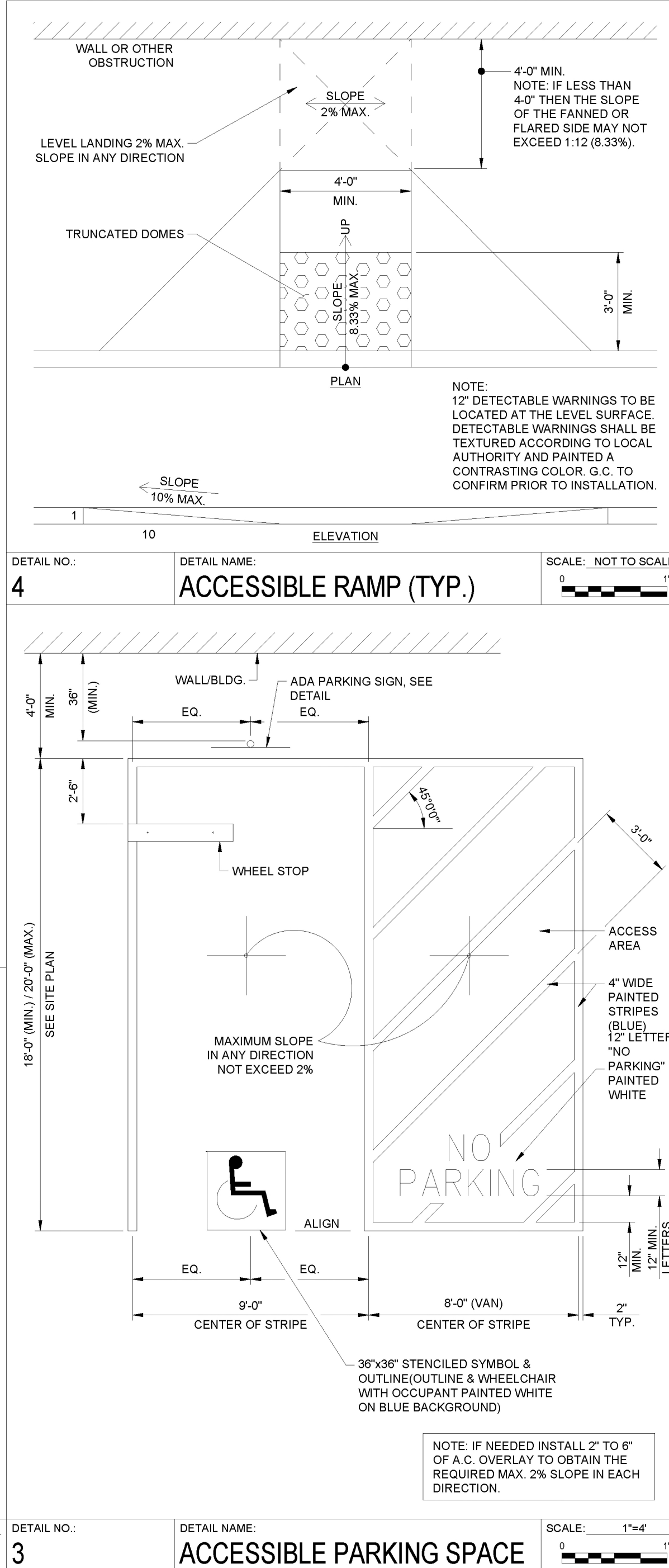
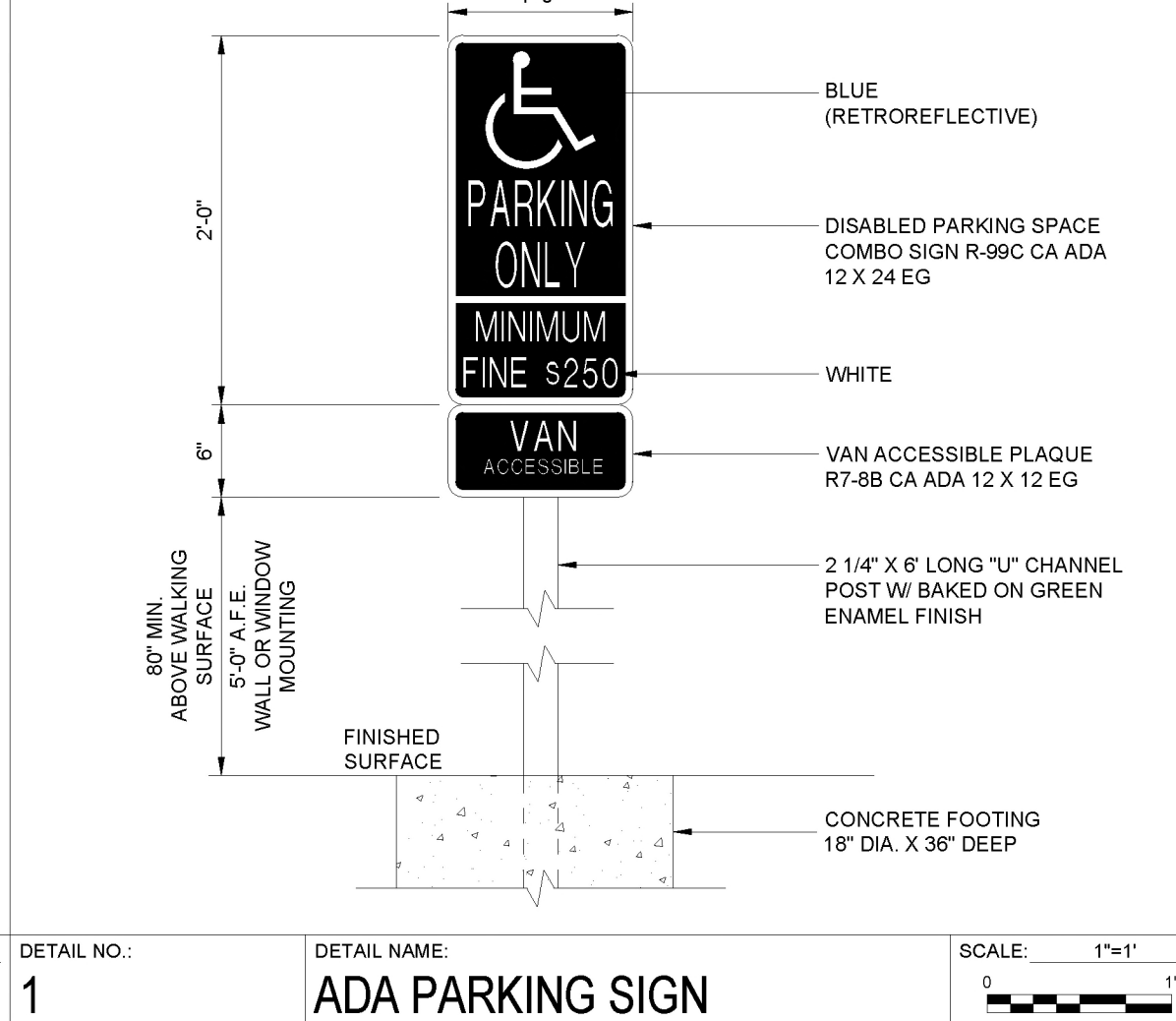
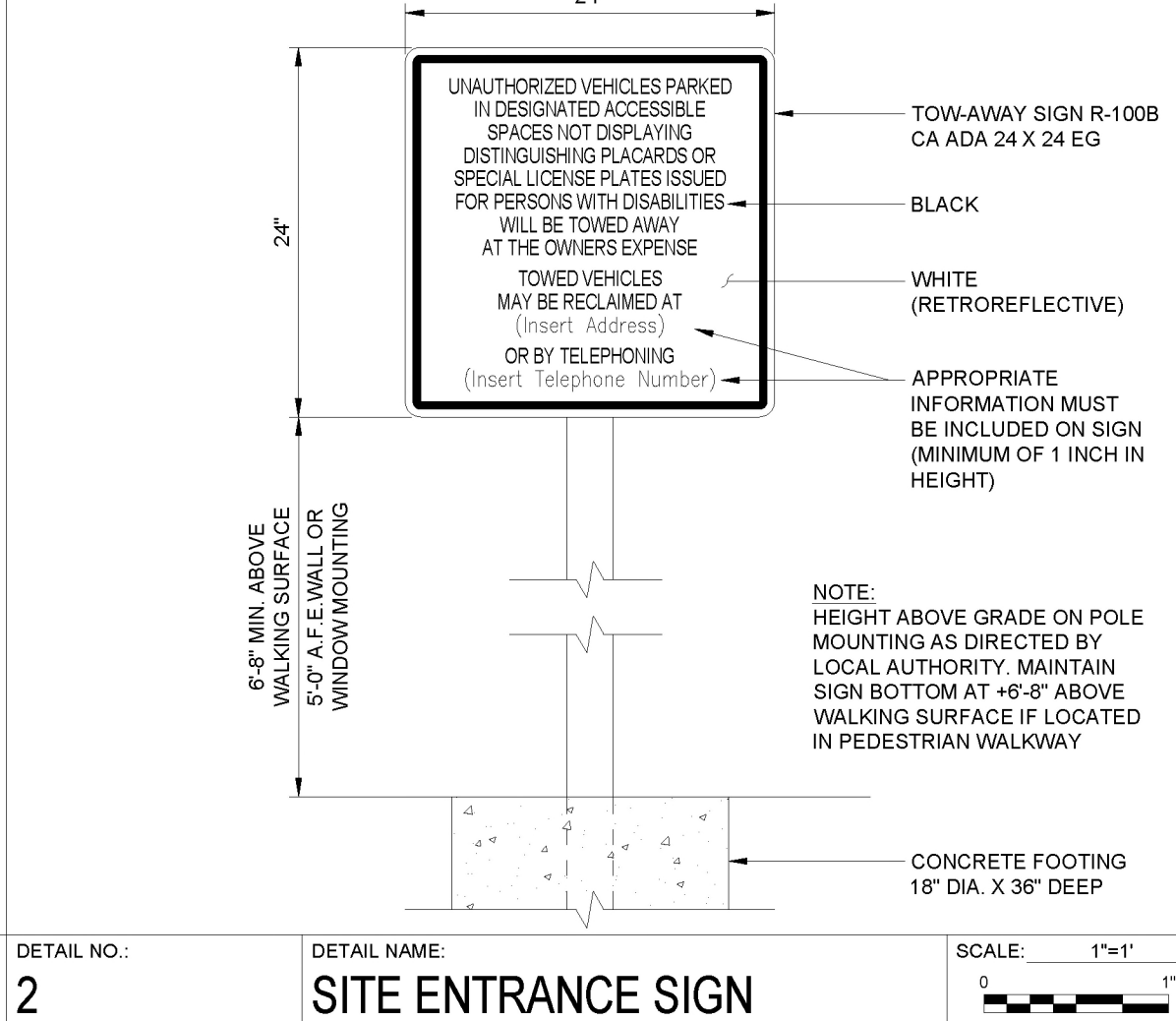
