

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

MICHAEL LOGRANDE
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

PATRICIA BROWN
R. NICOLAS BROWN
SUE CHANG
LARRY FRIEDMAN
LOURDES GREEN
LINN K. WYATT
MICHAEL S.Y. YOUNG
MAYA E. ZAITZEVSKY

DEPARTMENT OF
CITY PLANNING

S. GAIL GOLDBERG, AICP
DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

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

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

www.lacity.org/PLN

January 25, 2010

Honorable City Council
City of Los Angeles
Room 395, City Hall
Los Angeles, CA 90012

Case No. DIR 2009-1885(RV)
Appellants: 1) Kim Wang Sik and
2) Ferena Novin, Esq.
Address: 3600-3610 West Stocker Street
Council District: 8
Plan: West Adams-Baldwin Hills-Leimert
Environmental: ENV 2009-1886-CE

Honorable Members:

In accordance with Municipal Code Section 12.27.1, the above-captioned files, which are the subject of the attached appeal, are transmitted for your consideration.

Appeal Request: Appellant No. 1, Kim Wang Sik, is appealing the entire determination of the Zoning Administrator's determination and Appellant No. 2, Ferena Novin, Esq. for Ken and Tom Theung, is appealing various conditions of the Zoning Administrator's determination.

Background: On December 28, 2009, Zoning Administrator Sue Chang, acting for the Director of Planning, pursuant to the provisions of Section 12.27.1 found that the operation of the liquor store known as Liquor Bank, located at 3600 West Stocker Street is a public nuisance, and requires the modification of its operation to mitigate adverse impacts on persons and properties in the surrounding area.

Michael Logrande

MICHAEL LOGRANDE
Chief Zoning Administrator

ML:lmc

TRANSMITTAL TO COUNCIL

Case No. DIR 2009-1885(RV)	Planning Staff Name(s) and Contact No. Sue Chang – 213-978-3304	C.D. No. 8
Related Case No(s).	Last Day to Appeal January 12, 2010	

Location of Project (Include project titles, if any.) 3600-3610 West Stocker Street
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Applicant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available. Office of Zoning Administration City of Los Angeles 200 North Spring Street, #763 Los Angeles, CA 90012 213-978-1318
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Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> Kim Wang Sik 3600 Stocker Street Los Angeles, CA 90008 Ferena Novin, Esq. 9935 South Santa Monica Boulevard Beverly Hills, CA 90212 424-245-0544 </td> <td style="width: 50%; border: none; vertical-align: top;"> King Woods and Associates, Inc.-ENT Partners, Inc. 660 North Diamond Bar Boulevard, #204 Diamond Bar, CA 91765 909-396-8183 Ken and Tom Theung 10145 Olive Street Temple City, CA 91780 626-482-0652 </td> </tr> </table>	Kim Wang Sik 3600 Stocker Street Los Angeles, CA 90008 Ferena Novin, Esq. 9935 South Santa Monica Boulevard Beverly Hills, CA 90212 424-245-0544	King Woods and Associates, Inc.-ENT Partners, Inc. 660 North Diamond Bar Boulevard, #204 Diamond Bar, CA 91765 909-396-8183 Ken and Tom Theung 10145 Olive Street Temple City, CA 91780 626-482-0652
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Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, please include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description only those items which are appealable to Council.)

In accordance with Municipal Code Section 12.27.1, the above-captioned files, which are the subject of the attached appeal, are transmitted for your consideration.

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Items Appealable to Council
DIR 2009-1885(RV)

Fiscal Impact Statement Yes No X	ENV. No., if applicable ENV 2009-1886-CE	Commission Vote:
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Please note: In addition to this transmittal sheet, Council needs:
 (1) One original and two copies of the Commission, Zoning Administrator or Director of Planning report
 (2) Staff recommendation report
 (3) Appeal, if applicable;
 (4) environmental document used to approve the project, if applicable;
 (5) public hearing notice; and (6) mailing labels

Prepared by <i>Michael LoGrande</i> Michael LoGrande	Date January 25, 2010	Contact Number 213-978-1318
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MASTER APPEAL FORM

ORIGINAL

City of Los Angeles – Department of City Planning

APPEAL TO THE: South LA
AREA PLANNING COMMISSION Council
(DIRECTOR, AREA PLANNING COMMISSION, CITY PLANNING COMMISSION, CITY COUNCIL)

REGARDING CASE #: DIR NO.2009-1885-(RV)

PROJECT ADDRESS: 3600-3610 STOCKER STREET

FINAL DATE TO APPEAL: JANUARY 12, 2010

- TYPE OF APPEAL:
1. Appeal by Applicant
 2. Appeal by a person, other than the applicant, claiming to be aggrieved
 3. Appeal by applicant or aggrieved person from a determination made by the Department of Building and Safety

APPELLANT INFORMATION – Please print clearly

Name: KIM WANG SIK

- Are you filing for yourself or on behalf of another party, organization or company?

Self Other: _____

Address: 3600 STOCKER STREET

LOS ANGELES,CALIF Zip: 90008

Telephone: _____ E-mail: _____

- Are you filing to support the original applicant's position?

Yes No

REPRESENTATIVE INFORMATION

Name: KING WOODS AND ASSOCIATES,INC.-ENT PARTNERS,INC

Address: 660 N.DIAMOND BAR BOULEVARD, SUITE 204

DIAMOND BAR, CALIF. Zip: 91765

Telephone: (909)396-9193 E-mail: kingwoods@att.net

This application is to be used for any appeals authorized by the Los Angeles Municipal Code for discretionary actions administered by the Department of City Planning.

JUSTIFICATION/REASON FOR APPEALING – Please provide on separate sheet.

Are you appealing the entire decision or parts of it?

Entire

Part

Your justification/reason must state:

- The reasons for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

ADDITIONAL INFORMATION/REQUIREMENTS

- Eight (8) copies of the following documents are required (1 original and 7 duplicates):
 - Master Appeal Form
 - Justification/Reason for Appealing document
 - Original Determination Letter
- Original applicants must provide the original receipt required to calculate 85% filing fee.
- Original applicants must pay mailing fees to BTC and submit copy of receipt.
- Applicants filing per 12.26 K "Appeals from Building Department Determinations" are considered original applicants and must provide notice per 12.26 K 7.
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the City (Area) Planning Commission must be filed within 10 days of the written determination of the Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (i.e. ZA, APC, CPC, etc...) makes a determination for a project that is not further appealable.

"If a nonelected decision-making body of a local lead agency certifies an environmental impact report, approves a negative declaration or mitigated negative declaration, or determines that a project is not subject to this division, that certification, approval, or determination may be appealed to the agency's elected decision-making body, if any."

--CA Public Resources Code § 21151 (c)

I certify that the statements contained in this application are complete and true:

Appellant Signature: _____

Date: _____

Planning Staff Use Only

Amount	102.35	Reviewed and Accepted by	Jack Chiamey	Date	1/12/2010
Receipt No.	282073	Deemed Complete by	Ralph Arta	Date	1-12-2010

Determination Authority Notified

Original Receipt and BTC Receipt (if original applicant)

**APPEAL JUSTIFICATION
LIQUOR BANK
DIR 2009-1885 (RV)**

INTRODUCTION

The owner of the subject project appeals the decision of the Associate Zoning Administrator regarding the subject revocation case. Although the appellant was pleased that its request was approved and applauds the Zoning Administrator's diligent efforts to craft conditions ensuring the operation of the premises, the Zoning Administrator erred on her discretion in adopting conditions and limitations, which are overly burdensome and are based on assumptions that are factually incorrect or reflect a misunderstanding of the premises' operation.

The liquor Bank is located at 3600 South Stocker Street in the City of Los Angeles. The store has been at this location for more than twenty-five years and has had several different owners during this period. The current owner, Mr. Kim purchased this store in February of 2008 and has operated it since that time with a positive responsibility towards the community. This is evidenced by the owner securing a State Licensed Security Guard and providing thirty-five security cameras installed in the interior and exterior of the structure; therefore making criminal behavior on-site almost non-existent. Furthermore, since the new owner, Mr. Kim, has taken over the operations of this store, he has made many positive changes such as;

1. Graffiti removal program where graffiti is removed within 24 hours.
2. Security guard patrols both interior and exterior of structure which includes the parking lot.
3. He has re-striped the parking area.
4. There is no sale of loose ice or single cups for patrons.
5. The majority of signs have been removed from the windows which allow clear view from the exterior of the site.
6. No loitering or public drinking signs are clearly posted.
7. Security lighting on the exterior of the structure.
8. No pay phones allowed on site.
9. After closing, the parking area is secured by chains across exists.

Finally, the applicant has secured the signature of several hundred residents and customers in support of his store which is evidenced in the City file.

www.zimas@lacity.org



JUSTIFICATION OF APPEAL

The heart of this appeal regards the conditions imposed by the Zoning Administrator which has left the owner aggrieved. Specifically, the appellant is aggrieved by several of the conditions required by the Zoning Administrator on the Letter of Determination. Conditions 1, 3, 13, and 22 will require the appellant to spend several thousands of dollars in order to comply which will be a detriment to the owner of this business. For example the Zoning Administrator has requested that the owner to reimburse the City of Los Angeles for \$3,194 and applicable surcharges in Condition 22 for a case initiated by the City of Los Angeles. At the same time in Condition 1, the Zoning Administrator has required the owner to re-file a Plan Approval between 8 to 12 months which requires an astounding City fee of an additional large sum of money. Further, condition 13 is requiring the owner to add an additional security guard to a property that already has a State Licensed Security Guard on-site. These conditions appear to be overly imposed and unfounded and have left the owner seriously disadvantaged by the sheer costs of these requirements. The appellant also feels aggrieved by the decision to change the owner's hours of operation, Condition 3, especially when responsible ownership has been shown. The Zoning Administrator requires the premises to close at 10:00 pm, seven days a week, reducing the hours of operation which is restrictive and will cause the owner to lose a considerable amount of income. Additionally, the Los Angeles Police Department letter to the Zoning Administrator recommends that the closing hours be 12 midnight, seven days a week. Ample evidence and testimony were presented to Zoning Administrator that the subject premises is responsibly and safely operated and that no change in the existing operating conditions was necessary. The Zoning Administrator's changes to the existing operating conditions reflect concerns of the Zoning Administrator that the premises is problematic and in need of additional security. In reality, the appellant has already taken it upon himself as a responsible business owner to make changes to the property on his own prior to the revocation hearing.

The appellant has operated the premises in a highly professional manner without the incidents that are generally expected from liquor/convenience store operations. The security for this location has always been of the highest caliber, which has kept problems of a minimum. The imposing condition that requires an additional security guard at all times the premises is open appears to be excessive.

Finally, the Zoning Administrator erred in her decision by not considering all of the facts concerning this premises as well as the unfair conditions imposed. The appellant is simply requesting that certain conditions be removed so that the costly expenses imposed do not become a detriment to the owner and to allow the appellant to continue his operations responsibly and in fair competitions with other similar establishments in the City.

MICHAEL BOGRANDI
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

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Los Angeles, CA 90012
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December 28, 2009

Chief Zoning Administrator (A)
Office of Zoning Administration
200 North Spring Street, #763
Los Angeles, CA 90012

Ken Theung (O)
16309 Ranmore Dr.
Hacienda Heights, CA 91745

Ken Theung and Tom Theung
Liquor Bank
3600 Stocker Street
Los Angeles, CA 90008

Kim Wang Sik, President
c/o WB & M Inc
Liquor Bank
3600 Stocker Street
Los Angeles, CA 90008

CASE NO. DIR 2009-1885(RV)
IMPOSITION OF CONDITIONS
3600-3610 West Stocker Street
West Adams-Baldwin Hills-Leimert
Planning Area

Zone : [Q]C1.5-1

D. M. : 114B185

C. D. : 08

CEQA : ENV 2009-1886-CE

Legal Description : Lots 7, 8 and Fr. Lot
9, Block A, Tract 10900

Pursuant to Section 12.27.1 of the Los Angeles Municipal Code, I hereby DETERMINE:

that the operation of the liquor store known as Liquor Bank, located at 3600 West Stocker Street is a public nuisance, and requires the modification of its operation to mitigate adverse impacts on persons and properties in the surrounding area,

as follows:

1. The property and business owners shall file a Plan Approval application between 8 months and 12 months from the effective date of this action to allow for a review of the effectiveness in implementing the Conditions established herein and to determine whether the public nuisance problems identified in the Findings Section of this determination have been eliminated. A public hearing shall be conducted. Notice of the public hearing shall be mailed to all property owners and occupants located within 500 feet of the property. The owners shall submit evidence of compliance of each condition with the Plan Approval application. The Zoning Administrator conducting the hearing may add, modify or delete Conditions as determined appropriate. The Zoning Administrator may also require the discontinuance of the uses or any portion of the property or individual lease space if the applicable findings can be made.



AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER



2. The use of the property shall be conducted at all times with due regard for the character of the surrounding neighborhood. The right is reserved to the Zoning Administrator to impose additional corrective Conditions if such Conditions are proven necessary for the protection of the residents and business owners/operators as well as the property owners of the surrounding properties.
3. The operating hours of the market shall be limited to 8:00 a.m. to 10 p.m. daily. The business hours shall be posted at the entrance/exit door of the market.
4. Within 30 days from the effective date of this determination, electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products shall be installed on the premise at each point-of-sale location. The device(s) shall be maintained in operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverage or tobacco product.
5. The business operator shall identify a contact person and provide a 24-hour "hot line" telephone number for any inquiries or complaints from the community regarding the subject facility. Within a one week from the effective date of this determination, the phone number shall be posted on the site so that is readily visible to any interested party. The hot line shall be:
 - posted at the cashier and entry/exit of the store and parking lots,
 - responded to within 24-hours of any complaints/inquiries received on this hot line, and
 - documented in a log and available for review by the Los Angeles Police Department and the Zoning Administrator upon request on when the calls were received, returned and the action taken at a minimum.

Evidence that shows compliance with this condition shall be submitted with a Plan Approval application required in Condition No. 1 above.

6. The conditions of this determination, a copy of a business license, insurance information and applicable Police permits shall be retained on the premises at all times and be immediately produced upon request of any Los Angeles Police officer, Department of Alcoholic Beverage Control investigator or other responsible agencies. The manager and all employees shall be knowledgeable of these Conditions. The conditions of this action shall be provided to and reviewed by employees and security personnel. The employees/security personnel shall be informed that any violations of the required conditions will result in disciplinary action including termination of employment. Within 30 days from the effective date of this determination, evidence of compliance with this condition shall be submitted to the satisfaction of the Director of Planning.
7. Coin operated game machines, gambling machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
8. There shall be general merchandise items such as milk, juice, water and other non-alcoholic beverages are available for purchase at the store.

9. Should there be a change in the ownership of the property/the store and/or the business operator, the property owner and the business owner/operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Prior to the closing of escrow for a potential change in the ownership of the property/business owner or operator, evidence showing that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator, shall be submitted to the satisfaction of the Director of Planning.

10. The property owner, the business owner/operator shall keep the premises and any area adjacent to the premises over which he/she has control free of litter/debris, newspaper racks, benches, boxes or objects that encourage loitering. The exterior portion of the site, including the parking facilities and adjacent sidewalks along the Crenshaw Boulevard and Stocker Street shall be swept daily.

Trash storage or other storage shall be closed and locked at all times except when it is used by the business operator. Trash bins shall not be located adjacent to a residential use and shall be buffered so as not to result in noise, order or debris impacts on any adjacent neighbors.

As agreed upon with the Empowerment Congress West Area Neighborhood Development Council, the business operator shall empty the trash receptacles of the adjacent bus stops as well as all trash receptacles on the property on a daily basis.

11. Any graffiti painted or marked upon the premise or adjacent area under the control of the owner/operator shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

12. Within 45 days from the effective date of this determination, all personnel acting in the capacity of a manager of the premise and all employees including security personnel shall complete the STAR (Standardized Training for Alcohol Retailers) session sponsored by the Los Angeles Police Department. All employees shall attend follow-up STAR classes every 24 months. The STAR training shall be conducted for all new hires within two months of their employment.

Within 60 days from the utilization of this grant, a list of employees, their hire date and written confirmation of their STAR training shall be submitted to the Zoning Administrator, and shall be retained on the premise at all times and be immediately produced upon request of any Los Angeles Police officer or Department of Alcoholic Beverage Control investigator.

13. A minimum of one security guard shall patrol the parking lot areas during the operating hours at all times. Two security guards [including one guard who shall patrol the parking lot area as required above] shall patrol/monitor the subject premises after 5 p.m. daily until 30 minutes after closing. The security guards shall, at a minimum, have the following qualifications and responsibilities:

- a. A State licensed security guard shall not have a criminal background.
- b. The guard shall not be the owner or have any association with the operation of the establishment.