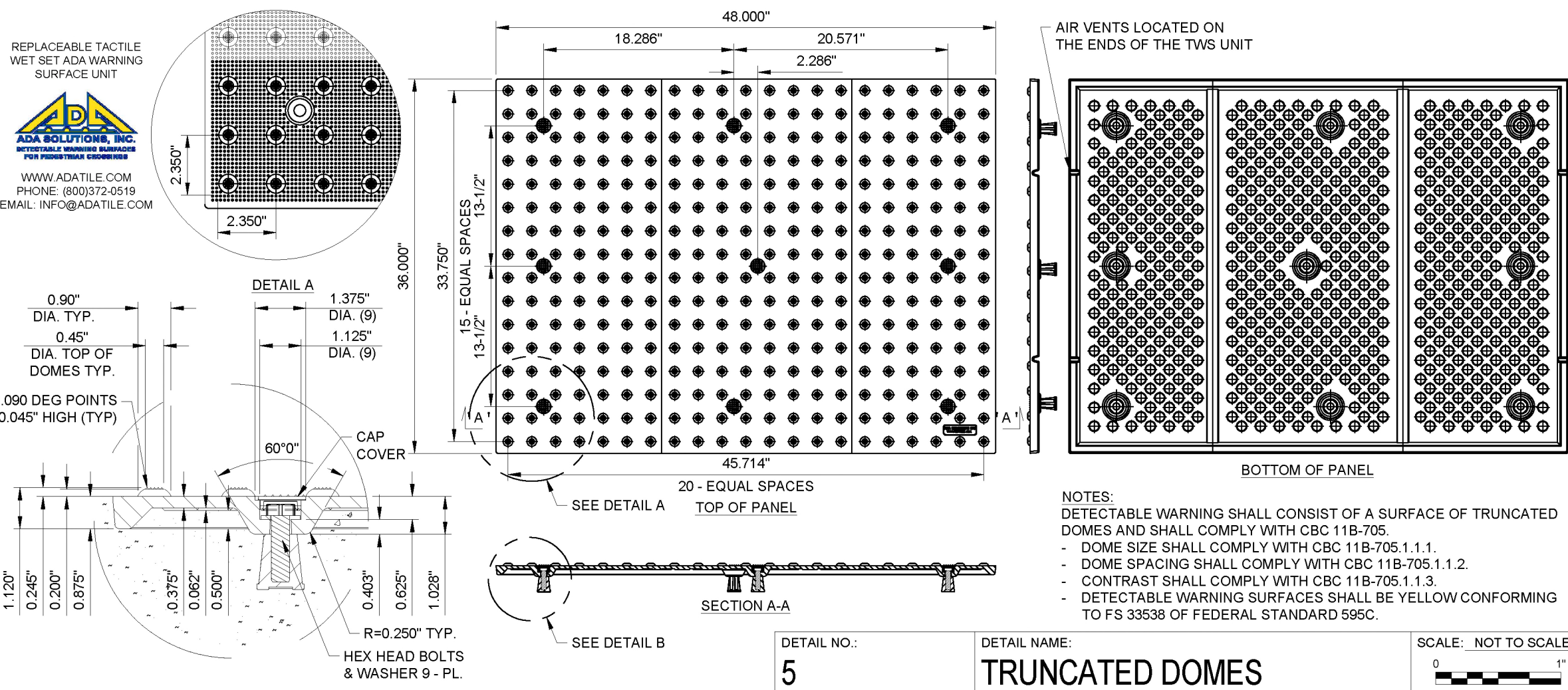
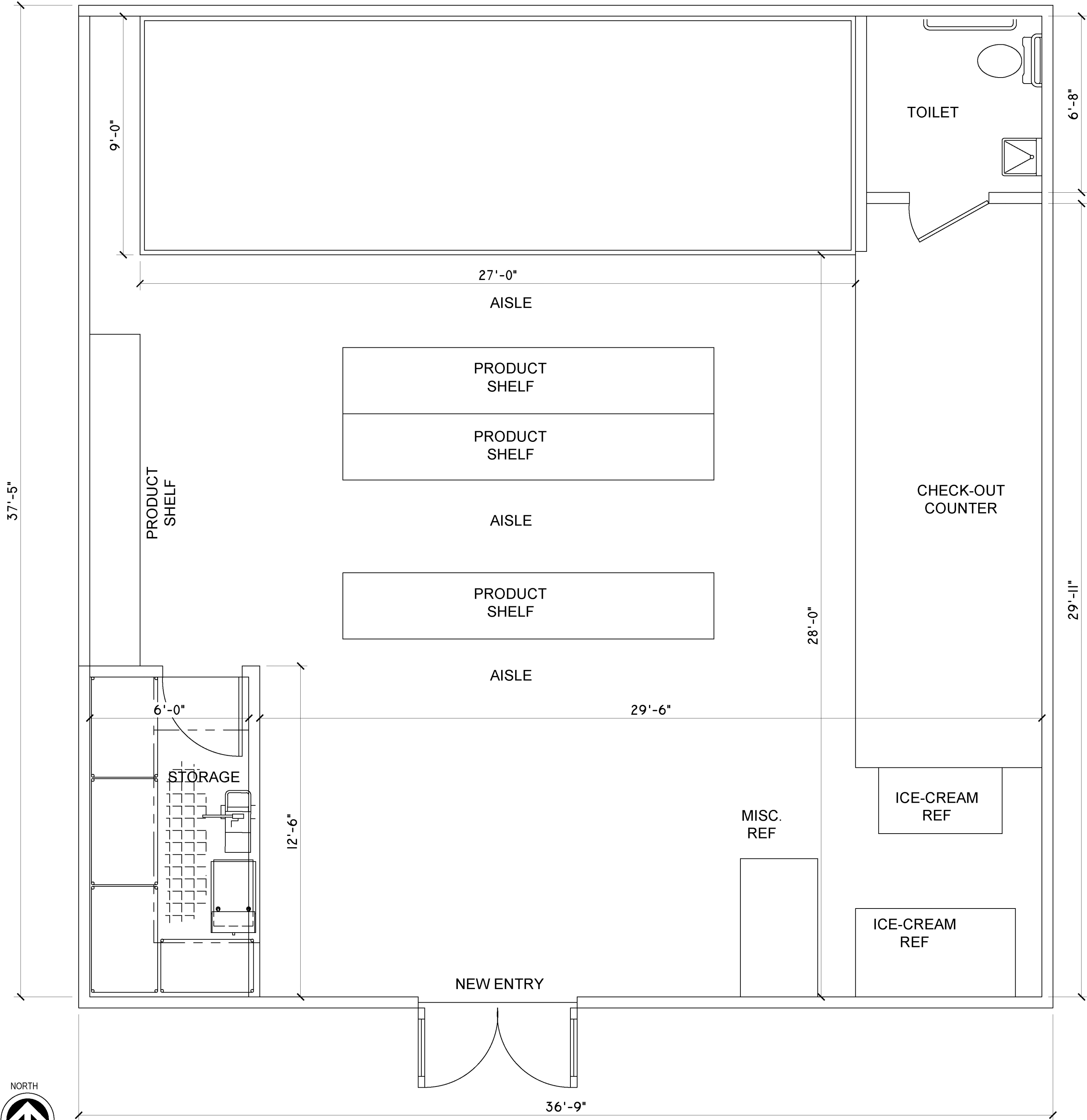
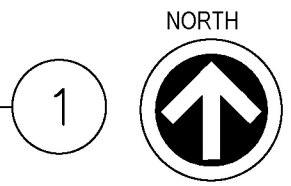
PLOT PLAN