- c. The guard shall be fluent in English and Spanish and will have clear instructions to enforce applicable conditions and uphold the law.
- d. Along with normal security guard duties, the guards shall patrol the parking lots and the adjacent sidewalk area to deter individuals from loitering, and drinking on the premises.
- e. The security guards shall monitor the parking lot such that patrons leave the parking lot as soon as their purchased items are loaded in their cars.
- f. The guards shall not conduct any other activities while employed at the store other than those of a security guard which include checking identification and escorting undesirable patrons off the premises. The security guards shall maintain order and prevent activity that would interfere with the quiet enjoyment of the surrounding properties. The guards shall be responsible for preventing loitering and any criminal activity on and around the store including public drinking, littering, trespassing, transactions involving controlled substances, illegal vendors and other illegal and public nuisance activities. If unlawful activity inside and outside the store including in the parking lots and adjoining areas related to loitering, drinking alcoholic beverages, illegal vendors or illegal drugs is observed or reasonably assumed, then the guard(s) shall request such persons to leave the area. The guard(s) shall request the assistance of the Los Angeles Police Department if, based upon the guard's training, the situation so warrants.
- g. The store owner/operator and security guards shall maintain a daily log of patrol activities in the store, which shall include the following:
 - Name of the security guard on duty
 - Date and time for check-in and check-out for security duties
 - Date, time and descriptions of any incidents that may occur in and around the bar during the security patrol
 - Resolution of the incidents

Within 30 days of the effective date of this action, the business operator shall provide a copy of the executed security contracts to the satisfaction of the Director of Planning. The contracts shall include the minimum security service requirements as required by the conditions of this determination. The security contract shall include the names of the security guards, their working hours and copies of their State guard licenses as well as a clearance of their criminal background from the LAPD.

14. A video surveillance system shall be provided inside and on the exterior of the market to the satisfaction of the Los Angeles Police Department. management/ employees/security personnel shall routinely monitor the cameras and keep the video tapes/DVDs for at least 30 days. Management shall immediately notify the LAPD when criminal activity is observed and shall keep and make available to the LAPD upon request any and all tapes, which indicate possible criminal activity.

Signs indicating the use of a 24-hour video surveillance system shall be posted at the store entrance, in the parking lots and on the outside of the wall facing the

adjoining alley and the street adjacent the premises. The signs shall state the following:

WARNING

THIS STORE (LIQUOR BANK) IS UNDER 24-HOUR SURVEILLANCE
BY THE STORE MANAGEMENT AND THE LOS ANGELES POLICE
DEPARTMENT WITH A VIDEO SURVEILLANCE MONITORING SYSTEM.

The sign(s) shall be at least 2 square feet with 2-inch block lettering. The sign(s) shall be in English and Spanish.

Within 30 days from the effective date of this determination, the business owner/operator or property owner shall submit evidence that shows compliance with this condition including but not be limited to photographs of such a posting and a letter from the LAPD, which states that the required surveillance cameras and signs have been installed/posted to the satisfaction of the LAPD.

15. There shall be no loitering at the property, including in the parking lots, and no alcoholic beverages shall be consumed on the property or any property adjacent to the premises under the control of the owner/operator. Patrons shall not be allowed to remain in the parking lots for more than 10 minutes. A sign stating "10-minute Parking Only" shall be posted at the entrance of and in the parking lot areas.

Signs shall be prominently posted in English, and the predominant language of the facility's clientele, if different, stating the following:

"The California State law prohibits sale of alcoholic beverages to persons who are under 21 years of age."

"No Loitering, No Public Drinking, No Trespassing and No Drugs"

"It is a violation of 41.27(d)LAMC to possess any bottle, can, or other receptacle containing any alcoholic beverages, which had been open, or the seal is broken or the contents of which have been partially removed, on or adjacent to these premises."

The outside store, the parking areas, the areas adjacent to the subject site and under the applicant's control, shall be routinely patrolled by employees of the store or security personnel to ensure that there is no loitering, no drinking of alcoholic beverages in public, no illegal vending, and/or no patrons who harass pedestrians. Any problems associated with the store operation shall immediately be reported to the store manager/owner/operator who shall correct/remedy the problems.

16. Exterior lighting on the building and in all open spaces between buildings shall be maintained and provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible to the satisfaction of the LAPD. Lighting in the parking area of the premises shall be directed in such a manner so as not to unreasonably illuminate the window area of nearby residences.

Within 30 days from the effective date of this determination, evidence of compliance with this condition shall be submitted to the satisfaction of the Zoning Administrator such as a letter from the LAPD stating that exterior lighting on the site has been installed to the satisfaction of the LAPD.

17. Access to the parking lot shall be made through a one way entry/exit from Crenshaw Boulevard to Stocker Street and the driveway access to the parking lot from the adjacent alley shall be closed off with a gate to the satisfaction of the LAPD. Access to the parking lots shall be secured with gates during non-operating hours. Within 30 days from the effective date of this determination, evidence of compliance with this condition shall be submitted to the satisfaction of the LAPD such as a letter from the LAPD stating that compliance with this condition has been attained.
18. Signs in English and Spanish, stating "DO NOT DRINK OR OPEN ANY DRINKS IN THE PARKING LOT, SIDEWALKS OR ANY OTHER PUBLIC AREAS" shall be posted at the cashier, at the exits and entrances of the premises, and in the parking lots.
19. No narcotic paraphernalia or related items shall be sold or distributed at the location.
20. No illegal vending shall be allowed on the property.
21. The cement border on the east side of the property shall be modified such that it does not provide seating for loiterers to the satisfaction of the LAPD. Within 30 days from the effective date of this determination, evidence of compliance with this condition shall be submitted to the satisfaction of the Zoning Administrator such as a letter from the LAPD stating that compliance has been attained. [LAPD]
22. The property owner shall reimburse the City of Los Angeles \$3,194 and applicable surcharges, as set forth in Los Angeles Municipal Code Section 19.01-P, within 30 days of the effective date of this determination.
23. All windows shall be maintained free of signs and other material that inhibit views into the facility by law enforcement agencies.
24. The owner/operator shall join and actively participate in the efforts of any local business neighborhood watch, and shall meet with the Southwest Patrol Division and Vice Unit representatives of the Los Angeles Police Department quarterly basis to received appropriate training and information, regarding alcoholic beverage control laws and procedures. The quarterly meetings shall be initiated by Liquor Bank management. The first meeting with the LAPD shall be made within 30 days from the effective date of this action. The measures recommended by the LAPD to mitigate any nuisance activities associated with the store shall be complied with. [LAPD]

Within 45 days from the effective date of this determination, evidence of compliance with this condition such as meeting venues and summary of the meeting etc, shall be submitted to the satisfaction of the Zoning Administrator.

25. The property owner and the business owner/operator shall cooperate with the LAPD in their investigation and shall not impede, interfere, hinder, or otherwise obstruct

- any investigation undertaken by any law enforcement agency, which relates to the property. [LAPD]
26. The property owner and the business owner/operator immediately sign a Trespass Authorization form authorizing the LAPD to arrest unauthorized individuals found on the subject property. [LAPD]
 27. The property owner and the business owner/operator shall immediately order anyone loitering, engaging in narcotics, gang related activities or open air sales to leave the property, and shall not allow such person(s) to return to the property. [LAPD]
 28. Within 30 days of the effective date of this action, the property and business owners shall record a covenant acknowledging and agreeing to comply with all the terms and conditions established herein in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS IS A MISDEMEANOR

It shall be unlawful to violate or fail to comply with any requirement or condition imposed by final action of the Zoning Administrator, Board or Council. Such violation or failure to comply shall constitute a violation of Chapter 1 of the Municipal Code and shall be subject to the same penalties as any other violation of such Chapter. (Section 12.27.1 of the Municipal Code)

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment. (Section 11.00-M of the Municipal Code)

APPEAL PERIOD - EFFECTIVE DATE

The Zoning Administrator's determination in this matter will become effective after JANUARY 12, 2010, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://cityplanning.lacity.org>**. Public offices are located at:

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

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

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

NOTICE

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

FINDINGS OF FACT

After thorough consideration of the statements and correspondence contained in the file, the report of the Zoning Analyst thereon, the statements made at the public hearing before the Zoning Administrator on July 30, 2009, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find that there is cause for imposition of corrective Conditions based upon the provisions of Section 12.27.1 of the Municipal Code which has been established by the following facts:

NUISANCE ABATEMENT AUTHORITY - SECTION 12.27.1 OF THE LOS ANGELES MUNICIPAL CODE

On May 25, 1989, Ordinance No. 164,749 became effective, establishing procedures for the modification, discontinuance or removal of a use, building or structure that constitutes a public nuisance or endangers the public health or safety or violates any provision of City, State or Federal statutes or ordinance. That ordinance became Section 12.21-A,15 of the Los Angeles Municipal Code.

On October 27, 1997, Ordinance No. 171,740 became effective, amending the language in the earlier ordinance.

Prior to an action by the Zoning Administrator requiring that a use be discontinued, it must be found that prior governmental efforts to eliminate the problems associated with the use have failed and the owner or lessee has failed to demonstrate to the satisfaction of the Zoning Administrator a willingness and ability to eliminate the problems associated with the use.

Background

The property is developed with a one-story, with a mezzanine, commercial building occupied by a liquor store, with associated parking adjacent to a westerly alley.

The Zoning Investigator conducted the site analysis on June 30, 2009, at approximately 9:45 a.m. The site was generally clean, well kept, and graffiti free. The Liquor Barn is located south of the Crenshaw Mall on the southwest corner of Crenshaw Boulevard and Stocker Street. The store is a very well stocked liquor store.

The site was referred to the Office of Zoning Administration as part of the Citywide Nuisance Abatement Program. There have been complaints ranging from drinking in public, sale of alcoholic beverages to a minor, attempted robbery, battery, narcotics sales/use, gang activity, counterfeit goods sales location and blighted property conditions. These activities are jeopardizing and/or endangering the public health and safety of persons residing or working on the premises or in the surrounding area, thereby constituting a public nuisance, and contributing to the deterioration of the adjacent community. The activities occurring in and around the premises have generated numerous police responses thereby straining the resources of the Police Department.

The properties to the north of Stocker Street are zoned C2-2D and is improved with the Crenshaw Mall. The adjoining property to the south is zoned [Q]C1.5-1 and is developed with a two-story commercial building occupied by a vacant nightclub (Maverick's Flat) with an associate surface parking area to the north. The properties to the east across Crenshaw Boulevard are zoned [Q]C1.5-1 and are improved with auto-related use, a Jack-in-the-Box fast food restaurant and a car wash. The properties to the west across the 20-foot wide improved alley are within the County of Los Angeles and are developed with two-story residential duplexes with garages fronting along the adjoining alley.

Crenshaw Boulevard, adjoining the property to the east, is a designated Scenic Principal Major Highway dedicated a width of 100 feet and improved with curb, gutter and sidewalk.

Stocker Street, adjoining the property to the north, is a designated Major Highway dedicated a width of 80 to 110 feet and improved with curb, gutter and sidewalk.

The alley, adjoining the property to the west, is a through alley and is improved with asphalt pavement and concrete gutter within a 20-foot dedication.

Previous zoning related actions on the site/in the area include:

Subject site:

Certificate of Occupancy - Issued on August 16, 1984, corresponding to Permit No. 1983LA71243; for a two-story, Type IIIB, 40' x 58', liquor store addition to an existing 57' x 63' building making a new size of 58' x 103'. Maximum occupancy - 46. Parking spaces 20 required and provided.

Certificate of Occupancy - Issued on August 2, 1983, corresponding to Permit No. 1976LA32985; for a two-story, Type IIIB, demolish a 58' x 35' irregular portion, of an existing 58' x 118' building change of occupancy of remaining 58' x 69' from G1, bank to G2 retail liquor store and deli.

Certificate of Occupancy - Issued on October 31, 1979, corresponding to Permit No. 1979LA90984; Use of Land Permit for a 40' x 54' parking lot. 8 parking spaces.

Surrounding properties

Case No. ZA 2005-5796(CUB) - On August 3, 2006, the Zoning Administrator denied a conditional use at 4233-B South Crenshaw Boulevard to permit sale of beer and wine for off-site consumption.

Case No. ZA 96-0741(CUB) - On October 23, 1996, the Zoning Administrator approved a request to permit on-site consumption of beer and wine for a Jamaican restaurant, located at 4335 Crenshaw Boulevard.

Case No. ZA 96-0549(CUE) - On September 13, 1996, the Zoning Administrator terminated an alcohol exception for on-site consumption of beer and wine at 4335 Crenshaw Boulevard.

Case No. ZA 95-1007(CUB) - On March 7, 1996, the Zoning Administrator approved a request to permit the consumption and dispensing of alcoholic beverages in a restaurant, located at 3791 West Santa Rosalia Drive.

Case No. ZA 94-0717(CUB) - On December 14, 1994, the Zoning Administrator approved a request to permit the sale of alcoholic beverages in conjunction with the operation of a full service restaurant banquet hall, located at 3339 West 43rd Street.

Case No. ZA 95-1007(CUB) - On March 7, 1996, the Zoning Administrator approved a request to permit the consumption and dispensing of alcoholic beverages in a restaurant, located at 3791 West Santa Rosalia Drive.

Case No. ZA 94-0717(CUB) - On December 14, 1994, the Zoning Administrator approved a request to permit the sale of alcoholic beverages in conjunction with the operation of a full service restaurant banquet hall, located at 3339 West 43rd Street.

Case No. ZA 90-0500(CUB) - On September 7, 1990, the Zoning Administrator approved a request to permit the sale of beer and wine and hard liquor in a restaurant seating 218 patrons with hours of operation from 6 a.m. to 12 midnight, located at 3791 West Santa Rosalia Drive.

Case No. ZA 89-0491(CUB) - On August 24, 1989, the Zoning Administrator approved a request to permit the sale of alcohol beverages for on-site consumption, located at 3650 West Martin Luther King Jr. Boulevard.

Case No. ZA 89-0188(CUB) - On July 14, 1989, the Zoning Administrator approved a request to operate a restaurant with the sale of beer and wine for on-site consumption with the new restaurant, located at 3701 Santa Rosalia Drive.

Case No. ZA 85-1220(CUB) - On March 20, 1986, the Zoning Administrator approved a request to permit the sale and dispensing of alcoholic beverages off-site in conjunction with a proposed 24-hour mini-mart with 11 parking spaces, located at 4299 Crenshaw Boulevard.

Case No. ZA 85-1158(CUB) - On March 7, 1986, the Zoning Administrator disapproved a request to permit the sale and dispensing of alcoholic beverages on-site in conjunction with a proposed restaurant/cocktail lounge-dance hall accommodating approximately 55 patrons with three parking spaces in the C2-2 Zone, located at 4213 Crenshaw Boulevard.

The West Adams-Baldwin Hills-Leimert Plan Map designates the property for Neighborhood and Office Commercial land uses with corresponding zones of C1, C2, CR, C4, and P, and Height District No. 1. The property is within the area of the South Los Angeles Alcohol Sales Specific Plan (Ordinance No. 162,218). The application is not effected. The subject site is within the Crenshaw Expansion Redevelopment Project Area (Ordinance No. 170,169, Zoning Information No. 1927).