SHEET NO.:

A-101.0



FLOOR PLAN  
SCALE: 3/8" = 1'-0"



| NO. | ISSUES / REVISIONS | DATE |
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|     |                    |      |
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|     |                    |      |
|     |                    |      |
|     |                    |      |

ENGINEER:

PROJECT:

ZUNIGAS MARKET  
3033 W. 6TH ST. L.A., CA, 90020

PROJECT NO.:

DATE: OCT 19, 2020

SCALE: AS NOTED

DRAWN BY: HY

SHEET TITLE:

FLOOR PLAN

SHEET NO.:

A-201.0

1  
AE JA SHIN  
534 S WESTMORELAND AVE  
LOS ANGELES, CA 90020

2  
3019 WEST 6TH ST LP  
4715 S ALAMEDA ST  
VERNON, CA 90058

3  
KITURAMI USA  
3000 W 6TH ST #100  
LOS ANGELES, CA 90020

4  
CALIFORNIA ASSOC OF REALTORS INC  
525 S VIRGIL AVE  
LOS ANGELES, CA 90020

5  
SH AND J PRESENTATION INC  
381 BRIDLE CT  
SAN RAMON, CA 94582

6  
500 S WESTMORELAND AVE  
ASSOCIATES LP  
220 MONTGOMERY ST 20THFL  
SAN FRANCISCO. CA 94104

7  
JSG COMMERCIAL PROPERTIES  
PO BOX 4349  
ANAHEIM, CA 92803

8  
JOYCE DI VITA  
847 WARNER AVE  
LOS ANGELES, CA 90024

9  
SCOTT J & HEIKE A SUSSMAN  
8028 AGNEW AVE  
LOS ANGELES, CA 90045

10  
523 S WESTMORELAND AVE LLC  
75 BROADWAY #230  
SAN FRANCISCO, CA 94111

11  
WESTMORELAND 19 LLC  
8609 W WEST KNOLL DR #A  
WEST HOLLYWOOD, CA 90069

12  
MISSION UNIVERSITY WORLD  
500 SHATTO PL  
LOS ANGELES, CA 90020

13  
CMC ASSET INVESTMENTS INC  
5027 AMBROSE AVE  
LOS ANGELES, CA 90027

14  
MISSION UNIVERSITY WORLD  
500 SHATTO PL  
LOS ANGELES, CA 90020

15  
TF SHATTO LP  
1212 450 SW MARINE DR  
VANCOUVER, BC V5X4V2

16  
TF SHATTO LIMITED PARTNERSHIP  
11400 W OLYMPIC BLVD #850  
LOS ANGELES, CA 90064

17  
KWON JOON CHANG  
456 SHATTO PL #1  
LOS ANGELES, CA 90020

18  
JAE Y & SUSAN JUNG  
242 N SAINT ANDREWS PL  
LOS ANGELES, CA 90004

19  
SUNG WON & JI HYE HAN LEE  
456 SHATTO PL #3  
LOS ANGELES, CA 90020

20  
CHRISTINE J CHO  
456 SHATTO PL #4  
LOS ANGELES, CA 90020

21  
ALEXANDER XIAO  
456 SHATTO PL #5  
LOS ANGELES, CA 90020

22  
KYOUNG SIL OH  
456 SHATTO PL #6  
LOS ANGELES, CA 90020

23  
WENDA WANG  
456 SHATTO PL #7  
LOS ANGELES, CA 90020

24  
CHARLES BASKIN  
456 SHATTO PL #8  
LOS ANGELES, CA 90020

25  
HONEE L CHUA  
456 SHATTO PL #9  
LOS ANGELES, CA 90020

26  
JI HO KIM  
456 SHATTO PL #10  
LOS ANGELES, CA 90020

27  
SUNNY S & JONGMIN KIM  
1031 MEADOWBROOK AVE #C  
LOS ANGELES, CA 90019

28  
GINA COGSWELL  
456 SHATTO PL #14  
LOS ANGELES, CA 90020

29  
EDWARD & SEMEE LEE  
340 FLYERS LN  
TUSTIN, CA 92782

30  
GRACE H WOO  
456 SHATTO PL #15  
LOS ANGELES, CA 90020

31  
AERAN YU  
456 SHATTO PL #16  
LOS ANGELES, CA 90020

32  
HEEWON KWON  
10441 FAIRGROVE AVE  
TJUNGA, CA 91042

33  
ROSA Y KWON  
456 SHATTO PL #18  
LOS ANGELES, CA 90020

34  
GWAN JOONG YOON  
456 SHATTO PL #19  
LOS ANGELES, CA 90020

35  
ROCHELLE H STERLING  
9441 WILSHIRE BLVD #PH  
BEVERLY HILLS, CA 90212

36  
YEBEST CONSULTING INC  
3810 WILSHIRE BLVD #1212  
LOS ANGELES, CA 90010

37  
ROSE CHEUNG  
434 S WESTMORELAND AVE  
LOS ANGELES, CA 90020

38  
SHAWN & YOUNG CHOI  
435 S VIRGIL AVE #119  
LOS ANGELES, CA 90020

39  
NICK & MARIA BOGDANOVIC  
2113 W 25TH ST #1  
SAN PEDRO, CA 90732

40  
PARVANEH SALEM  
1390 KELTON AVE #106  
LOS ANGELES, CA 90024

41  
SE HYON & BYUNG RAN HAN  
3114 SINGINGWOOD DR  
TORRANCE, CA 90505

42  
GRACE B EVANGELISTA  
435 S VIRGIL AVE #126  
LOS ANGELES, CA 90020

43  
JOSEPH A & MARTINIANA LAURETA  
1059 S WINDSOR BLVD  
LOS ANGELES, CA 90019

44  
JAMMIE H CHO  
613 N LAS PALMAS AVE  
LOS ANGELES, CA 90004

45  
PINGNING GUO  
9551 PENTLAND ST  
TEMPLE CITY, CA 91780

46  
JUSTIN & APPLE K SYCAMORE  
324 GALSWORTHY ST  
THOUSAND OAKS, CA 91360

47  
DUSTIN L LYNN  
435 S VIRGIL AVE #108  
LOS ANGELES, CA 90020

48  
CESAR DE LA CRUZ  
1119 ALBANY ST #238  
LOS ANGELES, CA 90015

49  
JARIEGAIL D ESCUDERO  
435 S VIRGIL AVE #112  
LOS ANGELES, CA 90020

50  
SANG HYEN & SANG SUCK SEO  
435 S VIRGIL AVE #113  
LOS ANGELES, CA 90020

51  
MARIANO & GLORIA A PRIETO  
12370 REATA RD  
APPLE VALLEY, CA 92308

52  
CHIHARU T NAKAGAWA  
435 S VIRGIL AVE #115  
LOS ANGELES, CA 90020

53  
SUNNIE P KIM  
435 S VIRGIL AVE #116  
LOS ANGELES, CA 90020

54  
MAI LEE  
435 S VIRGIL AVE #117  
LOS ANGELES, CA 90020

55  
ESTHER CHON  
435 S VIRGIL AVE #118  
LOS ANGELES, CA 90020

56  
ALMA ORELLANA FARAG  
435 S VIRGIL AVE #120  
LOS ANGELES, CA 90020

57  
VICENTE GONZALEZ  
435 S VIRGIL AVE #122  
LOS ANGELES, CA 90020

58  
KELLY N KIM  
1129 CALLE FLOR  
MONTEBELLO, CA 90640

59  
NEPO & ELENITA VICTA  
435 S VIRGIL AVE #128  
LOS ANGELES, CA 90020



60  
SAE J CHANG  
15 EL DURADO CT  
POMONA, CA 91766

61  
DIANA CHOI  
435 S VIRGIL AVE #130  
LOS ANGELES, CA 90020

62  
YUN B JUN  
4838 ELMWOOD AVE #9  
LOS ANGELES, CA 90004

63  
WON J PAK  
435 S VIRGIL AVE #102  
LOS ANGELES, CA 90020

64  
JOSEPHINE J & YEUNG AE YOO  
500 S BERENDO ST #111  
LOS ANGELES, CA 90020

65  
LYNN YI  
92-1171 PALAHAI ST  
KAPOLEI, HI 96707

66  
CARLOS & JOANNE CORTEZ  
1401 S ST ANDREWS PL  
LOS ANGELES, CA 90019

67  
YOUNG OK OH  
435 S VIRGIL AVE #111  
LOS ANGELES, CA 90020

68  
HYCHUL SHIN  
435 S VIRGIL AVE #219  
LOS ANGELES, CA 90020

69  
JUAN VELASQUEZ  
7222 VAN NUYS BLVD #E  
VAN NUYS, CA 91405

70  
CHRIS K PARK  
435 S VIRGIL AVE #223  
LOS ANGELES, CA 90020

71  
SHIN CHEON & JULI Y KANG  
435 S VIRGIL AVE #225  
LOS ANGELES, CA 90020

72  
KEVIN O KIM  
435 S VIRGIL AVE #226  
LOS ANGELES, CA 90020

73  
CAROL O OH  
435 S VIRGIL AVE #227  
LOS ANGELES, CA 90020

74  
MYUNG BOK BAIK  
435 S VIRGIL AVE #204  
LOS ANGELES, CA 90020

75  
JULIETA T CABREZA  
435 S VIRGIL AVE 205  
LOS ANGELES, CA 90020

76  
FEDERICO H & WANDA V BUSTAMANTE  
435 S VIRGIL AVE #206  
LOS ANGELES, CA 90020

77  
EUNKYOUNG BAE  
435 S VIRGIL AVE #208  
LOS ANGELES, CA 90020

78  
NAOMI Y CHUN  
26631 VIA BELLAZZA  
VALENCIA, CA 91381

79  
CAM TRAN  
435 S VIRGIL AVE #212  
LOS ANGELES, CA 90020

80  
AMY N CLIETT  
294 VIA FELICIA  
NEWBURY PARK, CA 91320

81  
BOONSIN PHANICH SIRI  
1214 E TUJUNGA AVE  
BURBANK, CA 91501

82  
OK KANG KIM  
435 S VIRGIL AVE #215  
LOS ANGELES, CA 90020

83  
DONG HEE KWAK  
435 S VIRGIL AVE #216  
LOS ANGELES, CA 90020

84  
RONALD W & NAOMI H KIM  
14862 SUMMIT TRAIL RD  
CHINO HILLS, CA 91709

85  
SONIFO F MADERA  
435 S VIRGIL AVE #218  
LOS ANGELES, CA 90020

86  
MARIA P MIRABUENO  
1406 E TURIN AVE  
ANAHEIM, CA 92805

87  
DAVID K BERNSTEIN  
435 S VIRGIL AVE #222  
LOS ANGELES, CA 90020

88  
HENRY H KANG  
435 S VIRGIL AVE #224  
LOS ANGELES, CA 90020

89  
PAUL K & ANN M KANG  
2440 W 233RD ST  
TORRANCE, CA 90501

90  
SUN CHANG  
435 S VIRGIL AVE #229  
LOS ANGELES, CA 90020

91  
MIN YOUNG LEE  
435 S VIRGIL AVE #230  
LOS ANGELES, CA 90020

92  
QUINN S FUCA  
435 S VIRGIL AVE #201  
LOS ANGELES, CA 90020

93  
HYESOO JUNG  
435 S VIRGIL AVE #202  
LOS ANGELES, CA 90020

94  
KOK J & HUI H YEN  
3261 W 4TH ST 205  
LOS ANGELES, CA 90020

95  
ANGELA E JOO  
435 S VIRGIL AVE #207  
LOS ANGELES, CA 90020

96  
UI S & JUNG A CHANG  
19701 SUNSET VISTA RD  
WALNUT, CA 91789

97  
MARGERY N SOMERS  
337 15TH ST  
SANTA MONICA, CA 90402

98  
VIRGIL G & MARIA A DATU  
435 S VIRGIL AVE #319  
LOS ANGELES, CA 90020

99  
CHARLES & JANE LEE  
12116 BOWMORE AVE  
PORTER RANCH, CA 91326

100  
CHANIT NGAMSANGA  
435 S VIRGIL AVE #323  
LOS ANGELES, CA 90020

101  
ELAINE Y KANG  
435 S VIRGIL AVE #325  
LOS ANGELES, CA 90020

102  
ROMMEL F & MARIA L ROSARIO  
435 S VIRGIL AVE 326  
LOS ANGELES, CA 90020

103  
JAE K & YUN A YOON  
435 S VIRGIL AVE #327  
LOS ANGELES, CA 90020

104  
DEAN HUYNH  
435 S VIRGIL AVE #304  
LOS ANGELES, CA 90020

105  
DAVID H CHOI  
435 S VIRGIL AVE #305  
LOS ANGELES, CA 90020

106  
YOUNG W LEE  
435 S VIRGIL AVE #306  
LOS ANGELES, CA 90020

107  
ROMANO D PAGSISIHAN  
29 BUCKSAW LN  
BRAMPTON, ON L7A 0G4

108  
JAE S CHUNG  
20480 E MANSFIELD AVE  
AURORA, CO 80013

109  
HERMOSA S & VIRGINIA T DAVID  
435 S VIRGIL AVE #312  
LOS ANGELES, CA 90020

110  
MYOUNGSUN PARK  
435 S VIRGIL AVE #313  
LOS ANGELES, CA 90020

111  
JULIE A KIM  
435 S VIRGIL AVE #314  
LOS ANGELES, CA 90020

112  
PETER WEI  
435 S VIRGIL AVE #315  
LOS ANGELES, CA 90020

113  
EVA C LEW  
3967 BRUNSWICK AVE  
LOS ANGELES, CA 90039

114  
SUNG H & RACHEL C LEE  
435 S VIRGIL AVE #317  
LOS ANGELES, CA 90020

115  
ANNA CHUN  
435 S VIRGIL AVE #318  
LOS ANGELES, CA 90020

116  
DOYOUNG LIM  
435 S VIRGIL AVE #320  
LOS ANGELES, CA 90020

117  
MI H BAIK  
435 S VIRGIL AVE #322  
LOS ANGELES, CA 90020

118  
ARCHIE L & MELVIN L MABBAYAD  
435 S VIRGIL AVE #324  
LOS ANGELES, CA 90020

119  
MAGDALENA RONDON  
435 S VIRGIL AVE #328  
LOS ANGELES, CA 90020

120  
ESTHER PARK  
435 S VIRGIL AVE #329  
LOS ANGELES, CA 90020

121  
NATLADA TUBSUWAN  
435 S VIRGIL AVE 330  
LOS ANGELES, CA 90020

122  
HAE SOOK HWANG  
435 S VIRGIL AVE #301  
LOS ANGELES, CA 90020

123  
SEAN NANG  
435 S VIRGIL AVE #302  
LOS ANGELES, CA 90020

124  
HECTOR & ARACELLY ROJAS  
26081 TONO  
MISSION VIEJO, CA 92692

125  
MARLENE SARTE  
435 S VIRGIL AVE #307  
LOS ANGELES, CA 90020

126  
TAE H & KYUNG S LEE  
435 S VIRGIL AVE #309  
LOS ANGELES, CA 90020

127  
JUNG J NAM  
435 S VIRGIL AVE 311  
LOS ANGELES, CA 90020

128  
HO YOUNG CHO  
13037 BEACH ST  
CERRITOS, CA 90703

129  
JEANNETTE L CHU  
436 S VIRGIL AVE #204  
LOS ANGELES, CA 90020

130  
KYOUNG P MOON  
436 S VIRGIL AVE #205  
LOS ANGELES, CA 90020

131  
SMRITI KIRUBANANDAN  
436 S VIRGIL AVE #206  
LOS ANGELES, CA 90020

132  
SANG HYUN LEE  
2161 W 182ND ST #104  
TORRANCE, CA 90504

133  
IMRAN J KHAN  
436 S VIRGIL AVE #207  
LOS ANGELES, CA 90020

134  
ANNA OKJU NAM  
436 S VIRGIL AVE #201  
LOS ANGELES, CA 90020

135  
HONGYOP CHONG  
436 S VIRGIL AVE #213  
LOS ANGELES, CA 90020

136  
SILVANA E WEST  
16023 BRANLE CT  
CHINO HILLS, CA 91709

137  
TONY J MOON  
436 S VIRGIL AVE #208  
LOS ANGELES, CA 90020

138  
ANDY D & STACY H MOU  
436 S VIRGIL AVE #212  
LOS ANGELES, CA 90020

139  
HEE HUN KIM  
436 S VIRGIL AVE #211  
LOS ANGELES, CA 90020

140  
HYE J HWANG  
436 S VIRGIL AVE #210  
LOS ANGELES, CA 90020

141  
JOHN W YU  
436 S VIRGIL AVE #209  
LOS ANGELES, CA 90020

142  
TIN H & AMY L DUONG  
3183 WILSHIRE BLVD #196  
LOS ANGELES, CA 90010

143  
304 VIRGIL LLC  
2098 N 20TH ST  
MIAMI, FL 33142

144  
JOA J KIM  
13617 EDGEFIELD ST  
CERRITOS, CA 90703

145  
WILVER M & SAROLA L GOMES  
436 S VIRGIL AVE #306  
LOS ANGELES, CA 90020

146  
PRANAV GARG  
436 S VIRGIL AVE #302  
LOS ANGELES, CA 90020

147  
HELEN & MOON B PAE  
436 S VIRGIL AVE #315  
LOS ANGELES, CA 90020

148  
SIDNEY PARK  
442 S VIRGIL AVE #307  
LOS ANGELES, CA 90020

149  
DENISE CHENG  
436 S VIRGIL AVE #301  
LOS ANGELES, CA 90020



150  
TAI HOON KIM  
2600 S SANTA FE AVE  
VERNON, CA 90058

151  
ERNEST CHO  
436 S VIRGIL AVE #314  
LOS ANGELES, CA 90020

152  
PA YE  
436 S VIRGIL AVE #308  
LOS ANGELES, CA 90020

153  
EDWARD JUNG  
436 S VIRGIL AVE #312  
LOS ANGELES, CA 90020

154  
JUNG MIN CHOI  
436 S VIRGIL AVE #311  
LOS ANGELES, CA 90020

155  
KON & OKGIL KIM  
436 S VIRGIL AVE #310  
LOS ANGELES, CA 90020

156  
JUNGMI KIM  
219 S VERMONT AVE  
LOS ANGELES, CA 90004

157  
SIMON LIAO  
436 S VIRGIL AVE #403  
LOS ANGELES, CA 90020

158  
ELY RABIN  
100 S ALAMEDA ST #259  
LOS ANGELES, CA 90012

159  
RUIJUN SU  
436 S VIRGIL AVE #405  
LOS ANGELES, CA 90020

160  
KATE PARK  
4668 SAN ANDREAS AVE  
LOS ANGELES, CA 90065

161  
BYUNG CHUL KIM  
436 S VIRGIL AVE #402  
LOS ANGELES, CA 90020

162  
CHRISTOPHER J LECKIE  
436 S VIRGIL AVE #415  
LOS ANGELES, CA 90020

163  
JESSE S CHEN  
436 S VIRGIL AVE #407  
LOS ANGELES, CA 90020

164  
JANG WOOK LEE  
436 S VIRGIL AVE #401  
LOS ANGELES, CA 90020

165  
HAN BYUL CHUNG  
436 S VIRGIL AVE #413  
LOS ANGELES, CA 90020

166  
YOUN SOO KIM  
436 S VIRGIL AVE #414  
LOS ANGELES, CA 90020

167  
BONG NYO KWON  
4325 LA CRESCENTA AVE  
LA CRESCENTA, CA 91214

168  
DONG JU LEE  
1455 MULVILLE ST  
FULLERTON, CA 92833

169  
BONG H & CHAE H PARK  
2473 CINGOLI ST  
HENDERSON, NV 89044

170  
JUNG HEE CHO  
2001 W 8TH ST  
LOS ANGELES, CA 90057

171  
HELEN H KIM  
635 S HOBART BLVD #A16  
LOS ANGELES, CA 90005

172  
TAI HOON KIM  
436 VIRGIL AVE #503  
LOS ANGELES, CA 90020

173  
JINGBO WANG  
24 PARKCREST  
IRVINE, CA 92620

174  
JESSICA OH  
16547 MIDWOOD DR  
GRANADA HILLS, CA 91344

175  
CBS PROPERTY GROUP LLC  
436 S VIRGIL AVE #506  
LOS ANGELES, CA 90020

176  
HEE OCK KIM  
436 S VIRGIL AVE #502  
LOS ANGELES, CA 90020

177  
YINGXUAN ZHAO  
436 S VIRGIL AVE #515  
LOS ANGELES, CA 90020

178  
AENA D HAN  
3550 W 6TH ST #421  
LOS ANGELES, CA 90020

179  
IRENE J CHOI  
436 S VIRGIL AVE #501  
LOS ANGELES, CA 90020

180  
TIMOTHY E DER  
436 S VIRGIL AVE #513  
LOS ANGELES, CA 90020

181  
MAURA RO  
436 S VIRGIL AVE #514  
LOS ANGELES, CA 90020

182  
SEOYOUNG LEE  
436 S VIRGIL AVE #508  
LOS ANGELES, CA 90020

183  
JOHN PARK  
436 S VIRGIL AVE #512  
LOS ANGELES, CA 90020

184  
ZHAOYUAN HUANG  
802 TERRACE LN E  
DIAMOND BAR, CA 91765

185  
RAJESHWAR & ANEETA CHOPRA  
3980 WESTFALL DR  
ENCINO, CA 91436

186  
DOUGLAS F BORGES  
1930 WILSHIRE BLVD #616  
LOS ANGELES, CA 90057

187  
UNG TAK HAN  
436 S VIRGIL AVE PH3  
LOS ANGELES, CA 90020

188  
SEJOON AHN  
436 S VIRGIL AVE PH4  
LOS ANGELES, CA 90020

189  
MEAGAN G AGULTO  
436 S VIRGIL AVE PH5  
LOS ANGELES, CA 90020

190  
AVALON QUARTERS LLC  
436 S VIRGIL AVE PH6  
LOS ANGELES, CA 90020

191  
ROGER ZHENG  
436 S VIRGIL AVE PH2  
LOS ANGELES, CA 90020

192  
LAWRENCE CHU  
436 S VIRGIL AVE PH15  
LOS ANGELES, CA 90020

193  
MIKE H & JENNIFER M LEE  
436 S VIRGIL AVE PH7  
LOS ANGELES, CA 90020

194  
JOO YUN HWANG  
25 ROYAL GRV  
IRVINE, CA 92620

195  
JIAMING GUO  
436 S VIRGIL AVE PH13  
LOS ANGELES, CA 90020

196  
DEEPENDER SINGH  
442 S VIRGIL AVE #614  
LOS ANGELES, CA 90020

197  
KYU HYUN CHO  
436 S VIRGIL AVE PH8  
LOS ANGELES, CA 90020

198  
JACK F ALTURA  
2025 S CANFIELD AVE  
LOS ANGELES, CA 90034

199  
TAEHANG A KANG  
436 S VIRGIL AVE PH11  
LOS ANGELES, CA 90020

200  
YANRU JIANG  
3183 WILSHIRE BLVD #735  
LOS ANGELES, CA 90020

201  
GIL C & ASHLEY C JOSON  
436 S VIRGIL AVE PH9  
LOS ANGELES, CA 90020

202  
NAMU LLC  
3530 WILSHIRE BLVD #1300  
LOS ANGELES, CA 90020

203  
PACIFIC EMPERORS LLC  
520 S VIRGIL AVE #301  
LOS ANGELES, CA 90020

204  
2999 W 6TH STREET LLC  
2999 W 6TH ST  
LOS ANGELES, CA 90020

205  
FIRST CONGREGATIONAL CHURCH OF  
LOS ANGELES  
540 S COMMONWEALTH AVE  
LOS ANGELES, CA 90020

206  
EQR NEXT ON SIXTH LP  
PO BOX 87407  
CHICAGO, IL 60680

207  
2975 WILSHIRE CENTER LLC  
2975 WILSHIRE BLVD  
LOS ANGELES, CA 90010

208  
DCO 3033 WILSHIRE LLC  
1745 SHEA CENTER DR #200  
HIGHLANDS RANCH, CO 80129

209  
621 VIRGIL LLC  
2666 W OLYMPIC BLVD #211  
LOS ANGELES, CA 90006

210  
CAPITAL FORESIGHT VIRGIL L P  
2980 N BEVERLY GLEN CIR #201  
LOS ANGELES, CA 90077

211  
L BRITTAN  
PO BOX 1345  
BEVERLY HILLS, CA 90213

212  
KITURAMI USA  
3000 W 6TH ST #100  
LOS ANGELES, CA 90020

213  
JOHN YE  
3660 WILSHIRE BLVD #1040  
LOS ANGELES, CA 90010

214  
Y WILSHIRE PROJECT LLC  
3055 WILSHIRE BLVD #650  
LOS ANGELES, CA 90010

215  
3075 WILSHIRE LLC  
3470 WILSHIRE BLVD #700  
LOS ANGELES, CA 90010

216  
APARTMENT ASSOC OF LOS ANGELES  
COUNTY INC  
621 S WESTMORELAND AVE  
LOS ANGELES. CA 90005

217  
LINKED ARMS INC  
15720 VENTURA BLVD #228  
ENCINO, CA 91436

218  
PARGOLD LP  
PO BOX 10669  
SAN BERNARDINO, CA 92423

219  
TF SHATTO LIMITED PARTNERSHIP  
11400 W OLYMPIC BLVD #850  
LOS ANGELES, CA 90064

220  
VICTORVILLE HOLDINGS INC  
14962 RIVERSIDE DR  
APPLE VALLEY, CA 92307

221  
JOEL & JAEHWA Y KING  
610 SHATTO PL  
LOS ANGELES, CA 90005

222  
JOHN C & SUCK JA PAEK  
145 S SERRANO AVE  
LOS ANGELES, CA 90004

223  
UNITED FOOD AND COMMERCIAL  
WORKERS UNION LOCAL 770  
630 SHATTO PL  