LOS ANGELES POLICE DEPARTMENT - ARRESTS REPORTS AND INVESTIGATIONS

SUMMARY OF LOS ANGELES POLICE DEPARTMENT INCIDENTS AND ARRESTS

- 02/11/09 11360 (A) HS Sales of Marijuana: Officers approached D's vehicle; with a strong odor of marijuana; D's opened compartment vehicle and had two baggies of Marijuana. Arrests occurred in Liquor Bank parking lot (12:25 PM)
- 12/09/08 11359 HS Possession of Marijuana for sale/653W(A)PC Fail to Disclose Origin of Recording (Multi-2) arrests D 1 for possession of Marijuana for sales in Liquor Bank parking lot; D2 for arrested for possession of numerous amounts of counterfeit DVD's. (2:40 PM)
- 10/28/08 12020(A)PC Possession of Firearm; Defendant was arrested for felon in possession of a firearm in Liquor Bank parking lot. (10:10 PM)
- 01/12/07 11360 (A) HS Sales of Marijuana/11357(B) HS Possession of Marijuana: (Multi-4) Officers observed D1 & D2 approach customers from the property. D's were standing in the Liquor Bank parking lot. Officers observed D's get a brown bag out from underneath the trash dumpster. D's removed clear baggies from the brown bag. Officers observed D's conduct a hand to hand transaction. D1 & D2 were arrested for 11360, sales of marijuana. D3 and D4 cited for poss less than 1oz. (11:00 PM)
- 12/29/06 11360 (A) HS Sales of Marijuana: (Multi-2) Officers had observation point of property. Officers observed D1 sitting in a veh. in the Liquor Bank parking lot. D2 was standing next to the veh. Officers observed 2 hand to hand transactions. D would get a backpack and hand it over to the customer and the narco would be in it. Once the narco was taken the backpack was given back to D1. D1 and D2 were arrested for 11360-sales of marijuana. (9:00 PM)
- 12/14/06 A211PC Robbery: Suspect approached victim and tried to take U.S. currency from victim's hand. Victim refused, suspect attacked victim with fist and wood cane. Suspect walked away when victim was on ground. (3:30 PM)

- 10/21/06 Preliminary Investigation of Burglary; suspect smashed front window with an unknown object. Suspect reached into business (Liquor Bank), removed items and fled with victim's property. (2:30 AM-4:30 AM)
- 10/04/06 Preliminary Investigation of Vandalism; unknown suspects shattered the front window of the victim's business (Liquor Bank) with an unknown object. (8:00 PM)
- 09/6/06 3056PC Parole Hold Warrant; Possession less than 1oz-Officers in the alley were approaching Stocker St. when they observed D throw down a cig. Officers approached and detained D for marijuana. D was cited for less than 1oz. 11357(B) HS. (3:30 PM)
- 06/13/06 Preliminary Investigation of Theft from Motor Vehicle; Unknown suspect entered victim's unlocked vehicle and removed property. (9:30 AM)
- 05/29/06 Arrest/RFC for 42.00 B(LAMC) ; illegal sales/vending on public sidewalk at 3600 Stocker Street. (9:30 AM)
- 05/31/06 Vehicle Report.
- 12/16/05 Preliminary Investigation of Robbery; Suspect approached victim's car on foot wearing a towel around his face, concealing mouth and nose. Suspect produced a knife, demanded victim's property. Suspect then stabbed victim's leg and took his property and fled. Incident occurred in Liquor Bank parking lot. (11:45 PM)
- 11/11/05 Preliminary Investigation of Theft; suspect 1 and 2 entered store, suspects removed liquor bottles from cabinet. Suspects fled location with property in an unknown direction. (1:30 PM)
- 08/12/05 Preliminary Investigation of robbery; Victim, was walking into store when suspect 1 approached victim and asked for money. Victim purchased liquor for suspect 1. While victim was drinking with both suspects in the parking lot suspect 1 robbed victim. (10:30 PM)

Calls for Service:

Patrol Calls for Service January 1, 2007 - March 30, 2009: 79.

The following was received to the file prior to the hearing on July 30, 2009.

- A letter from the Cherrywood/Leimert Block Club dated July 18, 2009 with a petition for revocation signed by 23 residents in the area.
- A letter from a resident of 4134 McClung Drive indicating that the owners of the Liquor Bank were informed by residents of the nuisance and illegal activities occurring on the property for years, but have taken no actions to mitigate them.

PUBLIC HEARING:

A public hearing was held on July 30, 2009 in the Downtown City Hall and was attended by the applicant's representatives (King Woods and Steve Wesson), the representative of the

property owner (Ferena Novin), the representatives of the City Attorney's office (Rebecca Gardner), the Los Angeles Police Department, Citywide Vice Support Unit (Bonnie Enriquez), the Southwest Patrol Division (Sunny Sasajima, a senior lead officer), the Southwest Vice Unit (Leticia Lopez), the Empowerment Congress West Area (Damien Goodman), the Cherrywood-Leimert Block Club (Anna Burns), Council District 8 (Ta-Lecia Arbor), residents in the area, patrons and employees of the Liquor Bank including the prior and current store manager of the Liquor Bank.

The property owner's representatives stated the following:

The business owner couldn't attend the hearing because he is currently out of town. The current operating hours are from 8:00 a.m. to 10:30 p.m. during the weekdays and from 8:00 a.m. to 11:00 p.m. on the weekends. Since February of 2008 when the business was under the ownership of Wang Sik Kim, who is the current owner, the following improvements have been made on the subject site:

- A security guard is present on the site from 5:30 p.m. to 10:30 p.m., Sunday through Thursday and from 5:30 p.m. to 11:30 p.m. on Friday and Saturday. The security guard patrols inside and outside the premises.
- Graffiti is removed within 24 hours
- The merchants who sell counterfeit DVDs and CDs on the sidewalk and parking lot under the control of the business owner are not permitted on the subject property.
- All of the signs in front of the store were removed for a clear view of the interior activities.
- After closing, the parking area is secured by chains across exits.
- A total of 35 surveillance cameras have been installed throughout the subject location.
- A pay phone was removed on the site.
- Signs were posted for no loitering, no public drinking
- Security lighting was installed in the parking lot.
- The parking lot was restriped.

The subject liquor store has been in operation for over 30 years on the subject property. In June, 2009, the Liquor Bank passed an LAPD decoy operation, which tested the store for selling alcoholic beverages to minors and the business owner received commendation from the LAPD for leadership and support. More than 600 letters of support were received over one weekend and additional 200 support letters will be submitted. [The representatives submitted a binder containing a history of the liquor store, photographs, security information, and petition for support containing approximately 700 signatures.]

The property owner's representative stated that the property owner had operated the Liquor Bank for 20 years until the business was sold to the current owner in February, 2008. The property owner cannot be responsible for nuisance activities that have occurred when he was not a business owner/operator. No sales of marijuana and loitering were permitted on the site. The property owner was not aware of the problems after the ownership changed in 2008. The store was open from 8 a.m. to 11 p.m. daily and previously, there was no security guard on the site. The store provides retail services to the community and convenience to the residents in the area.

The representative of the City Attorney's Office testified that the Southwest Division of the LAPD has informed the current owners of nuisance activities associated with operation of the Liquor Bank.

The representatives of the Los Angeles Police Department (LAPD) testified the following:

- The Citywide Vice Support Unit, submitted an arrest summary for the Liquor Bank and recommended 19 operating conditions. The 19 recommended conditions have been provided to the applicant's representatives at the hearing.
- The Southwest Patrol Division, a senior lead officer, stated that there are loitering problems in the parking lot, especially in the east side of the building, sidewalk and at a bus stop near the subject location. There are illegal vendors who sell counterfeit merchandise on the sidewalk and in a parking lot of the subject location.
- In April, 2009, the LAPD suggested the property owner/business operator to secure and close off the west side of the parking lots [parking adjacent to the alley] after 5 p.m. because a congregation of the parking lot appears to occur starting around 5 p.m. [A copy of the letter will be sent to the Zoning Administrator.].
- A security guard should not be standing in front of the store, but should patrol to monitor in and around the premises.
- The current manager was informed of the nuisance activities and discussed corrective measures with the LAPD.
- In May, 2008, alcoholic beverages were sold to a minor decoy that was 19 years old during the LAPD under-cover operation.
- In October, 2008, a gun was recovered under the counter in the subject store.
- An employee of the store was found to be on parole.
- A security guard on the site had no guard license.
- The security guard hangs out with loiterers in the parking lot.
- More than one security guard may be needed to avoid intimidation.

The representative of the Neighborhood Council testified that the neighborhood council met with the owners for years, but there hasn't been any improvement to the nuisance activities associated with the Liquor Bank such as the sale of marijuana, illegal vendors who sell counterfeit merchandises and loitering resulting in detrimental impacts to the adjacent residential neighborhood. The Neighborhood Council supports a revocation of the use. There are 8 liquor stores in a close proximity to the subject site. The B and B Market, which is near the site, is open from 9 a.m. to 8:30 p.m. The Neighborhood Council recommends the following:

- The liquor store is open from 9 a.m. to 8:30 p.m.
- The sale of beer and wine only in a quantity of 12 packs. Single can sale should not be allowed. Miniature bottles of alcoholic beverages should not be allowed.
- A security guard should have a guard license and should wear a guard uniform with patch.
- The adjoining sidewalk should be kept clean.
- No loitering should be allowed in and around the site.
-

[A letter containing 29 recommended conditions was submitted at the hearing.]

The representative of the Cherrywood-Leimert Block Club stated that the representative visited the site on July 15, 6:30 p.m. and July 28, 7 p.m. The following was observed:

- The trash and loiterers in the parking lot areas.
- A security guard with loiterers in the parking lot eating and drinking concealed in a paper bag.
- There is an over-concentration of alcoholic beverage outlets in the area. There are 6 liquor stores within a mile radius from the site.
- The parking lot should be fenced/gated.
- The ownership of the business needs clarification. The ABC license was issued under the name of WB, Inc.

Two patrons/residents in the area testified in support of the Liquor Bank. Not all of the nuisance activities in the area are associated with the Liquor Bank. There is a bar near the adjoining alley resulting in adverse impacts in the surrounding neighborhood. The property/business owner on the site did everything they were asked to do to mitigate nuisance activities. The store provides non-alcoholic beverage products such as gift items. More police visibility and presence is needed around the liquor store to mitigate nuisance activities in the area. A security guard who does not know loiterers should be hired, such that the guard's acquaintance of the loiterers does not interfere with the guard's responsibility as a security officer.

Two employees of the Liquor Bank testified that loitering on the site is prohibited. The store does not sell ice or single cups. In addition to a security guard, employees at the store monitor the shop. The Liquor Bank is the safest liquor store.

The representative of Council District 8 testified that the sale of alcoholic beverages should be permitted to a maximum of 10% of the gross sales volumes. The area needs more convenient stores such as a bank and restaurants, etc.

The residents complained about illegal vendors, loiterers, an over-concentration of alcoholic beverages in the area, cruising on Crenshaw Boulevard and other nuisance problems summarized above.

In response to the testimony, the business owner's representatives stated that the business operator will comply with the conditions required by the LAPD. The current business owner/operator should not be blamed for any detrimental impacts that are not associated with the subject site. Monitoring and patrolling undesirable social behavior in and around the adjoining alley, sidewalk, bus stops and public right-of-way often results in confrontation. The volunteered conditions will be submitted to the Zoning Administrator.

After testimony was taken, the Zoning Administrator took the case under advisement for 30 days in order to allow the business operator to submit volunteered conditions. In addition, the file will be kept open for one more week for any interested parties to review the additional information submitted during the initial 30-day advisement period.

After the hearing on July 30, 2009, the following was received to the file.

- A letter was received from a resident at 3775 Olmsted Avenue to support revocation. The letter includes information about the ownership of the Liquor Bank and site observation showing that nuisance activities occurred on and around the site on August 2 and 5, 2009.
- On December 21, 2009, the business owner's representative informed, via telephone communication, the Zoning Administrator that the business owner agrees to comply with the operating conditions recommended by the LAPD. No other

conditions the property owner's representative indicated at the hearing that the property/business owner would volunteer were submitted to the file.

DISCUSSION

The crime reports from the LAPD, the Planning Department staff investigation reports, the site investigation conducted by the Zoning Investigator on June 30, 2009 and by the Zoning Administrator on December 4, 2009, letters from residents in the area as well as oral testimony at the public hearing, all generally summarized above, lead the Director of Planning/Zoning Administrator to conclude that the property has long been a source of nuisance and criminal activity involving a high number of incidents and police responses as a result of violations of several municipal and State laws. The facts of the case support a clear and convincing nexus between nuisance behavior on the subject property and the lack of control exercised by the landlord and business operator over the property during the course of several years.

The building permit records show that the liquor store has been in operation on the site since 1983. The residents and the representative of the council office testified that there have been nuisance problems associated with the operation of the Liquor Bank for over 25 years and despite the fact that residents have been complaining about nuisance activities occurring on the subject property to the property/business owners for years; but resolution of the problems was not aggressively pursued by the property owners or business operators. The representatives of the property and business owners testified at the hearing, which was conducted on July 30, 2009 that the current business owner (WB & M Inc, Kim Wang Sik, president of the company) purchased the subject liquor store in February, 2008. The history of the ABC license indicates that the alcoholic beverage license was issued to the current business owner/operator on February 15, 2008 with an expiration date of January 31, 2010. The current ABC license was suspended for 15 days for violations of the ABC regulations [Sections 24200(a & b) and 25658(a).

It is an objective of the administrative nuisance abatement provisions not to seek closure of an offending land use but rather its rehabilitation. Should corrective conditions prove ineffective, the Municipal Code authorizes the discontinuance of that use.

In order to establish and maintain order and to prevent criminal activities as well as to mitigate public nuisance activities on or nearby the subject site, the Zoning Administrator has established operating Conditions that will mitigate the nuisance activities if the conditions are observed by the business owner/operators and property owner.

In the following section, the rationale for each Condition is set forth.

1. **The property and business owners shall file a Plan Approval application between 8 months and 12 months from the effective date of this action to allow for a review of the effectiveness in implementing the Conditions established herein and to determine whether the public nuisance problems identified in the Findings' section of this determination have been eliminated. A public hearing shall be conducted. Notice of the public hearing shall be mailed to all property owners and occupants located within 500 feet of the property. The owners shall submit evidence of compliance of each condition with the Plan Approval application. The Zoning Administrator conducting the hearing may add, modify or delete Conditions as determined appropriate. The Zoning Administrator may also require the discontinuance of the uses or any**

portion of the property or individual lease space if the applicable findings can be made.

The purpose of the review is to determine in an open, public setting whether or not the Conditions have been followed and whether the nuisance problems have been fully mitigated. The review will depend upon factual information such as arrest reports, detentions, investigations, photographs, videos, the issuance or suspension of licenses or permits, the timeliness of actions taken by the property owner and business operator, and other indices upon which an informed and reasonable judgment can be made. The notice of the review hearing will be mailed by the property owner to the same persons who were notified by the City of the original hearing. Review at a later period may result in a revocation of the use on the subject property, if there is failure to comply and if the nuisance activities on the site continue to impact the surrounding properties.

2. **The use of the property shall be conducted at all times with due regard for the character of the surrounding neighborhood. The right is reserved to the Zoning Administrator to impose additional corrective Conditions if such Conditions are proven necessary for the protection of the residents and business owners/operators as well as the property owners of the surrounding properties.**

This condition is imposed to bring to the attention of the property owner that additional corrective conditions may be imposed if necessary. The condition also serves to remind the property owner and the business owner/operator that the liquor store should be run in a manner that considers the impact of the bar on the surrounding uses.

3. **The operating hours of the market shall be limited to 8 a.m. to 10 p.m. daily. The business hours shall be posted at the entrance/exit door of the market.**

At the July 30, 2009 hearing, the representative of the business owner/operator stated that the current operating hours are from 8 a.m. to 10:30 Sunday through Thursday and from 8 a.m. to 11 p.m. on Friday and Saturday. The residents testified at the public hearing that the sale of alcoholic beverages such late hours has resulted in nuisance and criminal activities on and around the subject property. The pedestrians are harassed by beggars, panhandlers and intoxicated persons on the streets with aggressive and offensive language; therefore, they are afraid to walk on the streets near the subject location.

This condition is intended to mitigate nuisance activities that occur during late at night. Posting the hours of operation at the store will help monitor compliance with the required business hours.

4. **Within 30 days from the effective date of this determination, electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products shall be installed on the premise at each point-of-sale location. The device(s) shall be maintained in operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverage or tobacco product.**

The business operator sold alcoholic beverages to a minor in the past in violation of the ABC regulation. This condition is intended to minimize or preclude entirely inadvertent sales of alcoholic beverages to minors.

5. **The business operator shall identify a contact person and provide a 24-hour "hot line" telephone number for any inquiries or complaints from the community regarding the subject facility. Within a one week from the effective date of this determination, the phone number shall be posted on the site so that is readily visible to any interested party. The hot line shall be:**
 - posted at the cashier and entry/exit of the store and parking lots,
 - responded to within 24-hours of any complaints/inquiries received on this hot line, and
 - documented in a log and available for review by the Los Angeles Police Department and the Zoning Administrator upon request on when the calls were received, returned and the action taken at a minimum.

Evidence that shows compliance with this condition shall be submitted with a Plan Approval application required in Condition No. 1 above.

This condition is to document any public complaints about criminal activities, public nuisance and/or any anti-social behavior that may be associated with the operation of the store.

6. **The conditions of this determination, a copy of a business license, insurance information and an applicable Police permits shall be retained on the premises at all times and be immediately produced upon request of any Los Angeles Police officer, Department of Alcoholic Beverage Control investigator or other responsible agencies. The manager and all employees shall be knowledgeable of these Conditions. The conditions of this action shall be provided to and reviewed by employees and security personnel. The employees/security personnel shall be informed that any violations of the required conditions will result in disciplinary action including termination of employment. Within 30 days from the effective date of this determination, evidence of compliance with this condition shall be submitted to the satisfaction of the Director of Planning.**

These documents should be available at the fingertips of any responsible business operator. Failure to provide them easily and quickly to law enforcement may indicate that the documents and/or the privileges have lapsed or the conditions are not in compliance. Failure to procure the Conditions of this determination would put into question whether the business operator is cognizant of them and has any ability to therefore comply with them. Such delays are at odds with the ability of law enforcement to conduct a proper and timely inspection of the premises.

7. **Coin operated game machines, gambling machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.**

This condition intends to prohibit any nuisance activities that may exacerbate the existing criminal activities and/or anti-social behavior such as loitering and public drinking as well as narcotics transactions in and around the store.

- 8. **There shall be general merchandise items such as milk, juice, and other non-alcoholic beverages are available for purchase at the store.**

This condition will require the store to make non-alcoholic beverages available to the local residents. This condition will ensure that the items, which the residents in the area need daily such as milk, water and other staples, are available for purchase at the store resulting in public convenience to the local residents.

- 9. **Should there be a change in the ownership of the property/the store and/or the business operator, the property owner and the business owner/operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Prior to the closing of the escrow for a potential change in the ownership of the property/business owner or operator, evidence showing that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator, shall be submitted to the satisfaction of the Director of Planning.**

This store has had a long history of nuisance and criminal activities such as drinking alcoholic beverages in public, illegal vending, and loitering as well as narcotics transactions. The store has been under the current ownership since February, 2008; however, the change of ownership of the store cannot be an excuse for continuance of nuisance activities associated with the store. It shall be the property and the business owner's responsibility to maintain the property and to conduct the business in a manner that will not adversely impact residents, customers, visitor and business operators as well as properties in the surrounding area. This condition is intended to inform the prospective future property/business owner and the business operators of their responsibilities in implementing the imposed conditions.

- 10. **The property owner, the business owner/operator shall keep the premises and any area adjacent to the premises over which he/she has control free of litter/debris, newspaper racks, benches, boxes or objects that encourage loitering. The exterior portion of the site, including the parking facilities and adjacent sidewalks along the Crenshaw Boulevard and Stocker Street shall be swept daily.**

Trash storage or other storage shall be closed and locked at all times except when it is used by the business operator. Trash bins shall not be located adjacent to a residential use and shall be buffered so as not to result in noise, order or debris impacts on any adjacent neighbors.

As agreed upon with the Empowerment Congress West Area Neighborhood Development Council, the business operator shall empty the trash receptacles of the adjacent bus stops as well as all trash receptacles on the property on a daily basis.

This condition requires the property owner, the business owner/operator be responsible to keep the premises clean and free of litter and to discourage loitering in and around the market including adjacent sidewalks and the adjacent alley.

- 11. **Any graffiti painted or marked upon the premise or adjacent area under the control of the owner/operator shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.**

This condition is intended to keep the subject site free of graffiti and to mitigate the aesthetic impacts that may result in blighting effects to the surrounding properties. The removal of graffiti not only assures a property that visually contributes to the welfare of the surrounding area, but also discourages vandalism and criminal activities on the project site.

- 12. **Within 45 days from the effective date of this determination, all personnel acting in the capacity of a manager of the premise and all employees including security personnel shall complete the STAR (Standardized Training for Alcohol Retailers) session sponsored by the Los Angeles Police Department. All employees shall attend follow-up STAR classes every 24 months. The STAR training shall be conducted for all new hires within 2 months of their employment.**

Within 60 days from the utilization of this grant, a list of employees, their hire date and written confirmation of their STAR training shall be submitted to the Zoning Administrator, and shall be retained on the premise at all times and be immediately produced upon request of any Los Angeles Police officer or Department of Alcoholic Beverage Control investigator.

STAR training is provided to thousands of employees throughout the City of Los Angeles annually in order to educate alcohol retailers about alcoholic beverage laws, thereby preventing them from unknowingly violating State law, which could jeopardize the use of the alcoholic beverage license. This condition is to provide employee training in handling the sale of alcoholic beverages at the subject store.

- 13. **A minimum of one security guard shall patrol the parking lot areas during the operating hours at all times. Two security guards [including one guard who shall patrol the parking lot area as required above] shall patrol/monitor the subject premises after 5 p.m. daily until 30 minutes after closing. The security guards shall, at a minimum, have the following qualifications and responsibilities:**

- a. **A State licensed security guard shall not have a criminal background.**
- b. **The guard shall not be the owner or have any association with the operation of the establishment.**
- c. **The guard shall be fluent in English and Spanish and will have clear instructions to enforce applicable conditions and uphold the law.**
- d. **Along with normal security guard duties, the guards shall patrol the parking lots and the adjacent sidewalk area to deter individuals from loitering, and drinking on the premises.**
- e. **The security guards shall monitor the parking lot such that patrons leave the parking lot as soon as their purchased items are loaded in their cars.**

- f. The guards shall not conduct any other activities while employed at the store other than those of a security guard which include checking identification and escorting undesirable patrons off the premises. The security guards shall maintain order and prevent activity that would interfere with the quiet enjoyment of the surrounding properties. The guards shall be responsible for preventing loitering and any criminal activity on and around the store including public drinking, littering, trespassing, transactions involving controlled substances, illegal vendors and other illegal and public nuisance activities. If unlawful activity inside and outside the store including in the parking lots and adjoining areas related to loitering, drinking alcoholic beverages, illegal vendors or illegal drugs is observed or reasonably assumed, then the guard(s) shall request such persons to leave the area. The guard(s) shall request the assistance of the Los Angeles Police Department if, based upon the guard's training, the situation so warrants.
- g. The store owner/operator and security guards shall maintain a daily log of patrol activities in the store, which shall include the following:
- Name of the security guard on duty
 - Date and time for check-in and check-out for security duties
 - Date, time and descriptions of any incidents that may occur in and around the bar during the security patrol
 - Resolution of the incidents

Within 30 days of the effective date of this action, the business operator shall provide a copy of the executed security contracts to the satisfaction of the Director of Planning. The contracts shall include the minimum security service requirements as required by the conditions of this determination. The security contract shall include the names of the security guards, their working hours and copies of their State guard licenses as well as a clearance of their criminal background from the LAPD.

Conditions are no more effective than their enforcement. This condition will ensure effective implementation and monitoring of the required security condition. This condition is intended to mitigate illegal activities and to ensure orderly operation of the business.

14. A video surveillance system shall be provided inside and on the exterior of the market to the satisfaction of the Los Angeles Police Department. Management/employees/security personnel shall routinely monitor the cameras and keep the video tapes/DVDs for at least 30 days. Management shall immediately notify the LAPD when criminal activity is observed and shall keep and make available to the LAPD upon request any and all tapes, which indicate possible criminal activity.

Signs indicating the use of a 24-hour video surveillance system shall be posted at the store entrance, in the parking lots and on the outside of the wall facing the adjoining alley and the street adjacent the premise. The signs shall state the following:

WARNING

THIS STORE (LIQUOR BANK) IS UNDER 24-HOUR SURVEILLANCE BY THE STORE MANAGEMENT AND THE LOS ANGELES POLICE DEPARTMENT WITH A VIDEO SURVEILLANCE MONITORING SYSTEM.

The sign(s) shall be at least 2 square feet with 2-inch block lettering. The sign(s) shall be in English and Spanish.

Within 30 days from the effective date of this determination, the business owner/operator or property owner shall submit evidence that shows compliance with this condition including but not be limited to photographs of such a posting and a letter from the LAPD, which states that the required surveillance cameras and signs have been installed/posted to the satisfaction of the LAPD.

Use of video surveillance will show activities occurring inside the subject location as well as activities outside on the adjacent sidewalk area and in the parking lot, and will assist the efforts of the property owners, the business owners/operators, security guards and the LAPD in identifying those persons who are involved in criminal activity and loitering. The recorded video can also be used as supporting evidence in prosecuting suspects who have been detained at the scene or apprehended at a later date.

There is no assurance that the presence of security guards will necessarily preclude all criminal activity. If the guards do not perform his or her required duties, it may be demonstrated on the videotapes. The tapes would then serve as evidence that compliance was not achieved, bolstering a case for ordering discontinuance of the use.

The posting of signs of 24-hour surveillance cameras throughout the premises is intended to discourage criminal activities on and around the subject location.

- 15. There shall be no loitering at the property, including in the parking lots, and no alcoholic beverages shall be consumed on the property or any property adjacent to the premises under the control of the owner/operator. Patrons shall not be allowed to remain in the parking lots for more than 10 minutes. A sign stating "10-minute Parking Only" shall be posted at the entrance of and in the parking lot areas.

Signs shall be prominently posted in English, and the predominant language of the facility's clientele, if different, stating the following:

"The California State law prohibits sale of alcoholic beverages to persons who are under 21 years of age."

"No Loitering, No Public Drinking, No Trespassing and No Drugs"

"It is a violation of 41.27(d)LAMC to possess any bottle, can, or other receptacle containing any alcoholic beverages, which had been open, or the seal is broken or the contents of which have been partially removed, on or adjacent to these premises."

The outside store, the parking areas, the areas adjacent to the subject site and under the applicant's control, shall be routinely patrolled by employees of the store or security personnel to ensure that there is no loitering, no drinking of alcoholic beverages in public, no illegal vending, and/or no patrons who harass pedestrians. Any problems associated with the store operation shall immediately be reported to the store manager/owner/operator who shall correct/remedy the problems.

The public testimony indicates there are loitering and criminal activities such as drinking alcoholic beverages in public and narcotics activities in and around the subject location. This condition requires that the property owner and the business owner/operator be responsible for loitering and congregation of a large number of patrons in and around the subject site including the parking lot and sidewalks adjacent to the subject premises.

16. **Exterior lighting on the building and in all open spaces between buildings shall be maintained and provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible to the satisfaction of the LAPD. Lighting in the parking area of the premises shall be directed in such a manner so as not to unreasonably illuminate the window area of nearby residences.**

Within 30 days from the effective date of this determination, evidence of compliance with this condition shall be submitted to the satisfaction of the Zoning Administrator such as a letter from the LAPD stating that exterior lighting on the site has been installed to the satisfaction of the LAPD.

Adequate lighting of the property not only provides visibility for patrons and employees, but also visibility of criminal activities for the security guards and the law enforcement agencies.

17. **Access to the parking lot shall be made through a one way entry/exit from Crenshaw Boulevard to Stocker Street and the driveway access to the parking lot from the adjacent alley shall be closed off with a gate to the satisfaction of the LAPD. Access to the parking lots shall be secured with gates during non-operating hours. Within 30 days from the effective date of this determination, evidence of compliance with this condition shall be submitted to the satisfaction of the LAPD such as a letter from the LAPD stating that compliance with this condition has been attained.**

This condition is required by the LAPD in order to mitigate loitering and criminal activities in the parking lot areas.

18. **Signs in English and Spanish, stating "DO NOT DRINK OR OPEN ANY DRINKS IN THE PARKING LOT, SIDEWALKS OR ANY OTHER PUBLIC AREAS" shall be posted at the cashier, at the exits and entrances of the premises, and in the parking lots.**

This condition is intended to mitigate drinking alcoholic beverages in public resulting in nuisance activities on and around the subject location.

19. **No narcotic paraphernalia or related items shall be sold or distributed at the location.**

The police reports indicate that there are narcotic activities in the area. This condition is to avoid any convenience of providing any tools/materials/accessories/information that might be associated with such activities.

20. **No illegal vending shall be allowed on the property.**

The LAPD reports and testimonies from residents in the area indicate that illegal vending activities occur on and around the subject location. The business owner/operator may not be able to deter such activities off the subject premises; however, this condition is to prohibit such activities on the subject site including in the parking lot.

21. **The cement border on the east side of the property shall be modified such that it does not provide seating for loiterers to the satisfaction of the LAPD. Within 30 days from the effective date of this determination, evidence of compliance with this condition shall be submitted to the satisfaction of the Zoning Administrator such as a letter from the LAPD stating that compliance has been attained. [LAPD]**

This condition is required by the LAPD in order to mitigate loitering.

22. **The property owner shall reimburse the City of Los Angeles \$3,194 and applicable surcharges, as set forth in Los Angeles Municipal Code Section 19.01-P, within 30 days of the effective date of this determination.**

The City Planning staff has spent considerable time preparing the case file, notifying the public of the hearing, coordinating with other departments to obtain relevant information, conducting field investigations, conducting the hearing, drafting the instant determination, and mailing it out. The fee established in the Code represents only partial cost recovery. Time and costs expended by the Police Department are not included in the fee so that department is not reimbursed. This condition allows a partial recovery of the cost involved with this instant determination.

23. **All windows shall be maintained free of signs and other material that inhibit views into the facility by law enforcement agencies.**

This condition is intended to provide a clear visibility of activities inside the store for law enforcement agencies.

24. **The owner/operator shall join and actively participate in the efforts of any local business neighborhood watch, and shall meet with the Southwest Patrol Division and Vice Unit representatives of the Los Angeles Police Department quarterly basis to received appropriate training and information, regarding alcoholic beverage control laws and procedures. The quarterly meetings shall be initiated by Liquor Bank management. The first meeting with the LAPD shall be made within 30 days from the effective date of this action. The measures recommended by the LAPD to mitigate any nuisance activities associated with the store shall be complied with. [LAPD]**

Within 45 days from the effective date of this determination, evidence of compliance with this condition such as meeting venues and summary of the meeting etc, shall be submitted to the satisfaction of the Zoning Administrator.

The business owners/operators purchased the store in February, 2008. This condition will help the current owners/operators to be informed of the concerns for the LAPD and the community that are associated with the subject store as well as in the area.

25. **The property owner and the business owner/operator shall cooperate with the LAPD in their investigation and shall not impede, interfere, hinder, or otherwise obstruct any investigation undertaken by any law enforcement agency, which relates to the property. [LAPD]**

This condition is required by the LAPD in order to ensure that any law enforcement efforts on the subject property are not hindered by the property owner or the business owner/operator.

26. **The property owner and the business owner/operator immediately sign a Trespass Authorization form authorizing the LAPD to arrest unauthorized individuals found on the subject property. [LAPD]**

This condition is required by the LAPD in order to ensure that any law enforcement efforts on the property are conducted in a timely manner.

27. **The property owner and the business owner/operator shall immediately order anyone loitering, engaging in narcotics, gang related activities or open air sales to leave the property, and shall not allow such person(s) to return to the property. [LAPD]**

This condition is intended to mitigate nuisance and criminal activities summarized in the hearing section of this determination.

28. **Within 30 days of the effective date of this action, the property and business owners shall record a covenant acknowledging and agreeing to comply with all the terms and conditions established herein in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.**

The purpose of the covenant is to ensure that the property owner/the business owner and operator and any subsequent owner/operator will comply with the conditions imposed on the property. This covenant is a recorded public document. The covenant functions as a public notice that the property and business owners as well as the business operators agree to comply with the imposed conditions.

FINDINGS

In order to preclude problems identified at the property from continuing, the Zoning Administrator on behalf of the Director of Planning has determined that the use is a public nuisance as established in Section 12.27.1 of the Los Angeles Municipal Code. The Zoning Administrator hereby finds that the bar known as Liquor Bank located at 3600 West Stocker Street:

1. Adversely impacts nearby residential or commercial uses.

The police reports, public testimony at the hearing, which was conducted on July 30, 2009, the Planning Department staff investigation as well as the Zoning Administrator's site visit as summarized in this action support the alleged nuisance activities such as loitering, littering, inebriation, vandalism, public urination, public drunkenness, drinking in public, trash and debris in and around the subject location, illegal vending and pedestrians being harassed by intoxicated persons. These nuisance and criminal activities have had a negative effect and have affected the safety and welfare of other adjacent businesses and residents living adjacent to and in close vicinity of the site. The residents and a representative of Council District 8 testified at the hearing that nuisance activities on and around the subject location has resulted in detrimental impacts to the surrounding properties for 20 to 25 years and the property owners and the business owners/operators have not taken any action to mitigate nuisance and criminal activities on and around the subject site.

Without the implementation of corrective measures, there is no indication that the property/business owners will participate in a reduction of the nuisance and criminal activities. To ensure that the imposed conditions are complied with, a plan approval is required between 8 months and 12 months after this determination becomes effective. The plan approval review requires a public hearing at which members of the public as well as the police and council office will be given a forum to provide information regarding the effectiveness of the conditions and the property owner's/the business owner's/operator's compliance with those conditions.

2. Jeopardizes or endangers the public health or safety of persons residing or working on the premises or in the surrounding area.

Testimony taken at the July 30, 2009 hearing indicated that the residents are afraid of walking near the subject location due to nuisance activities on and around the subject location. Pedestrians are harassed by intoxicated persons and are afraid for their personal safety when they walk near and drive around the subject site because of loitering and other nuisance activities summarized in this determination. The Los Angeles Police Department (LAPD) has submitted documentation indicating multiple incidents of drinking in public in the parking lot of Liquor Bank and on the adjacent streets. Evidence supports that ongoing nuisance activities around the subject site continue to occur in and around the store and the business owners/operators were unable to conduct the business in an orderly manner resulting in an attraction of nuisance behaviors that endanger the public health or safety of residents/employees/customers on the premises and in the surrounding area.

3. **Constitutes a public nuisance.**

The LAPD reports that there have been 79 calls for police service between January 1, 2007 and March 30, 2009 that are directly related to the subject store. The public testimony indicates that loitering and public drinking and other nuisance activities on the premises and around the subject site have occurred for over 25 years. Even though residents in the area have informed the property owners and the business owners/operators of nuisance activities occurring on the subject property, such problems have not been mitigated. The Los Angeles Police Department has repeatedly responded to, made investigations of and arrests for activities such as drinking in public, stolen vehicles, illegal vending, robbery, vandalism, parole violation, sales of substance controlled drugs, burglary and possession of marijuana for sale on and around the subject location. These activities are jeopardizing and/or endangering the public health and safety of persons residing or working on the premises or in the surrounding area, thereby constituting a public nuisance, and contributing to the deterioration of the adjacent community. The activities occurring in and around the premises have generated numerous police responses thereby straining the resources of the Police Department.