LOS ANGELES. CA 90005



1  
OLYMPIC BODY SHOP  
534 S WESTMORELAND AVE  
LOS ANGELES, CA 90020

1  
SWEETEA BAR  
3033 W 6TH ST #107  
LOS ANGELES, CA 90020

1  
SHIN CHON KOREAN RESTAURANT  
3033 W 6TH ST #103  
LOS ANGELES, CA 90020

1  
ZUNIGA'S MARKET  
3033 W 6TH ST  
LOS ANGELES, CA 90020

1  
SCISSORS SKETCH  
3033 W 6TH ST  
LOS ANGELES, CA 90020

2  
YUK DAE JANG  
3033 W 6TH ST #104-105  
LOS ANGELES, CA 90020

5  
CHARLIE SAM NEPHROLOGY  
505 S VIRGIL AVE 301  
LOS ANGELES, CA 90020

5  
GRAND PHARMACY  
505 S VIRGIL AVE  
LOS ANGELES, CA 90020

5  
HAN ORTHOPAEDICS  
505 S VIRGIL AVE 205  
LOS ANGELES, CA 90020

5  
YONSEI MEDICAL CLINIC  
505 S VIRGIL AVE 102-104  
LOS ANGELES, CA 90020

5  
WESTWOOD MEDICAL GROUP  
505 S VIRGIL AVE 201  
LOS ANGELES, CA 90020

5  
LASIK EYE CENTER  
505 S VIRGIL AVE 300  
LOS ANGELES, CA 90020

6  
OCCUPANT  
500 S WESTMORELAND AVE 101  
LOS ANGELES, CA 90020

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6  
OCCUPANT  
500 S WESTMORELAND AVE 415  
LOS ANGELES, CA 90020

7  
CARL'S JR  
3005 W 6TH ST  
LOS ANGELES, CA 90020

8  
SAMSON & DELILAH HAIR SALON  
3101 W 6TH ST  
LOS ANGELES, CA 90020

8  
KEKOA TRAINING  
3103 W 6TH ST  
LOS ANGELES, CA 90020

8  
DOCHALAKA  
3105 W 6TH ST  
LOS ANGELES, CA 90020

8  
EASY LANGUAGE  
3107 W 6TH ST  
LOS ANGELES, CA 90020

8  
CHAMPION TROPHY  
3113 W 6TH ST  
LOS ANGELES, CA 90020

8  
HEROES & GEEKS  
3117 W 6TH ST  
LOS ANGELES, CA 90020

8  
OCCUPANT  
3109 W 6TH ST 1  
LOS ANGELES, CA 90020

8  
OCCUPANT  
3109 W 6TH ST 2  
LOS ANGELES, CA 90020

8  
OCCUPANT  
3109 W 6TH ST 3  
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8  
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3109 W 6TH ST 4  
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8  
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3109 W 6TH ST 15  
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3109 W 6TH ST 16  
LOS ANGELES, CA 90020

9  
OCCUPANT  
533 S WESTMORELAND AVE 1  
LOS ANGELES, CA 90020

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533 S WESTMORELAND AVE 2  
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OCCUPANT  
519 S WESTMORELAND AVE 104  
LOS ANGELES, CA 90020

11  
OCCUPANT  
519 S WESTMORELAND AVE 105  
LOS ANGELES, CA 90020

11  
OCCUPANT  
519 S WESTMORELAND AVE 106  
LOS ANGELES, CA 90020

11  
OCCUPANT  
519 S WESTMORELAND AVE 107  
LOS ANGELES, CA 90020

11  
OCCUPANT  
519 S WESTMORELAND AVE 108  
LOS ANGELES, CA 90020

11  
OCCUPANT  
519 S WESTMORELAND AVE 109  
LOS ANGELES, CA 90020

11  
OCCUPANT  
519 S WESTMORELAND AVE 201  
LOS ANGELES, CA 90020

11  
OCCUPANT  
519 S WESTMORELAND AVE 202  
LOS ANGELES, CA 90020

11  
OCCUPANT  
519 S WESTMORELAND AVE 203  
LOS ANGELES, CA 90020

11  
OCCUPANT  
519 S WESTMORELAND AVE 204  
LOS ANGELES, CA 90020

11  
OCCUPANT  
519 S WESTMORELAND AVE 205  
LOS ANGELES, CA 90020

11  
OCCUPANT  
519 S WESTMORELAND AVE 206  
LOS ANGELES, CA 90020

11  
OCCUPANT  
519 S WESTMORELAND AVE 207  
LOS ANGELES, CA 90020

11  
OCCUPANT  
519 S WESTMORELAND AVE 208  
LOS ANGELES, CA 90020

11  
OCCUPANT  
519 S WESTMORELAND AVE 209  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 101  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 102  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 103  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 104  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 105  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 106  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 107  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 108  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 109  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 110  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 111  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 112  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 113  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 114  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 201  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 202  
LOS ANGELES, CA 90020

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OCCUPANT  
3160 W 5TH ST 203  
LOS ANGELES, CA 90020

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3160 W 5TH ST 204  
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3160 W 5TH ST 205  
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LOS ANGELES, CA 90020

13  
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3160 W 5TH ST 210  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 211  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 212  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 301  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 302  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 303  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 304  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 305  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 306  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 307  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 308  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 309  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 310  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 311  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 312  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 313  
LOS ANGELES, CA 90020

13  
OCCUPANT  
3160 W 5TH ST 314  
LOS ANGELES, CA 90020

15  
AFSCME LOCAL 800  
514 SHATTO PL, 3RD FLR  
LOS ANGELES, CA 90020

16  
NEW COVENANT ACADEMY  
3119 W 6TH ST  
LOS ANGELES, CA 90020

18  
OCCUPANT  
456 SHATTO PL #2  
LOS ANGELES, CA 90020

27  
OCCUPANT  
456 SHATTO PL #12  
LOS ANGELES, CA 90020

29  
OCCUPANT  
456 SHATTO PL #15  
LOS ANGELES, CA 90020

32  
OCCUPANT  
456 SHATTO PL #17  
LOS ANGELES, CA 90020



35  
OCCUPANT  
433 S WESTMORELAND AVE 101  
LOS ANGELES, CA 90020

35  
OCCUPANT  
433 S WESTMORELAND AVE 102  
LOS ANGELES, CA 90020

35  
OCCUPANT  
433 S WESTMORELAND AVE 103  
LOS ANGELES, CA 90020

35  
OCCUPANT  
433 S WESTMORELAND AVE 104  
LOS ANGELES, CA 90020

35  
OCCUPANT  
433 S WESTMORELAND AVE 105  
LOS ANGELES, CA 90020

35  
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433 S WESTMORELAND AVE 106  
LOS ANGELES, CA 90020

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433 S WESTMORELAND AVE 107  
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433 S WESTMORELAND AVE 108  
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433 S WESTMORELAND AVE 109  
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433 S WESTMORELAND AVE 110  
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433 S WESTMORELAND AVE 111  
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433 S WESTMORELAND AVE 112  
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433 S WESTMORELAND AVE 113  
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433 S WESTMORELAND AVE 114  
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433 S WESTMORELAND AVE 115  
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433 S WESTMORELAND AVE 116  
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433 S WESTMORELAND AVE 117  
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433 S WESTMORELAND AVE 118  
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433 S WESTMORELAND AVE 120  
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433 S WESTMORELAND AVE 121  
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433 S WESTMORELAND AVE 212  
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433 S WESTMORELAND AVE 213  
LOS ANGELES, CA 90020

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433 S WESTMORELAND AVE 214  
LOS ANGELES, CA 90020

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433 S WESTMORELAND AVE 215  
LOS ANGELES, CA 90020

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433 S WESTMORELAND AVE 216  
LOS ANGELES, CA 90020