Without the imposition of the corrective conditions, the Zoning Administrator hereby finds that Liquor Bank at 3600 West Stocker Street would continue to repeat instances of nuisance activities. It is through these conditions that the use is made compatible with the neighborhood and their continued existence and compliance assures neighbors that the nuisance problems are under control.

4. **Has resulted in repeated nuisance activities including but not limited to disturbances of the peace, illegal drug activity, harassment of passersby, prostitution, theft, assaults, batteries, loitering, police detentions and arrests.**

The liquor store at this location has been in operation since the early 1980s and the residents and the representative of Council District 8 indicates that the nuisance activities summarized in this action have been occurring for 20 to 25 years.

The imposition of the conditions is a minimum requirement of what the property owner and the business owners/operators can do to improve such nuisance/criminal activities. If there are other measures available to alleviate nuisance activities, the property owner and the business owners/operators should adopt such measures in order to improve the situation on the site.

The property owner and the business operator's compliance with and the effectiveness of the required conditions will be evaluated at the next Plan Approval, which is required to be filed between 8 months and 12 months from the effective date of this determination.

5. **Violates provisions of Chapter 1 of the Municipal Code, or any other city, state, or federal regulations, ordinance or statute.**

The LAPD records indicate that there have been numerous arrests for drinking alcoholic beverages in the parking lot on the subject property and in the areas that are adjacent to the subject site, which are within 50 feet from the subject liquor market in violation of the Alcoholic Beverage Control (ABC) regulations. The

business operator sold alcoholic beverages to a minor in violation of the ABC regulation.

It is further determined that the instant action by the Zoning Administrator on behalf of the Director of Planning is in compliance with Section 12.27.1 of the Municipal Code and has been conducted so as not to impair the constitutional right of any person. The business owners/operators have been afforded the opportunity to review the file both in advance of and after the hearing which was duly noticed, and testify and respond to the allegations concerning the impacts of the operation of Liquor Bank at 3600 West Stocker Street. The property owner and representatives of the property owner and the business owner/operator were in attendance at the public hearing held on July 30, 2009 and provided testimony. Further, the conditions imposed are not so onerous as to prevent the viable operation of the business. On December 21, 2009, the Zoning Administrator was informed, via telephone communication that the business owners/operator will comply with the conditions required by the LAPD, which have been incorporated as the conditions of this determination.

S. GAIL GOLDBERG
Director of Planning



SUE CHANG
Associate Zoning Administrator
Direct Telephone No. (213) 978-3304

SC:Imc

cc: Councilmember Bernard C. Parks
Eighth District
Adjoining Property Owners



Department of City Planning
Los Angeles

Office:

Downtown

Van Nuys

Date 1/12/2010

City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant <u>Kim Wang Sik</u>			
Representative <u>King Wood & Associates</u>			
Project Address <u>3600 3600-3610 Stocker Street</u>			
Telephone Number <u>(909) 396-9193</u>			
Case Number and Description	Task	SubTask	Ordinance Fee
<u>DIR-2009-1885 (RV)</u>			\$ <u>89</u>
<u>Appeal</u>			\$
			\$
			\$
Sub Total Fees Paid			\$
OSS Surcharge - 2%			\$ <u>1.78</u>
Development Surcharge - 6%			\$ <u>5.34</u>
Operating Surcharge - 7%			\$ <u>6.23</u>
Expediting Fee			\$
Bad Check Fee			\$
Miscellaneous/Photocopy			\$
			\$
TOTAL FEES PAID			\$ <u>102.35</u>

() Cash
 Check # 2711
 () Money Order # _____

Council District 8
 Plan Area West Adams - Baldwin Hills

Processed by Jack Chaney
Print & sign



MASTER APPEAL FORM

ORIGINAL

City of Los Angeles – Department of City Planning

APPEAL TO THE: Department of City Planning / City Council
(DIRECTOR, AREA PLANNING COMMISSION, CITY PLANNING COMMISSION, CITY COUNCIL)

REGARDING CASE #: DIR 2009-1885(RV)

PROJECT ADDRESS: 3600-3601 West Stocker Street

FINAL DATE TO APPEAL: January 12, 2010

- TYPE OF APPEAL:
1. Appeal by Applicant
 2. Appeal by a person, other than the applicant, claiming to be aggrieved
 3. Appeal by applicant or aggrieved person from a determination made by the Department of Building and Safety

APPELLANT INFORMATION – Please print clearly

Name: Ferena Novin, Esq.

- Are you filing for yourself or on behalf of another party, organization or company?

Self Other: Ken Theung

Tom Theung

Address: 10145 Olive Street

Temple City Zip: 91780

Telephone: (626) 482-0652 E-mail: _____

- Are you filing to support the original applicant's position?

Yes No

REPRESENTATIVE INFORMATION

Name: Ferena Novin, Esq.

Address: 9935 South Santa Monica Boulevard

Beverly Hills, Ca Zip: 90212

Telephone: 424-245-0544 E-mail: Ferena@FerenaNovin.Com

This application is to be used for any appeals authorized by the Los Angeles Municipal Code for discretionary actions administered by the Department of City Planning.

JUSTIFICATION/REASON FOR APPEALING – Please provide on separate sheet.

Are you appealing the entire decision or parts of it?

- Entire Part

Your justification/reason must state:

- The reasons for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

ADDITIONAL INFORMATION/REQUIREMENTS

- Eight (8) copies of the following documents are required (1 original and 7 duplicates):
 - Master Appeal Form
 - Justification/Reason for Appealing document
 - Original Determination Letter
- Original applicants must provide the original receipt required to calculate 85% filing fee.
- Original applicants must pay mailing fees to BTC and submit copy of receipt.
- Applicants filing per 12.26 K "Appeals from Building Department Determinations" are considered original applicants and must provide notice per 12.26 K 7.
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the City (Area) Planning Commission must be filed within 10 days of the written determination of the Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (i.e. ZA, APC, CPC, etc...) makes a determination for a project that is not further appealable.

"If a nonelected decision-making body of a local lead agency certifies an environmental impact report, approves a negative declaration or mitigated negative declaration, or determines that a project is not subject to this division, that certification, approval, or determination may be appealed to the agency's elected decision-making body, if any."
 --CA Public Resources Code § 21151 (c)

I certify that the statements contained in this application are complete and true:

Appellant Signature: _____

Ferren [Signature]
 Legal Representative

Date: _____

1/12/2010

Planning Staff Use Only

Amount	<i>102.35</i>	Reviewed and Accepted by	<i>[Signature]</i>	Date	<i>1/12/10</i>
Receipt No.	<i>282190</i>	Deemed Complete by	<i>Ralph Orta</i>	Date	<i>1-12-10</i>

- Determination Authority Notified Original Receipt and BTC Receipt (if original applicant)

ATTACHMENT

Applicant seeks a reversal or modification of the Zoning Administrator findings regarding the subject matter property.

I. BACKGROUND

The property owners Ken Theung and Tom Theung purchased the subject matter property and the business known as "Liquor Bank" on February of 2007. The subject property is a standalone building together with the adjacent property which provides additional parking space for the business. On or about February of 2008, Tom and Ken Theung sold the business to Kim Wang Sik, and leased the entire property to WB & M Inc., a California Corporation, wholly owned by Mr. Kim Wang Sik. The property owners object and appeal the findings of the of Zoning Administration of Los Angeles since the findings put obligations of day to day activities on the Property Owners while, they do not have any control over the management of the business, employees, or the business. Further, such obligations on owners would inevitably interfere with the operation of business by WB & M Inc., and Mr. Kim Wang Sik.

II. INTRODUCTION

Pursuant to requests made by the neighborhood a hearing was scheduled on July 30, 2009. Ms. Sue Chang the Associate Zoning Administrator conducted the hearing and on December 28, 2009, issued its finding, which will become effective within 30 days. Owners of the property, who are also the landlord of the standalone building and the adjacent parking that is leased to WB & M, Inc., appeal such finding since the Zoning Administrator failed to distinguish between the obligations of the property owners and the operators of the business who have full control over the premises and day to day activities of the business. The Zoning Administrator in holding both Property Owners and Business Operator equally and indivisibly responsible for meeting the obligations provided in her findings, without delineating specific obligation for each party will create an impossible and unworkable circumstance which would lead to ineffective conditions that would further frustrate the intended purpose of the findings-abating nuisance. Further, in holding Property Owners responsible for the everyday operations of a business and property that is in full control of the Business Operator, the Zoning Administrator is creating criminal liability and fines that will be placed on Property Owners for failure of action of a third party, i.e. the Business Operator.

III. APPEAL

A. FINDING NO. 4: THE USE OF ELECTRONIC AGE VERIFICATION AND EMPLOYEE TRAINING.

The Property Owners seek an appeal from this finding since they have no control over the day to day activities of the business and have no way of ensuring that such requirements are met

short of either conducting the business or having a full time presence at the premises, which would clearly interfere with the operation of business owned and operated by WB & M, Inc., and Mr. Sik. Had the Zoning Administrator recognized and applied proper business practices as well as the terms of the lease the gives full control and possession of the single building and its parking area to the Business Operator, she would not have held both the property owners and business owners equally responsible for corrective measures that must be placed solely on the business operator. Clearly such failure to distinguish the obligations that Property Owners have control over and therefore can meet versus those obligations that are in control of Business Operator and cannot be met by the Property Owners is an error and an abuse of discretion.

B. FINIDING NO. 6: MAINTINING A COPY OF BUSINESS LICENSE AND OTHER RELATED MATTERS AT THE BUSINESS PREMISES.

The Property Owners seek an appeal from this finding since they have no control over the day to day activities of the business and have no way of ensuring that such requirements are met short of either conducting the business or having a full time presence at the premises, which would clearly interfere with the operation of business owned and operated by WB & M, Inc., and Mr. Sik. Had the Zoning Administrator recognized and applied proper business practices as well as the terms of the lease the gives full control and possession of the single building and its parking area to the Business Operator, she would not have held both the property owners and business owners equally responsible for corrective measures that must be placed solely on the business operator. Clearly such failure to distinguish the obligations that Property Owners have control over and therefore can meet versus those obligations that are in control of Business Operator and cannot be met by the Property Owners is an error and an abuse of discretion.

C. FINIDING NO. 7: NO COIN GAMES.

The Property Owners seek an appeal from this finding since they have no control over the day to day activities of the business and have no way of ensuring that such requirements are met short of either conducting the business or having a full time presence at the premises, which would clearly interfere with the operation of business owned and operated by WB & M, Inc., and Mr. Sik. Had the Zoning Administrator recognized and applied proper business practices as well as the stated terms of the lease which gives full control and possession of the single building and its parking area to the Business Operator, she would not have held both the property owners and business owners equally responsible for corrective measures that must be placed solely on the business operator. Clearly such failure to distinguish the obligations that Property Owners have control over and therefore can meet versus those obligations that are in control of Business Operator and cannot be met by the Property Owners is an error and an abuse of discretion.

D. FINDING NO. 8: PROVIDING GENERAL USE ITEMS SUCH AS MILK AND JUICE.

The Property Owners seek an appeal from this finding since they have no control over the day to day activities of the business and have no way of ensuring that such requirements are met short of either conducting the business or having a full time presence at the premises, which would clearly interfere with the operation of business owned and operated by WB & M, Inc., and Mr. Sik. Obviously, the Property Owners cannot supply and provide the goods and merchandize that is being sold at the store and at the sole discretion of the Business Owners. Had the Zoning Administrator recognized and applied proper business practices as well as the stated terms of the lease which gives full control and possession of the single building and its parking area to the Business Operator, she would not have held both the property owners and business owners equally responsible for corrective measures that must be placed solely on the business operator. Clearly such failure to distinguish the obligations that Property Owners have control over and therefore can meet versus those obligations that are in control of Business Operator and cannot be met by the Property Owners is an error and an abuse of discretion.

E. FINDING NO. 10: KEEPING THE PREMISES CLEAN, INCLUSIVE THE PARKING AREA AND AREA ADJACENT TO THE PROPERTY.

The Property Owners seek an appeal from this finding since they have no control over the day to day activities of the business and have no way of ensuring that such requirements are met short of either conducting the business or having a full time presence at the premises, which would clearly interfere with the operation of business owned and operated by WB & M, Inc., and Mr. Sik. Had the Zoning Administrator recognized and applied proper business practices as well as the stated terms of the lease which gives full control and possession of the single building and its parking area to the Business Operator, she would not have held both the property owners and business owners equally responsible for corrective measures that must be placed solely on the business operator. Clearly such failure to distinguish the obligations that Property Owners have control over and therefore can meet versus those obligations that are in control of Business Operator and cannot be met by the Property Owners is an error and an abuse of discretion.

F. FINDING NO. 11: REMOVING GRAFFITI WITHIN 24 HOURS.

The Property Owners seek an appeal from this finding since they have no control over the day to day activities of the business and have no way of ensuring that such requirements are met short of either conducting the business or having a full time presence at the premises, which would clearly interfere with the operation of business owned and operated by WB & M, Inc., and Mr. Sik. Had the Zoning Administrator recognized and applied proper business practices as

well as the stated terms of the lease which gives full control and possession of the single building and its parking area to the Business Operator, she would not have held both the property owners and business owners equally responsible for corrective measures that must be placed solely on the business operator. Clearly such failure to distinguish the obligations that Property Owners have control over and therefore can meet versus those obligations that are in control of Business Operator and cannot be met by the Property Owners is an error and an abuse of discretion.

G. FINDING NO. 12: "STAR" TRAINING FOR MANAGERS AND EMPLOYEES OF BUSINESS.

The Property Owners seek an appeal from this finding since they have no control over the day to day activities of the business and have no way of ensuring that such requirements are met short of either conducting the business or having a full time presence at the premises, which would clearly interfere with the operation of business owned and operated by WB & M, Inc., and Mr. Sik. Business Owner is in full control of their employees and managers and Property Owners have no right or authority to interfere with the daily business activities of the Business Owners. Had the Zoning Administrator recognized and applied proper business practices as well as the stated terms of the lease which gives full control and possession of the single building and its parking area to the Business Operator, she would not have held both the property owners and business owners equally responsible for corrective measures that must be placed solely on the business operator. Clearly such failure to distinguish the obligations that Property Owners have control over and therefore can meet versus those obligations that are in control of Business Operator and cannot be met by the Property Owners is an error and an abuse of discretion.

H. FINDING NO. 13: USE OF SECURITY AND PARTICULAR REQUIREMENTS FOR THE SECURITY GUARDS.

The Property Owners seek an appeal from this finding since they have no control over the day to day activities of the business and have no way of ensuring that such requirements are met short of either conducting the business or having a full time presence at the premises, which would clearly interfere with the operation of business owned and operated by WB & M, Inc., and Mr. Sik. Property Owners have no control over the qualifications and number of security guards that Business Owner needs to hire, nor do they have any control over the conduct of the hired security guards. Had the Zoning Administrator recognized and applied proper business practices as well as the stated terms of the lease which gives full control and possession of the single building and its parking area to the Business Operator, she would not have held both the property owners and business owners equally responsible for corrective measures that must be placed solely on the business operator. Clearly such failure to distinguish the obligations that Property Owners have control over and therefore can meet versus those obligations that are in

control of Business Operator and cannot be met by the Property Owners is an error and an abuse of discretion.

I. FINDING NO. 14: USE OF VIDEO SURVAILANCE.

The Property Owners seek an appeal from this finding since they have no control over the day to day activities of the business and have no way of ensuring that such requirements are met short of either conducting the business or having a full time presence at the premises, which would clearly interfere with the operation of business owned and operated by WB & M, Inc., and Mr. Sik. Had the Zoning Administrator recognized and applied proper business practices as well as the stated terms of the lease which gives full control and possession of the single building and its parking area to the Business Operator, she would not have held both the property owners and business owners equally responsible for corrective measures that must be placed solely on the business operator. Clearly such failure to distinguish the obligations that Property Owners have control over and therefore can meet versus those obligations that are in control of Business Operator and cannot be met by the Property Owners is an error and an abuse of discretion.

J. FINDING NO. 15: NO LOITERING OR ALCOHOL CONSUMPTION ON THE PREMISES.

The Property Owners seek an appeal from this finding since they have no control over the day to day activities of the business and have no way of ensuring that such requirements are met short of either conducting the business or having a full time presence at the premises, which would clearly interfere with the operation of business owned and operated by WB & M, Inc., and Mr. Sik. Had the Zoning Administrator recognized and applied proper business practices as well as the stated terms of the lease which gives full control and possession of the single building and its parking area to the Business Operator, she would not have held both the property owners and business owners equally responsible for corrective measures that must be placed solely on the business operator. Clearly such failure to distinguish the obligations that Property Owners have control over and therefore can meet versus those obligations that are in control of Business Operator and cannot be met by the Property Owners is an error and an abuse of discretion.

K. FINDING NO. 18: INSTALLING "NO DRINKING" SIGNS.

The Property Owners seek an appeal from this finding since they have no control over the day to day activities of the business and have no way of ensuring that such requirements are met short of either conducting the business or having a full time presence at the premises, which would clearly interfere with the operation of business owned and operated by WB & M, Inc., and Mr. Sik. Had the Zoning Administrator recognized and applied proper business practices as well as the stated terms of the lease which gives full control and possession of the single building and its parking area to the Business Operator, she would not have held both the

property owners and business owners equally responsible for corrective measures that must be placed solely on the business operator. Clearly such failure to distinguish the obligations that Property Owners have control over and therefore can meet versus those obligations that are in control of Business Operator and cannot be met by the Property Owners is an error and an abuse of discretion.

L. FINDING NO. 19: NO SALE OR USE OF NARCOTICS ON THE PREMISES.

The Property Owners seek an appeal from this finding since they have no control over the day to day activities of the business and have no way of ensuring that such requirements are met short of either conducting the business or having a full time presence at the premises, which would clearly interfere with the operation of business owned and operated by WB & M, Inc., and Mr. Sik. Had the Zoning Administrator recognized and applied proper business practices as well as the stated terms of the lease which gives full control and possession of the single building and its parking area to the Business Operator, she would not have held both the property owners and business owners equally responsible for corrective measures that must be placed solely on the business operator. Clearly such failure to distinguish the obligations that Property Owners have control over and therefore can meet versus those obligations that are in control of Business Operator and cannot be met by the Property Owners is an error and an abuse of discretion.

M. FINDING NO. 20: NO ILLEGAL VENDING.

The Property Owners seek an appeal from this finding since they have no control over the day to day activities of the business and have no way of ensuring that such requirements are met short of either conducting the business or having a full time presence at the premises, which would clearly interfere with the operation of business owned and operated by WB & M, Inc., and Mr. Sik. Had the Zoning Administrator recognized and applied proper business practices as well as the stated terms of the lease which gives full control and possession of the single building and its parking area to the Business Operator, she would not have held both the property owners and business owners equally responsible for corrective measures that must be placed solely on the business operator. Clearly such failure to distinguish the obligations that Property Owners have control over and therefore can meet versus those obligations that are in control of Business Operator and cannot be met by the Property Owners is an error and an abuse of discretion.

N. FINDING NO. 22: PAYMENT OF FUNDS BY PROPERTY OWNERS.

The Property Owners seek an appeal from this finding since they have no control over the day to day activities of the business and any complaint or nuisance that gave rise to the instant findings and hearing, was either caused by prior owners-before 2007- or after the business was sold to the current Business Owner. During the ownership and operation of business by the Property Owners, there were no incidents and no complaints made regarding Liquor Bank and

its operation. Clearly such failure to distinguish the obligations that Property Owners have control over and therefore can meet versus those obligations that are in control of Business Operator and cannot be met by the Property Owners is an error and an abuse of discretion.

O. FINDING NO. 23: MAINTAINING WINDOWS FREE OF SIGNS.

The Property Owners seek an appeal from this finding since they have no control over the day to day activities of the business and have no way of ensuring that such requirements are met short of either conducting the business or having a full time presence at the premises, which would clearly interfere with the operation of business owned and operated by WB & M, Inc., and Mr. Sik. Had the Zoning Administrator recognized and applied proper business practices as well as the stated terms of the lease which gives full control and possession of the single building and its parking area to the Business Operator, she would not have held both the property owners and business owners equally responsible for corrective measures that must be placed solely on the business operator. Clearly such failure to distinguish the obligations that Property Owners have control over and therefore can meet versus those obligations that are in control of Business Operator and cannot be met by the Property Owners is an error and an abuse of discretion.

P. FINDING NO. 24: JOINING AND PARTICIPATING NEIGHBORHOOD WATCH AND OTHER ORGANIZATIONS.

The Property Owners seek an appeal from this finding since they have no control over the day to day activities of the business and have no way of ensuring that such requirements are met short of either conducting the business or having a full time presence at the premises, which would clearly interfere with the operation of business owned and operated by WB & M, Inc., and Mr. Sik. Had the Zoning Administrator recognized and applied proper business practices as well as the stated terms of the lease which gives full control and possession of the single building and its parking area to the Business Operator, she would not have held both the property owners and business owners equally responsible for corrective measures that must be placed solely on the business operator. Clearly such failure to distinguish the obligations that Property Owners have control over and therefore can meet versus those obligations that are in control of Business Operator and cannot be met by the Property Owners is an error and an abuse of discretion.

Q. FINDING NO. 25: COOPERATION WITH LAPD.

The Property Owners seek an appeal from this finding since they have no control over the day to day activities of the business and have no way of ensuring that such requirements are met short of either conducting the business or having a full time presence at the premises, which would clearly interfere with the operation of business owned and operated by WB & M, Inc., and Mr. Sik. Had the Zoning Administrator recognized and applied proper business practices as well as the stated terms of the lease which gives full control and possession of the single building and its parking area to the Business Operator, she would not have held both the

property owners and business owners equally responsible for corrective measures that must be placed solely on the business operator. Clearly such failure to distinguish the obligations that Property Owners have control over and therefore can meet versus those obligations that are in control of Business Operator and cannot be met by the Property Owners is an error and an abuse of discretion.

R. FINDING NO. 26: POSTING AND MAINTAINING "NO TRESSPASSING" SIGNS.

The Property Owners seek an appeal from this finding since they have no control over the day to day activities of the business and have no way of ensuring that such requirements are met short of either conducting the business or having a full time presence at the premises, which would clearly interfere with the operation of business owned and operated by WB & M, Inc., and Mr. Sik. Had the Zoning Administrator recognized and applied proper business practices as well as the stated terms of the lease which gives full control and possession of the single building and its parking area to the Business Operator, she would not have held both the property owners and business owners equally responsible for corrective measures that must be placed solely on the business operator. Clearly such failure to distinguish the obligations that Property Owners have control over and therefore can meet versus those obligations that are in control of Business Operator and cannot be met by the Property Owners is an error and an abuse of discretion.

S. FINDING NO. 27: IDENTIFYING AND REMOVING INDIVIDUALS FROM THE PREMISES WHO ENGAGE IN SALE OF NARCOTICS.

The Property Owners seek an appeal from this finding since they have no control over the day to day activities of the business and have no way of ensuring that such requirements are met short of either conducting the business or having a full time presence at the premises, which would clearly interfere with the operation of business owned and operated by WB & M, Inc., and Mr. Sik. Had the Zoning Administrator recognized and applied proper business practices as well as the stated terms of the lease which gives full control and possession of the single building and its parking area to the Business Operator, she would not have held both the property owners and business owners equally responsible for corrective measures that must be placed solely on the business operator. Clearly such failure to distinguish the obligations that Property Owners have control over and therefore can meet versus those obligations that are in control of Business Operator and cannot be met by the Property Owners is an error and an abuse of discretion.

T. FINDING NO. 28: RECORDING OF THE COVENANT TO RUN WITH THE LAND.

The Property Owners seek an appeal from this finding since they have no control over the day to day activities of the business and have no way of ensuring that such requirements are met short of either conducting the business or having a full time presence at the premises, which would clearly interfere with the operation of business owned and operated by WB & M, Inc., and Mr.

Sik. Had the Zoning Administrator recognized and applied proper business practices as well as the stated terms of the lease which gives full control and possession of the single building and its parking area to the Business Operator, she would not have held both the property owners and business owners equally responsible for corrective measures that must be placed solely on the business operator. Clearly such failure to distinguish the obligations that Property Owners have control over and therefore can meet versus those obligations that are in control of Business Operator and cannot be met by the Property Owners is an error and an abuse of discretion. Further requiring these covenants run with the land would substantially reduce the value of the real property owned by the Property Owners.

IV. CONCLUSION.

The Zoning Administrator's findings are unworkable and will not lead to abating any nuisance in the neighborhood absent a clear delineation of duties and obligations placed on either Property Owners or Business Operators. The failure to make such distinctions between and therefore, placing equal obligation on two independent and separate parties is a clear error in judgment and abuse of Zoning Administrator's discretion and it should be reversed. We respectfully request that the instant appeal be granted and the findings of the Zoning Administrator be reversed.

MICHAEL LOGRANDE
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

PATRICIA BROWN
R. NICOLAS BROWN
SUE CHANG
LARRY FRIEDMAN
LOURDES GREEN
LINN K. WYATT
MICHAEL S.Y. YOUNG
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
CITY PLANNING

S. GAIL GOLDBERG, AICP
DIRECTOR

OFFICE OF
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December 28, 2009

Chief Zoning Administrator (A)
Office of Zoning Administration
200 North Spring Street, #763
Los Angeles, CA 90012

Ken Theung (O)
16309 Ranmore Dr.
Hacienda Heights, CA 91745

Ken Theung and Tom Theung
Liquor Bank
3600 Stocker Street
Los Angeles, CA 90008

Kim Wang Sik, President
c/o WB & M Inc
Liquor Bank
3600 Stocker Street
Los Angeles, CA 90008

CASE NO. DIR 2009-1885(RV)
IMPOSITION OF CONDITIONS
3600-3610 West Stocker Street
West Adams-Baldwin Hills-Leimert
Planning Area

Zone : [Q]C1.5-1
D. M. : 114B185
C. D. : 08

CEQA : ENV 2009-1886-CE

Legal Description : Lots 7, 8 and Fr. Lot
9, Block A, Tract 10900

Pursuant to Section 12.27.1 of the Los Angeles Municipal Code, I hereby DETERMINE:

that the operation of the liquor store known as Liquor Bank, located at 3600 West Stocker Street is a public nuisance, and requires the modification of its operation to mitigate adverse impacts on persons and properties in the surrounding area,

as follows:

1. The property and business owners shall file a Plan Approval application between 8 months and 12 months from the effective date of this action to allow for a review of the effectiveness in implementing the Conditions established herein and to determine whether the public nuisance problems identified in the Findings Section of this determination have been eliminated. A public hearing shall be conducted. Notice of the public hearing shall be mailed to all property owners and occupants located within 500 feet of the property. The owners shall submit evidence of compliance of each condition with the Plan Approval application. The Zoning Administrator conducting the hearing may add, modify or delete Conditions as determined appropriate. The Zoning Administrator may also require the discontinuance of the uses or any portion of the property or individual lease space if the applicable findings can be made.

2. The use of the property shall be conducted at all times with due regard for the character of the surrounding neighborhood. The right is reserved to the Zoning Administrator to impose additional corrective Conditions if such Conditions are proven necessary for the protection of the residents and business owners/operators as well as the property owners of the surrounding properties.
3. The operating hours of the market shall be limited to 8:00 a.m. to 10 p.m. daily. The business hours shall be posted at the entrance/exit door of the market.
4. Within 30 days from the effective date of this determination, electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products shall be installed on the premise at each point-of-sale location. The device(s) shall be maintained in operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverage or tobacco product.
5. The business operator shall identify a contact person and provide a 24-hour "hot line" telephone number for any inquiries or complaints from the community regarding the subject facility. Within a one week from the effective date of this determination, the phone number shall be posted on the site so that is readily visible to any interested party. The hot line shall be:
 - posted at the cashier and entry/exit of the store and parking lots,
 - responded to within 24-hours of any complaints/inquiries received on this hot line, and
 - documented in a log and available for review by the Los Angeles Police Department and the Zoning Administrator upon request on when the calls were received, returned and the action taken at a minimum.

Evidence that shows compliance with this condition shall be submitted with a Plan Approval application required in Condition No. 1 above.

6. The conditions of this determination, a copy of a business license, insurance information and applicable Police permits shall be retained on the premises at all times and be immediately produced upon request of any Los Angeles Police officer, Department of Alcoholic Beverage Control investigator or other responsible agencies. The manager and all employees shall be knowledgeable of these Conditions. The conditions of this action shall be provided to and reviewed by employees and security personnel. The employees/security personnel shall be informed that any violations of the required conditions will result in disciplinary action including termination of employment. Within 30 days from the effective date of this determination, evidence of compliance with this condition shall be submitted to the satisfaction of the Director of Planning.
7. Coin operated game machines, gambling machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
8. There shall be general merchandise items such as milk, juice, water and other non-alcoholic beverages are available for purchase at the store.

9. Should there be a change in the ownership of the property/the store and/or the business operator, the property owner and the business owner/operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Prior to the closing of escrow for a potential change in the ownership of the property/business owner or operator, evidence showing that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator, shall be submitted to the satisfaction of the Director of Planning.
10. The property owner, the business owner/operator shall keep the premises and any area adjacent to the premises over which he/she has control free of litter/debris, newspaper racks, benches, boxes or objects that encourage loitering. The exterior portion of the site, including the parking facilities and adjacent sidewalks along the Crenshaw Boulevard and Stocker Street shall be swept daily.

Trash storage or other storage shall be closed and locked at all times except when it is used by the business operator. Trash bins shall not be located adjacent to a residential use and shall be buffered so as not to result in noise, order or debris impacts on any adjacent neighbors.

As agreed upon with the Empowerment Congress West Area Neighborhood Development Council, the business operator shall empty the trash receptacles of the adjacent bus stops as well as all trash receptacles on the property on a daily basis.

11. Any graffiti painted or marked upon the premise or adjacent area under the control of the owner/operator shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
12. Within 45 days from the effective date of this determination, all personnel acting in the capacity of a manager of the premise and all employees including security personnel shall complete the STAR (Standardized Training for Alcohol Retailers) session sponsored by the Los Angeles Police Department. All employees shall attend follow-up STAR classes every 24 months. The STAR training shall be conducted for all new hires within two months of their employment.

Within 60 days from the utilization of this grant, a list of employees, their hire date and written confirmation of their STAR training shall be submitted to the Zoning Administrator, and shall be retained on the premise at all times and be immediately produced upon request of any Los Angeles Police officer or Department of Alcoholic Beverage Control investigator.

13. A minimum of one security guard shall patrol the parking lot areas during the operating hours at all times. Two security guards [including one guard who shall patrol the parking lot area as required above] shall patrol/monitor the subject premises after 5 p.m. daily until 30 minutes after closing. The security guards shall, at a minimum, have the following qualifications and responsibilities:
 - a. A State licensed security guard shall not have a criminal background.
 - b. The guard shall not be the owner or have any association with the operation of the establishment.

- c. The guard shall be fluent in English and Spanish and will have clear instructions to enforce applicable conditions and uphold the law.
- d. Along with normal security guard duties, the guards shall patrol the parking lots and the adjacent sidewalk area to deter individuals from loitering, and drinking on the premises.
- e. The security guards shall monitor the parking lot such that patrons leave the parking lot as soon as their purchased items are loaded in their cars.
- f. The guards shall not conduct any other activities while employed at the store other than those of a security guard which include checking identification and escorting undesirable patrons off the premises. The security guards shall maintain order and prevent activity that would interfere with the quiet enjoyment of the surrounding properties. The guards shall be responsible for preventing loitering and any criminal activity on and around the store including public drinking, littering, trespassing, transactions involving controlled substances, illegal vendors and other illegal and public nuisance activities. If unlawful activity inside and outside the store including in the parking lots and adjoining areas related to loitering, drinking alcoholic beverages, illegal vendors or illegal drugs is observed or reasonably assumed, then the guard(s) shall request such persons to leave the area. The guard(s) shall request the assistance of the Los Angeles Police Department if, based upon the guard's training, the situation so warrants.
- g. The store owner/operator and security guards shall maintain a daily log of patrol activities in the store, which shall include the following:
 - Name of the security guard on duty
 - Date and time for check-in and check-out for security duties
 - Date, time and descriptions of any incidents that may occur in and around the bar during the security patrol
 - Resolution of the incidents

Within 30 days of the effective date of this action, the business operator shall provide a copy of the executed security contracts to the satisfaction of the Director of Planning. The contracts shall include the minimum security service requirements as required by the conditions of this determination. The security contract shall include the names of the security guards, their working hours and copies of their State guard licenses as well as a clearance of their criminal background from the LAPD.

14. A video surveillance system shall be provided inside and on the exterior of the market to the satisfaction of the Los Angeles Police Department. management/ employees/security personnel shall routinely monitor the cameras and keep the video tapes/DVDs for at least 30 days. Management shall immediately notify the LAPD when criminal activity is observed and shall keep and make available to the LAPD upon request any and all tapes, which indicate possible criminal activity.

Signs indicating the use of a 24-hour video surveillance system shall be posted at the store entrance, in the parking lots and on the outside of the wall facing the

adjoining alley and the street adjacent the premises. The signs shall state the following:

WARNING

THIS STORE (LIQUOR BANK) IS UNDER 24-HOUR SURVEILLANCE
BY THE STORE MANAGEMENT AND THE LOS ANGELES POLICE
DEPARTMENT WITH A VIDEO SURVEILLANCE MONITORING SYSTEM.