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433 S WESTMORELAND AVE 217  
LOS ANGELES, CA 90020

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OCCUPANT  
433 S WESTMORELAND AVE 218  
LOS ANGELES, CA 90020

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433 S WESTMORELAND AVE 219  
LOS ANGELES, CA 90020

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433 S WESTMORELAND AVE 220  
LOS ANGELES, CA 90020

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433 S WESTMORELAND AVE 221  
LOS ANGELES, CA 90020

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433 S WESTMORELAND AVE 301  
LOS ANGELES, CA 90020

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433 S WESTMORELAND AVE 302  
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433 S WESTMORELAND AVE 305  
LOS ANGELES, CA 90020

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433 S WESTMORELAND AVE 306  
LOS ANGELES, CA 90020

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433 S WESTMORELAND AVE 307  
LOS ANGELES, CA 90020

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433 S WESTMORELAND AVE 308  
LOS ANGELES, CA 90020

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433 S WESTMORELAND AVE 309  
LOS ANGELES, CA 90020

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433 S WESTMORELAND AVE 310  
LOS ANGELES, CA 90020

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433 S WESTMORELAND AVE 311  
LOS ANGELES, CA 90020

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433 S WESTMORELAND AVE 312  
LOS ANGELES, CA 90020

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433 S WESTMORELAND AVE 313  
LOS ANGELES, CA 90020

35  
OCCUPANT  
433 S WESTMORELAND AVE 314  
LOS ANGELES, CA 90020

35  
OCCUPANT  
433 S WESTMORELAND AVE 315  
LOS ANGELES, CA 90020

35  
OCCUPANT  
433 S WESTMORELAND AVE 316  
LOS ANGELES, CA 90020

35  
OCCUPANT  
433 S WESTMORELAND AVE 317  
LOS ANGELES, CA 90020

35  
OCCUPANT  
433 S WESTMORELAND AVE 318  
LOS ANGELES, CA 90020

35  
OCCUPANT  
433 S WESTMORELAND AVE 319  
LOS ANGELES, CA 90020

35  
OCCUPANT  
433 S WESTMORELAND AVE 320  
LOS ANGELES, CA 90020

35  
OCCUPANT  
433 S WESTMORELAND AVE 321  
LOS ANGELES, CA 90020

35  
OCCUPANT  
433 S WESTMORELAND AVE 322  
LOS ANGELES, CA 90020

36  
OCCUPANT  
444 S WESTMORELAND AVE  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 101  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 102  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 103  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 104  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 105  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 106  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 107  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 108  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 109  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 110  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 111  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 301  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 302  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 303  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 304  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 305  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 306  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 307  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 308  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 309  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 310  
LOS ANGELES, CA 90020

37  
OCCUPANT  
434 S WESTMORELAND AVE 311  
LOS ANGELES, CA 90020

39  
OCCUPANT  
435 S VIRGIL AVE 121  
LOS ANGELES, CA 90020

40  
OCCUPANT  
435 S VIRGIL AVE 123  
LOS ANGELES, CA 90020

41  
OCCUPANT  
435 S VIRGIL AVE 125  
LOS ANGELES, CA 90020

43  
OCCUPANT  
435 S VIRGIL AVE 127  
LOS ANGELES, CA 90020

44  
OCCUPANT  
435 S VIRGIL AVE 104  
LOS ANGELES, CA 90020

45  
OCCUPANT  
435 S VIRGIL AVE 105  
LOS ANGELES, CA 90020

46  
OCCUPANT  
435 S VIRGIL AVE 106  
LOS ANGELES, CA 90020

48  
OCCUPANT  
435 S VIRGIL AVE 110  
LOS ANGELES, CA 90020

51  
OCCUPANT  
435 S VIRGIL AVE 114  
LOS ANGELES, CA 90020

58  
OCCUPANT  
435 S VIRGIL AVE 124  
LOS ANGELES, CA 90020

60  
OCCUPANT  
435 S VIRGIL AVE 129  
LOS ANGELES, CA 90020

62  
OCCUPANT  
435 S VIRGIL AVE 101  
LOS ANGELES, CA 90020

64  
OCCUPANT  
435 S VIRGIL AVE 103  
LOS ANGELES, CA 90020

65  
OCCUPANT  
435 S VIRGIL AVE 107  
LOS ANGELES, CA 90020

66  
OCCUPANT  
435 S VIRGIL AVE 109  
LOS ANGELES, CA 90020

69  
OCCUPANT  
435 S VIRGIL AVE 221  
LOS ANGELES, CA 90020

78  
OCCUPANT  
435 S VIRGIL AVE 210  
LOS ANGELES, CA 90020

80  
OCCUPANT  
435 S VIRGIL AVE 213  
LOS ANGELES, CA 90020

81  
OCCUPANT  
435 S VIRGIL AVE 214  
LOS ANGELES, CA 90020

84  
OCCUPANT  
435 S VIRGIL AVE 217  
LOS ANGELES, CA 90020

86  
OCCUPANT  
435 S VIRGIL AVE 220  
LOS ANGELES, CA 90020

89  
OCCUPANT  
435 S VIRGIL AVE 228  
LOS ANGELES, CA 90020

94  
OCCUPANT  
435 S VIRGIL AVE 203  
LOS ANGELES, CA 90020

96  
OCCUPANT  
435 S VIRGIL AVE 209  
LOS ANGELES, CA 90020

97  
OCCUPANT  
435 S VIRGIL AVE 211  
LOS ANGELES, CA 90020

99  
OCCUPANT  
435 S VIRGIL AVE 321  
LOS ANGELES, CA 90020

107  
OCCUPANT  
435 S VIRGIL AVE 308  
LOS ANGELES, CA 90020

108  
OCCUPANT  
435 S VIRGIL AVE 310  
LOS ANGELES, CA 90020

113  
OCCUPANT  
435 S VIRGIL AVE 316  
LOS ANGELES, CA 90020

124  
OCCUPANT  
435 S VIRGIL AVE 303  
LOS ANGELES, CA 90020

128  
OCCUPANT  
436 S VIRGIL AVE # 203  
LOS ANGELES, CA 90020

136  
OCCUPANT  
436 S VIRGIL AVE # 214  
LOS ANGELES, CA 90020

142  
OCCUPANT  
436 S VIRGIL AVE # 303  
LOS ANGELES, CA 90020

143  
OCCUPANT  
436 S VIRGIL AVE # 304  
LOS ANGELES, CA 90020

144  
OCCUPANT  
436 S VIRGIL AVE # 305  
LOS ANGELES, CA 90020

150  
OCCUPANT  
436 S VIRGIL AVE # 313  
LOS ANGELES, CA 90020

156  
OCCUPANT  
436 S VIRGIL AVE # 309  
LOS ANGELES, CA 90020

158  
OCCUPANT  
436 S VIRGIL AVE # 404  
LOS ANGELES, CA 90020

160  
OCCUPANT  
436 S VIRGIL AVE # 406  
LOS ANGELES, CA 90020

167  
OCCUPANT  
436 S VIRGIL AVE # 408  
LOS ANGELES, CA 90020

168  
OCCUPANT  
436 S VIRGIL AVE # 412  
LOS ANGELES, CA 90020

169  
OCCUPANT  
436 S VIRGIL AVE # 411  
LOS ANGELES, CA 90020

170  
OCCUPANT  
436 S VIRGIL AVE # 410  
LOS ANGELES, CA 90020

171  
OCCUPANT  
436 S VIRGIL AVE # 409  
LOS ANGELES, CA 90020

173  
OCCUPANT  
436 S VIRGIL AVE # 504  
LOS ANGELES, CA 90020

174  
OCCUPANT  
436 S VIRGIL AVE # 505  
LOS ANGELES, CA 90020

178  
OCCUPANT  
436 S VIRGIL AVE # 507  
LOS ANGELES, CA 90020

184  
OCCUPANT  
436 S VIRGIL AVE # 511  
LOS ANGELES, CA 90020

185  
OCCUPANT  
436 S VIRGIL AVE # 510  
LOS ANGELES, CA 90020

186  
OCCUPANT  
436 S VIRGIL AVE # 509  
LOS ANGELES, CA 90020

194  
OCCUPANT  
436 S VIRGIL AVE # 601  
LOS ANGELES, CA 90020

198  
OCCUPANT  
436 S VIRGIL AVE # 612  
LOS ANGELES, CA 90020

200  
OCCUPANT  
436 S VIRGIL AVE # 610  
LOS ANGELES, CA 90020

202  
QUEST DIAGNOSTICS  
500 S VIRGIL AVE 202  
LOS ANGELES, CA 90020

202  
RENAISSANCE IMAGING CENTER  
500 S VIRGIL AVE 102  
LOS ANGELES, CA 90020

202  
SYMPHONY DENTAL 2  
500 S VIRGIL AVE 305  
LOS ANGELES, CA 90020

202  
DR GEORGE C  
500 S VIRGIL AVE 501  
LOS ANGELES, CA 90020

203  
GRAND MEDICAL CENTER  
520 S VIRGIL AVE  
LOS ANGELES, CA 90020

204  
SHRINE  
2999 W 6TH ST  
LOS ANGELES, CA 90020

204  
GRAND SPA  
2999 W 6TH ST  
LOS ANGELES, CA 90020

204  
CHEONG JIN OK  
2999 W 6TH ST  
LOS ANGELES, CA 90020

205  
OCCUPANT  
531 S COMMONWEALTH AVE  
LOS ANGELES, CA 90020

205  
OCCUPANT  
533 S COMMONWEALTH AVE A  
LOS ANGELES, CA 90020



205  
OCCUPANT  
533 S COMMONWEALTH AVE B  
LOS ANGELES, CA 90020

205  
OCCUPANT  
533 S COMMONWEALTH AVE C  
LOS ANGELES, CA 90020

205  
OCCUPANT  
533 S COMMONWEALTH AVE D  
LOS ANGELES, CA 90020

205  
OCCUPANT  
533 S COMMONWEALTH AVE E  
LOS ANGELES, CA 90020

205  
OCCUPANT  
533 S COMMONWEALTH AVE F  
LOS ANGELES, CA 90020

205  
OCCUPANT  
533 S COMMONWEALTH AVE G  
LOS ANGELES, CA 90020

206  
OCCUPANT  
620 S VIRGIL AVE 201  
LOS ANGELES, CA 90005

206  
OCCUPANT  
620 S VIRGIL AVE 202  
LOS ANGELES, CA 90005

206  
OCCUPANT  
620 S VIRGIL AVE 203  
LOS ANGELES, CA 90005

206  
OCCUPANT  
620 S VIRGIL AVE 204  
LOS ANGELES, CA 90005

206  
OCCUPANT  
620 S VIRGIL AVE 205  
LOS ANGELES, CA 90005

206  
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620 S VIRGIL AVE 206  
LOS ANGELES, CA 90005

206  
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206  
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206  
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206  
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206  
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206  
OCCUPANT  
620 S VIRGIL AVE 212  
LOS ANGELES, CA 90005

206  
OCCUPANT  
620 S VIRGIL AVE 213  
LOS ANGELES, CA 90005

206  
OCCUPANT  
620 S VIRGIL AVE 214  
LOS ANGELES, CA 90005

206  
OCCUPANT  
620 S VIRGIL AVE 215  
LOS ANGELES, CA 90005

206  
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206  
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206  
OCCUPANT  
620 S VIRGIL AVE PH70  
LOS ANGELES, CA 90005

206  
CVS PHARMACY  
620 S VIRGIL AVE 100  
LOS ANGELES, CA 90005

206  
TARGET  
620 S VIRGIL ST STE 100  
LOS ANGELES, CA 90005

207  
SHALOM CENTER FOR T.R.E.E. OF LIFE  
2975 WILSHIRE BLVD 415  
LOS ANGELES, CA 90010

207  
COLLEGE OF SOUTHERN CALIFORNIA  
2975 WILSHIRE BLVD  
LOS ANGELES, CA 90010

207  
CALSTONE COLLEGE  
2975 WILSHIRE BLVD 103  
LOS ANGELES, CA 90010

207  
CHONG SHIN UNIVERSITY  
2975 WILSHIRE BLVD 300  
LOS ANGELES, CA 90010

207  
LOS ANGELES NOTARY PUBLIC  
2975 WILSHIRE BLVD 640-B  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 501  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 502  
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3033 WILSHIRE BLVD 701  
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3033 WILSHIRE BLVD 702  
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3033 WILSHIRE BLVD 703  
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3033 WILSHIRE BLVD 704  
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3033 WILSHIRE BLVD 705  
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3033 WILSHIRE BLVD 706  
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3033 WILSHIRE BLVD 708  
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3033 WILSHIRE BLVD 711  
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3033 WILSHIRE BLVD 713  
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3033 WILSHIRE BLVD 714  
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3033 WILSHIRE BLVD 801  
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208  
OCCUPANT  
3033 WILSHIRE BLVD 911  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 912  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 913  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 914  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 915  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 916  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1001  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1002  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1003  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1004  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1005  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1006  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1007  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1008  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1009  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1010  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1011  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1012  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1013  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1014  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1015  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1101  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1102  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1103  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1104  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1105  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1106  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1107  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1108  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1109  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1110  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1111  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1112  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1113  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1114  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1115  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1116  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1201  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1202  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1203  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1204  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1205  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1206  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1207  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1208  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1209  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1210  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1211  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1212  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1213  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1214  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1215  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1301  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1302  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1303  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1304  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1305  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1306  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1307  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1308  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1309  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1310  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1311  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1312  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1313  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1314  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1401  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1402  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1403  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1404  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1405  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1406  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1407  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1408  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1409  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1410  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1411  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1412  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1413  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1414  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1415  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1501  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1502  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1503  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1504  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1505  
LOS ANGELES, CA 90010

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OCCUPANT  
3033 WILSHIRE BLVD 1506  
LOS ANGELES, CA 90010

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3033 WILSHIRE BLVD 1507  
LOS ANGELES, CA 90010

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3033 WILSHIRE BLVD 1508  
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3033 WILSHIRE BLVD 1509  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1510  
LOS ANGELES, CA 90010

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OCCUPANT  
3033 WILSHIRE BLVD 1511  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1512  
LOS ANGELES, CA 90010

208  
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3033 WILSHIRE BLVD 1513  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1514  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1515  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1601  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1602  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1603  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1604  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1605  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1606  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1607  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1608  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1609  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1610  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1611  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1612  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1613  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1614  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1615  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1701  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1702  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1703  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1704  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1705  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1706  
LOS ANGELES, CA 90010

208  
OCCUPANT  
3033 WILSHIRE BLVD 1707  
LOS ANGELES, CA 90010

209  
LOS ANGELES BARISTA ACADEMY  
621 S VIRGIL AVE 460  
LOS ANGELES, CA 90005

209  
NEES CHIROPRACTIC  
621 S VIRGIL AVE 240  
LOS ANGELES, CA 90005

209  
LIM ACUPUNCTURE & HERBS  
621 S VIRGIL AVE 310  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 101  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 102  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 103  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 104  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 105  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 106  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 107  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 108  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 109  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 110  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 201  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 202  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 203  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 204  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 205  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 206  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 207  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 208  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 209  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 210  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 301  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 302  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 303  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 304  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 305  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 306  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 307  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 308  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 309  
LOS ANGELES, CA 90005

210  
OCCUPANT  
615 S VIRGIL AVE 310  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 100  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 101  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 102  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 103  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 104  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 105  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 106  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 107  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 108  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 109  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 110  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 111  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 111  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 200  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 201  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 202  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 203  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 204  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 205  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 206  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 207  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 208  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 209  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 210  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 211  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 212  
LOS ANGELES, CA 90005



211  
OCCUPANT  
611 S VIRGIL AVE 300  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 301  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 302  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 303  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 304  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 305  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 306  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 307  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 308  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 309  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 310  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 311  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 312  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 400  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 401  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 402  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 403  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 404  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 405  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 406  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 407  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 408  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 409  
LOS ANGELES, CA 90005

211  
OCCUPANT  
611 S VIRGIL AVE 410  
LOS ANGELES, CA 90005

212  
OCCUPANT  
3000 W 6TH ST  
LOS ANGELES, CA 90020

212  
VIVID BEAUTY  
3000 W 6TH ST 206  
LOS ANGELES, CA 90020

212  
OH MY CRAB  
3000 W 6TH ST 100  
LOS ANGELES, CA 90020

213  
LAW OFFICES OF JOHN C YE, APLC  
3130 W 6TH ST  
LOS ANGELES, CA 90020

213  
SUE WONG-STUDIOS  
3130 W 6TH ST  
LOS ANGELES, CA 90020

214  
CGN FOUNDATION  
616 S WESTMORELAND AVE  
LOS ANGELES, CA 90005

215  
BANK OF AMERICA FINANCIAL CENTER  
3045 WILSHIRE BLVD  
LOS ANGELES, CA 90010

215  
APAIT  
3055 WILSHIRE BLVD #300  
LOS ANGELES, CA 90010

215  
M & N FINANCING CORPORATION  
3055 WILSHIRE BLVD #850  
LOS ANGELES, CA 90010

215  
TFC TITLE LOANS  
3055 WILSHIRE BLVD #530  
LOS ANGELES, CA 90010

215  
MOSQUEDA ROMAN P LAW OFFICES  
3055 WILSHIRE BLVD  
LOS ANGELES, CA 90010

215  
WILSHIRE LAW FIRM  
3055 WILSHIRE BLVD 12TH FLR  
LOS ANGELES, CA 90010

215  
OCCUPANT  
3075 WILSHIRE BLVD 101  
LOS ANGELES, CA 90020

215  
OCCUPANT  
3075 WILSHIRE BLVD 102  
LOS ANGELES, CA 90020

215  
OCCUPANT  
3075 WILSHIRE BLVD 103  
LOS ANGELES, CA 90020

215  
OCCUPANT  
3075 WILSHIRE BLVD 104  
LOS ANGELES, CA 90020

215  
OCCUPANT  
3075 WILSHIRE BLVD 105  
LOS ANGELES, CA 90020

215  
OCCUPANT  
3075 WILSHIRE BLVD 106  
LOS ANGELES, CA 90020

215  
OCCUPANT  
3075 WILSHIRE BLVD 107  
LOS ANGELES, CA 90020

215  
OCCUPANT  
3075 WILSHIRE BLVD 108  
LOS ANGELES, CA 90020

215  
OCCUPANT  
3075 WILSHIRE BLVD 109  
LOS ANGELES, CA 90020

215  
OCCUPANT  
3075 WILSHIRE BLVD 110  
LOS ANGELES, CA 90020

215  
OCCUPANT  
3075 WILSHIRE BLVD 111  
LOS ANGELES, CA 90020

215  
OCCUPANT  
3075 WILSHIRE BLVD 112  
LOS ANGELES, CA 90020

215  
OCCUPANT  
3075 WILSHIRE BLVD 201  
LOS ANGELES, CA 90020

215  
OCCUPANT  
3075 WILSHIRE BLVD 202  
LOS ANGELES, CA 90020

215  
OCCUPANT  
3075 WILSHIRE BLVD 203  
LOS ANGELES, CA 90020

215  
OCCUPANT  
3075 WILSHIRE BLVD 204  
LOS ANGELES, CA 90020

215  
OCCUPANT  
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216  
AAGLA APARTMENT ASSOCIATION  
621 S WESTMORELAND AVE 100  
LOS ANGELES, CA 90005