The sign(s) shall be at least 2 square feet with 2-inch block lettering. The sign(s) shall be in English and Spanish.

Within 30 days from the effective date of this determination, the business owner/operator or property owner shall submit evidence that shows compliance with this condition including but not be limited to photographs of such a posting and a letter from the LAPD, which states that the required surveillance cameras and signs have been installed/posted to the satisfaction of the LAPD.

15. There shall be no loitering at the property, including in the parking lots, and no alcoholic beverages shall be consumed on the property or any property adjacent to the premises under the control of the owner/operator. Patrons shall not be allowed to remain in the parking lots for more than 10 minutes. A sign stating "10-minute Parking Only" shall be posted at the entrance of and in the parking lot areas.

Signs shall be prominently posted in English, and the predominant language of the facility's clientele, if different, stating the following:

"The California State law prohibits sale of alcoholic beverages to persons who are under 21 years of age."

"No Loitering, No Public Drinking, No Trespassing and No Drugs"

"It is a violation of 41.27(d)LAMC to possess any bottle, can, or other receptacle containing any alcoholic beverages, which had been open, or the seal is broken or the contents of which have been partially removed, on or adjacent to these premises."

The outside store, the parking areas, the areas adjacent to the subject site and under the applicant's control, shall be routinely patrolled by employees of the store or security personnel to ensure that there is no loitering, no drinking of alcoholic beverages in public, no illegal vending, and/or no patrons who harass pedestrians. Any problems associated with the store operation shall immediately be reported to the store manager/owner/operator who shall correct/remedy the problems.

16. Exterior lighting on the building and in all open spaces between buildings shall be maintained and provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible to the satisfaction of the LAPD. Lighting in the parking area of the premises shall be directed in such a manner so as not to unreasonably illuminate the window area of nearby residences.

Within 30 days from the effective date of this determination, evidence of compliance with this condition shall be submitted to the satisfaction of the Zoning Administrator such as a letter from the LAPD stating that exterior lighting on the site has been installed to the satisfaction of the LAPD.

17. Access to the parking lot shall be made through a one way entry/exit from Crenshaw Boulevard to Stocker Street and the driveway access to the parking lot from the adjacent alley shall be closed off with a gate to the satisfaction of the LAPD. Access to the parking lots shall be secured with gates during non-operating hours. Within 30 days from the effective date of this determination, evidence of compliance with this condition shall be submitted to the satisfaction of the LAPD such as a letter from the LAPD stating that compliance with this condition has been attained.
18. Signs in English and Spanish, stating "DO NOT DRINK OR OPEN ANY DRINKS IN THE PARKING LOT, SIDEWALKS OR ANY OTHER PUBLIC AREAS" shall be posted at the cashier, at the exits and entrances of the premises, and in the parking lots.
19. No narcotic paraphernalia or related items shall be sold or distributed at the location.
20. No illegal vending shall be allowed on the property.
21. The cement border on the east side of the property shall be modified such that it does not provide seating for loiterers to the satisfaction of the LAPD. Within 30 days from the effective date of this determination, evidence of compliance with this condition shall be submitted to the satisfaction of the Zoning Administrator such as a letter from the LAPD stating that compliance has been attained. [LAPD]
22. The property owner shall reimburse the City of Los Angeles \$3,194 and applicable surcharges, as set forth in Los Angeles Municipal Code Section 19.01-P, within 30 days of the effective date of this determination.
23. All windows shall be maintained free of signs and other material that inhibit views into the facility by law enforcement agencies.
24. The owner/operator shall join and actively participate in the efforts of any local business neighborhood watch, and shall meet with the Southwest Patrol Division and Vice Unit representatives of the Los Angeles Police Department quarterly basis to received appropriate training and information, regarding alcoholic beverage control laws and procedures. The quarterly meetings shall be initiated by Liquor Bank management. The first meeting with the LAPD shall be made within 30 days from the effective date of this action. The measures recommended by the LAPD to mitigate any nuisance activities associated with the store shall be complied with. [LAPD]

Within 45 days from the effective date of this determination, evidence of compliance with this condition such as meeting venues and summary of the meeting etc, shall be submitted to the satisfaction of the Zoning Administrator.

25. The property owner and the business owner/operator shall cooperate with the LAPD in their investigation and shall not impede, interfere, hinder, or otherwise obstruct

- any investigation undertaken by any law enforcement agency, which relates to the property. [LAPD]
26. The property owner and the business owner/operator immediately sign a Trespass Authorization form authorizing the LAPD to arrest unauthorized individuals found on the subject property. [LAPD]
 27. The property owner and the business owner/operator shall immediately order anyone loitering, engaging in narcotics, gang related activities or open air sales to leave the property, and shall not allow such person(s) to return to the property. [LAPD]
 28. Within 30 days of the effective date of this action, the property and business owners shall record a covenant acknowledging and agreeing to comply with all the terms and conditions established herein in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS IS A MISDEMEANOR

It shall be unlawful to violate or fail to comply with any requirement or condition imposed by final action of the Zoning Administrator, Board or Council. Such violation or failure to comply shall constitute a violation of Chapter 1 of the Municipal Code and shall be subject to the same penalties as any other violation of such Chapter. (Section 12.27.1 of the Municipal Code)

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment. (Section 11.00-M of the Municipal Code)

APPEAL PERIOD - EFFECTIVE DATE

The Zoning Administrator's determination in this matter will become effective after JANUARY 12, 2010, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://cityplanning.lacity.org>**. Public offices are located at:

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

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

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

NOTICE

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

FINDINGS OF FACT

After thorough consideration of the statements and correspondence contained in the file, the report of the Zoning Analyst thereon, the statements made at the public hearing before the Zoning Administrator on July 30, 2009, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find that there is cause for imposition of corrective Conditions based upon the provisions of Section 12.27.1 of the Municipal Code which has been established by the following facts:

NUISANCE ABATEMENT AUTHORITY - SECTION 12.27.1 OF THE LOS ANGELES MUNICIPAL CODE

On May 25, 1989, Ordinance No. 164,749 became effective, establishing procedures for the modification, discontinuance or removal of a use, building or structure that constitutes a public nuisance or endangers the public health or safety or violates any provision of City, State or Federal statutes or ordinance. That ordinance became Section 12.21-A, 15 of the Los Angeles Municipal Code.

On October 27, 1997, Ordinance No. 171,740 became effective, amending the language in the earlier ordinance.

Prior to an action by the Zoning Administrator requiring that a use be discontinued, it must be found that prior governmental efforts to eliminate the problems associated with the use have failed and the owner or lessee has failed to demonstrate to the satisfaction of the Zoning Administrator a willingness and ability to eliminate the problems associated with the use.

Background

The property is developed with a one-story, with a mezzanine, commercial building occupied by a liquor store, with associated parking adjacent to a westerly alley.

The Zoning Investigator conducted the site analysis on June 30, 2009, at approximately 9:45 a.m. The site was generally clean, well kept, and graffiti free. The Liquor Barn is located south of the Crenshaw Mall on the southwest corner of Crenshaw Boulevard and Stocker Street. The store is a very well stocked liquor store.

The site was referred to the Office of Zoning Administration as part of the Citywide Nuisance Abatement Program. There have been complaints ranging from drinking in public, sale of alcoholic beverages to a minor, attempted robbery, battery, narcotics sales/use, gang activity, counterfeit goods sales location and blighted property conditions. These activities are jeopardizing and/or endangering the public health and safety of persons residing or working on the premises or in the surrounding area, thereby constituting a public nuisance, and contributing to the deterioration of the adjacent community. The activities occurring in and around the premises have generated numerous police responses thereby straining the resources of the Police Department.

The properties to the north of Stocker Street are zoned C2-2D and is improved with the Crenshaw Mall. The adjoining property to the south is zoned [Q]C1.5-1 and is developed with a two-story commercial building occupied by a vacant nightclub (Maverick's Flat) with an associate surface parking area to the north. The properties to the east across Crenshaw Boulevard are zoned [Q]C1.5-1 and are improved with auto-related use, a Jack-in-the-Box fast food restaurant and a car wash. The properties to the west across the 20-foot wide improved alley are within the County of Los Angeles and are developed with two-story residential duplexes with garages fronting along the adjoining alley.

Crenshaw Boulevard, adjoining the property to the east, is a designated Scenic Principal Major Highway dedicated a width of 100 feet and improved with curb, gutter and sidewalk.

Stocker Street, adjoining the property to the north, is a designated Major Highway dedicated a width of 80 to 110 feet and improved with curb, gutter and sidewalk.

The alley, adjoining the property to the west, is a through alley and is improved with asphalt pavement and concrete gutter within a 20-foot dedication.

Previous zoning related actions on the site/in the area include:

Subject site:

Certificate of Occupancy - Issued on August 16, 1984, corresponding to Permit No. 1983LA71243; for a two-story, Type IIIB, 40' x 58', liquor store addition to an existing 57' x 63' building making a new size of 58' x 103'. Maximum occupancy - 46. Parking spaces 20 required and provided.

Certificate of Occupancy - Issued on August 2, 1983, corresponding to Permit No. 1976LA32985; for a two-story, Type IIIB, demolish a 58' x 35' irregular portion, of an existing 58' x 118' building change of occupancy of remaining 58' x 69' from G1, bank to G2 retail liquor store and deli.

Certificate of Occupancy - Issued on October 31, 1979, corresponding to Permit No. 1979LA90984; Use of Land Permit for a 40' x 54' parking lot. 8 parking spaces.

Surrounding properties

Case No. ZA 2005-5796(CUB) - On August 3, 2006, the Zoning Administrator denied a conditional use at 4233-B South Crenshaw Boulevard to permit sale of beer and wine for off-site consumption.

Case No. ZA 96-0741(CUB) - On October 23, 1996, the Zoning Administrator approved a request to permit on-site consumption of beer and wine for a Jamaican restaurant, located at 4335 Crenshaw Boulevard.

Case No. ZA 96-0549(CUE) - On September 13, 1996, the Zoning Administrator terminated an alcohol exception for on-site consumption of beer and wine at 4335 Crenshaw Boulevard.

Case No. ZA 95-1007(CUB) - On March 7, 1996, the Zoning Administrator approved a request to permit the consumption and dispensing of alcoholic beverages in a restaurant, located at 3791 West Santa Rosalia Drive.

Case No. ZA 94-0717(CUB) - On December 14, 1994, the Zoning Administrator approved a request to permit the sale of alcoholic beverages in conjunction with the operation of a full service restaurant banquet hall, located at 3339 West 43rd Street.

Case No. ZA 95-1007(CUB) - On March 7, 1996, the Zoning Administrator approved a request to permit the consumption and dispensing of alcoholic beverages in a restaurant, located at 3791 West Santa Rosalia Drive.

Case No. ZA 94-0717(CUB) - On December 14, 1994, the Zoning Administrator approved a request to permit the sale of alcoholic beverages in conjunction with the operation of a full service restaurant banquet hall, located at 3339 West 43rd Street.

Case No. ZA 90-0500(CUB) - On September 7, 1990, the Zoning Administrator approved a request to permit the sale of beer and wine and hard liquor in a restaurant seating 218 patrons with hours of operation from 6 a.m. to 12 midnight, located at 3791 West Santa Rosalia Drive.

Case No. ZA 89-0491(CUB) - On August 24, 1989, the Zoning Administrator approved a request to permit the sale of alcohol beverages for on-site consumption, located at 3650 West Martin Luther King Jr. Boulevard.

Case No. ZA 89-0188(CUB) - On July 14, 1989, the Zoning Administrator approved a request to operate a restaurant with the sale of beer and wine for on-site consumption with the new restaurant, located at 3701 Santa Rosalia Drive.

Case No. ZA 85-1220(CUB) - On March 20, 1986, the Zoning Administrator approved a request to permit the sale and dispensing of alcoholic beverages off-site in conjunction with a proposed 24-hour mini-mart with 11 parking spaces, located at 4299 Crenshaw Boulevard.

Case No. ZA 85-1158(CUB) - On March 7, 1986, the Zoning Administrator disapproved a request to permit the sale and dispensing of alcoholic beverages on-site in conjunction with a proposed restaurant/cocktail lounge-dance hall accommodating approximately 55 patrons with three parking spaces in the C2-2 Zone, located at 4213 Crenshaw Boulevard.

The West Adams-Baldwin Hills-Leimert Plan Map designates the property for Neighborhood and Office Commercial land uses with corresponding zones of C1, C2, CR, C4, and P, and Height District No. 1. The property is within the area of the South Los Angeles Alcohol Sales Specific Plan (Ordinance No. 162,218). The application is not effected. The subject site is within the Crenshaw Expansion Redevelopment Project Area (Ordinance No. 170,169, Zoning Information No. 1927).

LOS ANGELES POLICE DEPARTMENT – ARRESTS REPORTS AND INVESTIGATIONS

SUMMARY OF LOS ANGELES POLICE DEPARTMENT INCIDENTS AND ARRESTS

- 02/11/09 11360 (A) HS Sales of Marijuana: Officers approached D's vehicle; with a strong odor of marijuana; D's opened compartment vehicle and had two baggies of Marijuana. Arrests occurred in Liquor Bank parking lot (12:25 PM)
- 12/09/08 11359 HS Possession of Marijuana for sale/653W(A)PC Fail to Disclose Origin of Recording (Multi-2) arrests D 1 for possession of Marijuana for sales in Liquor Bank parking lot; D2 for arrested for possession of numerous amounts of counterfeit DVD's. (2:40 PM)
- 10/28/08 12020(A)PC Possession of Firearm; Defendant was arrested for felon in possession of a firearm in Liquor Bank parking lot. (10:10 PM)
- 01/12/07 11360 (A) HS Sales of Marijuana/11357(B) HS Possession of Marijuana: (Multi-4) Officers observed D1 & D2 approach customers from the property. D's were standing in the Liquor Bank parking lot. Officers observed D's get a brown bag out from underneath the trash dumpster. D's removed clear baggies from the brown bag. Officers observed D's conduct a hand to hand transaction. D1 & D2 were arrested for 11360, sales of marijuana. D3 and D4 cited for poss less than 1oz. (11:00 PM)
- 12/29/06 11360 (A) HS Sales of Marijuana: (Multi-2) Officers had observation point of property. Officers observed D1 sitting in a veh. in the Liquor Bank parking lot. D2 was standing next to the veh. Officers observed 2 hand to hand transactions. D would get a backpack and hand it over to the customer and the narco would be in it. Once the narco was taken the backpack was given back to D1. D1 and D2 were arrested for 11360-sales of marijuana. (9:00 PM)
- 12/14/06 A211PC Robbery: Suspect approached victim and tried to take U.S. currency from victim's hand. Victim refused, suspect attacked victim with fist and wood cane. Suspect walked away when victim was on ground. (3:30 PM)

- 10/21/06 Preliminary Investigation of Burglary; suspect smashed front window with an unknown object. Suspect reached into business (Liquor Bank), removed items and fled with victim's property. (2:30 AM-4:30 AM)
- 10/04/06 Preliminary Investigation of Vandalism; unknown suspects shattered the front window of the victim's business (Liquor Bank) with an unknown object. (8:00 PM)
- 09/6/06 3056PC Parole Hold Warrant; Possession less than 1oz-Officers in the alley were approaching Stocker St. when they observed D throw down a cig. Officers approached and detained D for marijuana. D was cited for less than 1oz. 11357(B) HS. (3:30 PM)
- 06/13/06 Preliminary Investigation of Theft from Motor Vehicle; Unknown suspect entered victim's unlocked vehicle and removed property. (9:30 AM)
- 05/29/06 Arrest/RFC for 42.00 B(LAMC) ; illegal sales/vending on public sidewalk at 3600 Stocker Street. (9:30 AM)
- 05/31/06 Vehicle Report.
- 12/16/05 Preliminary Investigation of Robbery; Suspect approached victim's car on foot wearing a towel around his face, concealing mouth and nose. Suspect produced a knife, demanded victim's property. Suspect then stabbed victim's leg and took his property and fled. Incident occurred in Liquor Bank parking lot. (11:45 PM)
- 11/11/05 Preliminary Investigation of Theft; suspect 1 and 2 entered store, suspects removed liquor bottles from cabinet. Suspects fled location with property in an unknown direction. (1:30 PM)
- 08/12/05 Preliminary Investigation of robbery; Victim, was walking into store when suspect 1 approached victim and asked for money. Victim purchased liquor for suspect 1. While victim was drinking with both suspects in the parking lot suspect 1 robbed victim. (10:30 PM)

Calls for Service:

Patrol Calls for Service January 1, 2007 - March 30, 2009: 79.

The following was received to the file prior to the hearing on July 30, 2009.