217  
KIDSBEL  
609 S WESTMORELAND AVE  
LOS ANGELES, CA 90005

218  
24/7 COMPUTER REPAIR SERVICE  
3116 W 6TH ST  
LOS ANGELES, CA 90020

218  
FPA WOMEN'S HEALTH  
601 S WESTMORELAND AVE  
LOS ANGELES, CA 90005

219  
SHATTO VETERINARY CENTER  
3130 W 6TH ST  
LOS ANGELES, CA 90020

220  
MISSION POST  
610 SHATTO PL  
LOS ANGELES, CA 90020

221  
CAFÉ MAK  
612 SHATTO PL  
LOS ANGELES, CA 90020

222  
LA JESUS VILLAGE CHURCH  
616 SHATTO PL  
LOS ANGELES, CA 90020

223  
UFCW LOCAL 770  
630 SHATTO PL  
LOS ANGELES, CA 90020

**ABUTTING OWNERSHIP LABELS**  
**3033 W 6<sup>TH</sup> ST**  
**LOS ANGELES, CA 90020**

1  
AE JA SHIN  
534 S WESTMORELAND AVE  
LOS ANGELES, CA 90020

2  
3019 WEST 6TH ST LP  
4715 S ALAMEDA ST  
VERNON, CA 90058

3  
KITURAMI USA  
3000 W 6TH ST #100  
LOS ANGELES, CA 90020

4  
CALIFORNIA ASSOC OF REALTORS INC  
525 S VIRGIL AVE  
LOS ANGELES, CA 90020

7  
JSG COMMERCIAL PROPERTIES  
PO BOX 4349  
ANAHEIM, CA 92803

8  
JOYCE DI VITA  
847 WARNER AVE  
LOS ANGELES, CA 90024

9  
SCOTT J & HEIKE A SUSSMAN  
8028 AGNEW AVE  
LOS ANGELES, CA 90045

10  
523 S WESTMORELAND AVE LLC  
75 BROADWAY #230  
SAN FRANCISCO, CA 94111

212  
KITURAMI USA  
3000 W 6TH ST #100  
LOS ANGELES, CA 90020

213  
JOHN YE  
3660 WILSHIRE BLVD #1040  
LOS ANGELES, CA 90010

218  
PARGOLD LP  
PO BOX 10669  
SAN BERNARDINO, CA 92423

OWNER  
AE JA SHIN  
534 S WESTMORELAND AVE  
LOS ANGELES, CA 90020

APPLICANT  
NESTOR ZUNIGA  
3033 W 6TH ST  
LOS ANGELES, CA 90020

REPRESENTATIVE  
BANKS CONSULTING  
709 N INGLEWOOD AVE SUITE 14  
INGLEWOOD, CA 90302



## **Findings for 3033 W. 6th**

**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 property is a level irregular-shaped parcel of land consisting of three lots having approximately 21,053 square feet, having a frontage of approximately 120 feet along the north side of 6th Street and 150 feet along the eastern side of Westmoreland Avenue. The property is located within the Wilshire Community Plan and it is zoned C2-1. The property is currently developed with an approximately 4,458 square-foot one-story mini-shopping center building inclusive of multiple tenant spaces.

The existing neighborhood market currently exists in the mini-shopping center building and is seeking authorization to allow the sales of beer and wine for off-site consumption. The market will operate from 7:00 a.m. to 2:00 a.m., daily.

The project will enhance the built environment in the surrounding neighborhood and will perform a function and provide a service that is essential or beneficial to the community, city, or region. The existing market well established within the community. The current business owner has operated this market for over five years. A conditional use permit is being requested for an approval for the sale of beer and wine for off-site consumption. The proposed location is in a prime area that represents a neighborhood commercial corridor within the Wilshire area. A mix of commercial, offices, and automobile body shop/retail uses, including other restaurant uses and retail stores are located in the vicinity. The use will serve as a public convenience and welfare and as sited, the location is compatible with the character of the surrounding uses.

**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 project is located in the C2-1 Zone, in the Wilshire Community Plan. The subject use is located in an established commercial corridor along 6th Street. The proposed liquor store, and will be located within an existing block retail area containing multiple commercial tenants.

The proposed liquor store will operate from 7:00 a.m. to 2:00 a.m., daily.

The surrounding neighborhood is zoned for commercial, multi-residential, and automobile parking uses in the C1-2, C2, R4, R4P, and RAS4 Zones. The adjacent property to the north of the subject site is zoned R4P-1 and is developed automobile retailers and body shop. The adjacent properties to the south of the subject site, across 6th Street, are zoned C2-2 and C1-2 and are improved with office buildings.

The adjacent properties to the east of the subject site, are zoned CR-1 and are developed with retail/office buildings and a fast food establishment. The adjacent property to the west of the subject site, across Westmoreland Avenue, is zoned C2-1 and R4-1 and is developed with retail shops and apartment buildings.

The applicant will accept conditions the city chooses to impose to make the use more compatible with other uses in the surrounding community.

Employees are required to undergo training regarding the sale of alcohol conducted by the Los Angeles Police Department.

As it was determined, the project's location, size, height, operations and significant features will be compatible with and will not adversely affect or further degrade adjacent properties. The existing site is subject to uses in the C2-1 Zone and compatible with the surrounding uses on 6th Street and the abutting properties and 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 elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The project is located in the C2-1 Zone, in the Wilshire Community Plan. The subject use is located in an established commercial corridor along 6th Street. The property is not subject to any specific plans or overlays that would otherwise impact the requested action. The Wilshire Community Plan Map designates the property as a C2-1 Zone for "Community Commercial" land uses. The subject property is planned and zoned for commercial uses. The market is located within an existing one-story commercial retail building that contains multiple tenant spaces and will occupy a tenant space located on the west side of the building. The conditional authorization for the sale of alcoholic beverages for off-site consumption is allowed through the approval of the Zoning Administrator subject to certain findings. The required findings in support will be made herein.

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

The predominant surrounding land use pattern within the Wilshire Community Plan Area is comprised of mini-shopping center land uses. The Community Plan lists issues expressed from the community such as the desire for quality and vitality of commercial area as well as planned land use and zoning that permits the appropriate type of development and mix of uses desirable for and characteristic of the Plan area's urban neighborhoods. Maintaining and expanding existing commercial amenities is intrinsic to the conservation, development, and success of a vibrant neighborhood. As conditioned, the sale of beer and wine for off-site consumption will not adversely affect the welfare of the pertinent community.

Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring deterrents against loitering and responsible management. Employees will undergo training on the sale of beer and wine including training

provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program. Other conditions related to excessive noise, litter and noise prevention safeguard the residential community. Therefore, with the imposition of such conditions the continued sale of alcoholic beverages for on-site consumption at this location will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

**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.**

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, five on-site and three off-site consumption licenses are allocated to the subject census tract (Census Tract 2111.20). Currently there are five on-site licenses and five off-site licenses in this census tract, for a total of ten licenses in the 2111.20 census tract.

According to statistics provided by the Los Angeles Police Department's West Olympic Division Vice Unit, within Crime Reporting District No. 2029, which has jurisdiction over the subject property, a total of 455 crimes were reported in 2017 (323 Part I and 132 Part II crimes), compared to the total citywide average of 191 crimes for the same reporting period.

Part I Crimes reported by LAPD include, Homicide (1), Manslaughter (0), Rape (2), Robbery (35), Aggravated Assault (28), Burglary (21), Auto Theft (34), Larceny (202). Part II Crimes reported include, Other Assault (13), Forgery/Counterfeit (1), Embezzlement/Fraud (2), Stolen Property (0), Weapons Violation (7), Prostitution Related (0), Sex Offenses (5), Offenses Against Family (2), Narcotics (18), Liquor Laws (0), Public Drunkenness (13), Disturbing the Peace (0), Disorderly Conduct (1), Gambling (0), DUI related (41), Moving Traffic Violations (3), and other offenses (17). Of the 455 total crimes reported for the census tract, 41 arrests were made for driving under the influence and 13 for public drunkenness. Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience. The subject census tract currently contains five issued on-site alcohol licenses and five off-site licenses including the current ABC license on the subject site, consistent with what has been allocated for the corresponding census tract. The applicant seeks to allow the sales of alcohol in an existing neighborhood market. The Applicant's request is for the sale of alcoholic beverages and will result in an increase in overall license counts as it involves the addition of a new ABC license.

However, no evidence was submitted for the record, by the LAPD or by adjacent residents, indicating or suggesting any link between the subject site and neighborhood crime. As conditioned, allowing the sale of beer and wine for off-site consumption at the subject location will benefit the public welfare and convenience because it would add an amenity to nearby residences.

**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 subject site is not immediately adjacent to a single-family neighborhood. There following sensitive uses were observed within a 0 to 600-foot radius of the subject property:

1. Young Oak Kim Academy-615 Shatto Place
2. Servant Church -2975 Wilshire Boulevard #A

The following sensitive uses were observed within a 600 to 1,000-foot radius of the subject property:

1. First Congregational Church of LA -540 Commonwealth Avenue
2. LA Open Door Presbyterian Church -515 Shatto Place
3. Central Los Angeles Middle School -615 Shatto Place
4. Pilgrim School-540 Commonwealth Avenue
5. Southwestern Law School -3050 Wilshire Boulevard

These uses are buffered from the location of the instant request. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will continue to contribute to a neighborhood and will continue to serve the neighboring residents and the local employees as well as visitors. Therefore as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

**FINDINGS - MINI-SHOPPING CENTER/COMMERICAL CORNER**

**7. Based on data provided by the Department of Transportation or a licensed traffic engineer, ingress to, egress from and associated parking on of the automotive use will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

Constitute, a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets as those hours are beyond any peak traffic hour. The proposed project involves the continued operation of a restaurant within an existing commercial building. There will be no added impact on traffic as a result of the proposed project. There will be no addition of floor space or exterior construction in connection with the project.

**8. Project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.**

The proposed project seeks an approval for sales and dispensation of beer and wine for off-site consumption. There will be no patron dancing or entertainment of any kind in the existing market. The existing market is within an existing structure and no new construction is proposed. Granting approval of this request will not add to a detrimental concentration of mini-shopping center developments as no exterior construction will occur as a result of this grant.

**ADDITIONAL MANDATORY FINDINGS**

9. 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 X, areas outside of a flood zone.

10. DETERMINED based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 1, Class 5, Category 34, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

**SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT ESTABLISHMENTS (CUX) – LAMC 12.24 W.1**

- i. **Explain how the proposed use will not adversely affect the welfare of the pertinent community.** The proposed use will not adversely affect the welfare of the pertinent community because, the request to sale beer and wine for off-site consumption was in response to the community. Customers would ask if beer or wine was sold at the establishment and when the owner would say “No”, often the potential customer would leave. This request is in response to the community desire to have the convenience to purchase all of their items in one location and, not have to venture to larger grocery stores where more people are which could give them a greater chance of being exposed to COVID-19. Therefore, the proposed use would not adversely affect the welfare of the pertinent community.
- ii. **Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.** The approval of this alcohol application will not contribute to an undue concentration of such establishments because the approval would provide an alcohol outlet for a neighborhood that does not have walking accessibility to a location that sells beer and wine for off-site consumption. Approval of this license would provide for the community’s convenience and potential safety by giving the residents the option to avoid larger

stores such as Target, where could come into contact with a significant amount of more people.

- iii. **Explain how the approval of the applicant will detrimentally affect nearby residential zones or uses.** The approval of the proposed use will not detrimentally affect the nearby residential zones or uses because the proposed use will operate in an existing neighborhood market. The market is in a shopping center is not near a single-family neighborhood. It is near a multifamily residential district where many of the residents are young and middle aged adults, so the sale of beer and wine will not have a negative impact on this population. Furthermore, the schools that are in the area are more than 500 feet from the market and they are currently closed due to the pandemic. When the schools are reopened the proposed use will not create a problem because the owner will operate using security measures to ensure that minors will not be sold or have easy access to alcoholic beverages.