- A letter from the Cherrywood/Leimert Block Club dated July 18, 2009 with a petition for revocation signed by 23 residents in the area.
- A letter from a resident of 4134 McClung Drive indicating that the owners of the Liquor Bank were informed by residents of the nuisance and illegal activities occurring on the property for years, but have taken no actions to mitigate them.

PUBLIC HEARING:

A public hearing was held on July 30, 2009 in the Downtown City Hall and was attended by the applicant's representatives (King Woods and Steve Wesson), the representative of the

property owner (Feren Novin), the representatives of the City Attorney's office (Rebecca Gardner), the Los Angeles Police Department, Citywide Vice Support Unit (Bonnie Enriquez), the Southwest Patrol Division (Sunny Sasajima, a senior lead officer), the Southwest Vice Unit (Leticia Lopez), the Empowerment Congress West Area (Damien Goodman), the Cherrywood-Leimert Block Club (Anna Burns), Council District 8 (Ta-Lecia Arbor), residents in the area, patrons and employees of the Liquor Bank including the prior and current store manager of the Liquor Bank.

The property owner's representatives stated the following:

The business owner couldn't attend the hearing because he is currently out of town. The current operating hours are from 8:00 a.m. to 10:30 p.m. during the weekdays and from 8:00 a.m. to 11:00 p.m. on the weekends. Since February of 2008 when the business was under the ownership of Wang Sik Kim, who is the current owner, the following improvements have been made on the subject site:

- A security guard is present on the site from 5:30 p.m. to 10:30 p.m., Sunday through Thursday and from 5:30 p.m. to 11:30 p.m. on Friday and Saturday. The security guard patrols inside and outside the premises.
- Graffiti is removed within 24 hours
- The merchants who sell counterfeit DVDs and CDs on the sidewalk and parking lot under the control of the business owner are not permitted on the subject property.
- All of the signs in front of the store were removed for a clear view of the interior activities.
- After closing, the parking area is secured by chains across exits.
- A total of 35 surveillance cameras have been installed throughout the subject location.
- A pay phone was removed on the site.
- Signs were posted for no loitering, no public drinking
- Security lighting was installed in the parking lot.
- The parking lot was restriped.

The subject liquor store has been in operation for over 30 years on the subject property. In June, 2009, the Liquor Bank passed an LAPD decoy operation, which tested the store for selling alcoholic beverages to minors and the business owner received commendation from the LAPD for leadership and support. More than 600 letters of support were received over one weekend and additional 200 support letters will be submitted. [The representatives submitted a binder containing a history of the liquor store, photographs, security information, and petition for support containing approximately 700 signatures.]

The property owner's representative stated that the property owner had operated the Liquor Bank for 20 years until the business was sold to the current owner in February, 2008. The property owner cannot be responsible for nuisance activities that have occurred when he was not a business owner/operator. No sales of marijuana and loitering were permitted on the site. The property owner was not aware of the problems after the ownership changed in 2008. The store was open from 8 a.m. to 11 p.m. daily and previously, there was no security guard on the site. The store provides retail services to the community and convenience to the residents in the area.

The representative of the City Attorney's Office testified that the Southwest Division of the LAPD has informed the current owners of nuisance activities associated with operation of the Liquor Bank.

The representatives of the Los Angeles Police Department (LAPD) testified the following:

- The Citywide Vice Support Unit, submitted an arrest summary for the Liquor Bank and recommended 19 operating conditions. The 19 recommended conditions have been provided to the applicant's representatives at the hearing.
- The Southwest Patrol Division, a senior lead officer, stated that there are loitering problems in the parking lot, especially in the east side of the building, sidewalk and at a bus stop near the subject location. There are illegal vendors who sell counterfeit merchandise on the sidewalk and in a parking lot of the subject location.
- In April, 2009, the LAPD suggested the property owner/business operator to secure and close off the west side of the parking lots [parking adjacent to the alley] after 5 p.m. because a congregation of the parking lot appears to occur starting around 5 p.m. [A copy of the letter will be sent to the Zoning Administrator.].
- A security guard should not be standing in front of the store, but should patrol to monitor in and around the premises.
- The current manager was informed of the nuisance activities and discussed corrective measures with the LAPD.
- In May, 2008, alcoholic beverages were sold to a minor decoy that was 19 years old during the LAPD under-cover operation.
- In October, 2008, a gun was recovered under the counter in the subject store.
- An employee of the store was found to be on parole.
- A security guard on the site had no guard license.
- The security guard hangs out with loiterers in the parking lot.
- More than one security guard may be needed to avoid intimidation.

The representative of the Neighborhood Council testified that the neighborhood council met with the owners for years, but there hasn't been any improvement to the nuisance activities associated with the Liquor Bank such as the sale of marijuana, illegal vendors who sell counterfeit merchandises and loitering resulting in detrimental impacts to the adjacent residential neighborhood. The Neighborhood Council supports a revocation of the use. There are 8 liquor stores in a close proximity to the subject site. The B and B Market, which is near the site, is open from 9 a.m. to 8:30 p.m. The Neighborhood Council recommends the following:

- The liquor store is open from 9 a.m. to 8:30 p.m.
- The sale of beer and wine only in a quantity of 12 packs. Single can sale should not be allowed. Miniature bottles of alcoholic beverages should not be allowed.
- A security guard should have a guard license and should wear a guard uniform with patch.
- The adjoining sidewalk should be kept clean.
- No loitering should be allowed in and around the site.
-

[A letter containing 29 recommended conditions was submitted at the hearing.]

The representative of the Cherrywood-Leimert Block Club stated that the representative visited the site on July 15, 6:30 p.m. and July 28, 7 p.m. The following was observed:

- The trash and loiterers in the parking lot areas.
- A security guard with loiterers in the parking lot eating and drinking concealed in a paper bag.
- There is an over-concentration of alcoholic beverage outlets in the area. There are 6 liquor stores within a mile radius from the site.
- The parking lot should be fenced/gated.
- The ownership of the business needs clarification. The ABC license was issued under the name of WB, Inc.

Two patrons/residents in the area testified in support of the Liquor Bank. Not all of the nuisance activities in the area are associated with the Liquor Bank. There is a bar near the adjoining alley resulting in adverse impacts in the surrounding neighborhood. The property/business owner on the site did everything they were asked to do to mitigate nuisance activities. The store provides non-alcoholic beverage products such as gift items. More police visibility and presence is needed around the liquor store to mitigate nuisance activities in the area. A security guard who does not know loiterers should be hired, such that the guard's acquaintance of the loiterers does not interfere with the guard's responsibility as a security officer.

Two employees of the Liquor Bank testified that loitering on the site is prohibited. The store does not sell ice or single cups. In addition to a security guard, employees at the store monitor the shop. The Liquor Bank is the safest liquor store.

The representative of Council District 8 testified that the sale of alcoholic beverages should be permitted to a maximum of 10% of the gross sales volumes. The area needs more convenient stores such as a bank and restaurants, etc.

The residents complained about illegal vendors, loiterers, an over-concentration of alcoholic beverages in the area, cruising on Crenshaw Boulevard and other nuisance problems summarized above.

In response to the testimony, the business owner's representatives stated that the business operator will comply with the conditions required by the LAPD. The current business owner/operator should not be blamed for any detrimental impacts that are not associated with the subject site. Monitoring and patrolling undesirable social behavior in and around the adjoining alley, sidewalk, bus stops and public right-of-way often results in confrontation. The volunteered conditions will be submitted to the Zoning Administrator.

After testimony was taken, the Zoning Administrator took the case under advisement for 30 days in order to allow the business operator to submit volunteered conditions. In addition, the file will be kept open for one more week for any interested parties to review the additional information submitted during the initial 30-day advisement period.

After the hearing on July 30, 2009, the following was received to the file.

- A letter was received from a resident at 3775 Olmsted Avenue to support revocation. The letter includes information about the ownership of the Liquor Bank and site observation showing that nuisance activities occurred on and around the site on August 2 and 5, 2009.
- On December 21, 2009, the business owner's representative informed, via telephone communication, the Zoning Administrator that the business owner agrees to comply with the operating conditions recommended by the LAPD. No other

conditions the property owner's representative indicated at the hearing that the property/business owner would volunteer were submitted to the file.

DISCUSSION

The crime reports from the LAPD, the Planning Department staff investigation reports, the site investigation conducted by the Zoning Investigator on June 30, 2009 and by the Zoning Administrator on December 4, 2009, letters from residents in the area as well as oral testimony at the public hearing, all generally summarized above, lead the Director of Planning/Zoning Administrator to conclude that the property has long been a source of nuisance and criminal activity involving a high number of incidents and police responses as a result of violations of several municipal and State laws. The facts of the case support a clear and convincing nexus between nuisance behavior on the subject property and the lack of control exercised by the landlord and business operator over the property during the course of several years.

The building permit records show that the liquor store has been in operation on the site since 1983. The residents and the representative of the council office testified that there have been nuisance problems associated with the operation of the Liquor Bank for over 25 years and despite the fact that residents have been complaining about nuisance activities occurring on the subject property to the property/business owners for years; but resolution of the problems was not aggressively pursued by the property owners or business operators. The representatives of the property and business owners testified at the hearing, which was conducted on July 30, 2009 that the current business owner (WB & M Inc, Kim Wang Sik, president of the company) purchased the subject liquor store in February, 2008. The history of the ABC license indicates that the alcoholic beverage license was issued to the current business owner/operator on February 15, 2008 with an expiration date of January 31, 2010. The current ABC license was suspended for 15 days for violations of the ABC regulations [Sections 24200(a & b) and 25658(a).

It is an objective of the administrative nuisance abatement provisions not to seek closure of an offending land use but rather its rehabilitation. Should corrective conditions prove ineffective, the Municipal Code authorizes the discontinuance of that use.

In order to establish and maintain order and to prevent criminal activities as well as to mitigate public nuisance activities on or nearby the subject site, the Zoning Administrator has established operating Conditions that will mitigate the nuisance activities if the conditions are observed by the business owner/operators and property owner.

In the following section, the rationale for each Condition is set forth.

- 1. The property and business owners shall file a Plan Approval application between 8 months and 12 months from the effective date of this action to allow for a review of the effectiveness in implementing the Conditions established herein and to determine whether the public nuisance problems identified in the Findings' section of this determination have been eliminated. A public hearing shall be conducted. Notice of the public hearing shall be mailed to all property owners and occupants located within 500 feet of the property. The owners shall submit evidence of compliance of each condition with the Plan Approval application. The Zoning Administrator conducting the hearing may add, modify or delete Conditions as determined appropriate. The Zoning Administrator may also require the discontinuance of the uses or any**

portion of the property or individual lease space if the applicable findings can be made.

The purpose of the review is to determine in an open, public setting whether or not the Conditions have been followed and whether the nuisance problems have been fully mitigated. The review will depend upon factual information such as arrest reports, detentions, investigations, photographs, videos, the issuance or suspension of licenses or permits, the timeliness of actions taken by the property owner and business operator, and other indices upon which an informed and reasonable judgment can be made. The notice of the review hearing will be mailed by the property owner to the same persons who were notified by the City of the original hearing. Review at a later period may result in a revocation of the use on the subject property, if there is failure to comply and if the nuisance activities on the site continue to impact the surrounding properties.

2. **The use of the property shall be conducted at all times with due regard for the character of the surrounding neighborhood. The right is reserved to the Zoning Administrator to impose additional corrective Conditions if such Conditions are proven necessary for the protection of the residents and business owners/operators as well as the property owners of the surrounding properties.**

This condition is imposed to bring to the attention of the property owner that additional corrective conditions may be imposed if necessary. The condition also serves to remind the property owner and the business owner/operator that the liquor store should be run in a manner that considers the impact of the bar on the surrounding uses.

3. **The operating hours of the market shall be limited to 8 a.m. to 10 p.m. daily. The business hours shall be posted at the entrance/exit door of the market.**

At the July 30, 2009 hearing, the representative of the business owner/operator stated that the current operating hours are from 8 a.m. to 10:30 Sunday through Thursday and from 8 a.m. to 11 p.m. on Friday and Saturday. The residents testified at the public hearing that the sale of alcoholic beverages such late hours has resulted in nuisance and criminal activities on and around the subject property. The pedestrians are harassed by beggars, panhandlers and intoxicated persons on the streets with aggressive and offensive language; therefore, they are afraid to walk on the streets near the subject location.

This condition is intended to mitigate nuisance activities that occur during late at night. Posting the hours of operation at the store will help monitor compliance with the required business hours.

4. **Within 30 days from the effective date of this determination, electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products shall be installed on the premise at each point-of-sale location. The device(s) shall be maintained in operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverage or tobacco product.**

The business operator sold alcoholic beverages to a minor in the past in violation of the ABC regulation. This condition is intended to minimize or preclude entirely inadvertent sales of alcoholic beverages to minors.

5. **The business operator shall identify a contact person and provide a 24-hour "hot line" telephone number for any inquiries or complaints from the community regarding the subject facility. Within a one week from the effective date of this determination, the phone number shall be posted on the site so that is readily visible to any interested party. The hot line shall be:**

- **posted at the cashier and entry/exit of the store and parking lots,**
- **responded to within 24-hours of any complaints/inquiries received on this hot line, and**
- **documented in a log and available for review by the Los Angeles Police Department and the Zoning Administrator upon request on when the calls were received, returned and the action taken at a minimum.**

Evidence that shows compliance with this condition shall be submitted with a Plan Approval application required in Condition No. 1 above.

This condition is to document any public complaints about criminal activities, public nuisance and/or any anti-social behavior that may be associated with the operation of the store.

6. **The conditions of this determination, a copy of a business license, insurance information and an applicable Police permits shall be retained on the premises at all times and be immediately produced upon request of any Los Angeles Police officer, Department of Alcoholic Beverage Control investigator or other responsible agencies. The manager and all employees shall be knowledgeable of these Conditions. The conditions of this action shall be provided to and reviewed by employees and security personnel. The employees/security personnel shall be informed that any violations of the required conditions will result in disciplinary action including termination of employment. Within 30 days from the effective date of this determination, evidence of compliance with this condition shall be submitted to the satisfaction of the Director of Planning.**

These documents should be available at the fingertips of any responsible business operator. Failure to provide them easily and quickly to law enforcement may indicate that the documents and/or the privileges have lapsed or the conditions are not in compliance. Failure to procure the Conditions of this determination would put into question whether the business operator is cognizant of them and has any ability to therefore comply with them. Such delays are at odds with the ability of law enforcement to conduct a proper and timely inspection of the premises.

7. **Coin operated game machines, gambling machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.**

This condition intends to prohibit any nuisance activities that may exacerbate the existing criminal activities and/or anti-social behavior such as loitering and public drinking as well as narcotics transactions in and around the store.

8. **There shall be general merchandise items such as milk, juice, and other non-alcoholic beverages are available for purchase at the store.**

This condition will require the store to make non-alcoholic beverages available to the local residents. This condition will ensure that the items, which the residents in the area need daily such as milk, water and other staples, are available for purchase at the store resulting in public convenience to the local residents.

9. **Should there be a change in the ownership of the property/the store and/or the business operator, the property owner and the business owner/operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Prior to the closing of the escrow for a potential change in the ownership of the property/business owner or operator, evidence showing that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator, shall be submitted to the satisfaction of the Director of Planning.**

This store has had a long history of nuisance and criminal activities such as drinking alcoholic beverages in public, illegal vending, and loitering as well as narcotics transactions. The store has been under the current ownership since February, 2008; however, the change of ownership of the store cannot be an excuse for continuance of nuisance activities associated with the store. It shall be the property and the business owner's responsibility to maintain the property and to conduct the business in a manner that will not adversely impact residents, customers, visitor and business operators as well as properties in the surrounding area. This condition is intended to inform the prospective future property/business owner and the business operators of their responsibilities in implementing the imposed conditions.

10. **The property owner, the business owner/operator shall keep the premises and any area adjacent to the premises over which he/she has control free of litter/debris, newspaper racks, benches, boxes or objects that encourage loitering. The exterior portion of the site, including the parking facilities and adjacent sidewalks along the Crenshaw Boulevard and Stocker Street shall be swept daily.**

Trash storage or other storage shall be closed and locked at all times except when it is used by the business operator. Trash bins shall not be located adjacent to a residential use and shall be buffered so as not to result in noise, order or debris impacts on any adjacent neighbors.

As agreed upon with the Empowerment Congress West Area Neighborhood Development Council, the business operator shall empty the trash receptacles of the adjacent bus stops as well as all trash receptacles on the property on a daily basis.

This condition requires the property owner, the business owner/operator be responsible to keep the premises clean and free of litter and to discourage loitering in and around the market including adjacent sidewalks and the adjacent alley.

11. **Any graffiti painted or marked upon the premise or adjacent area under the control of the owner/operator shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.**

This condition is intended to keep the subject site free of graffiti and to mitigate the aesthetic impacts that may result in blighting effects to the surrounding properties. The removal of graffiti not only assures a property that visually contributes to the welfare of the surrounding area, but also discourages vandalism and criminal activities on the project site.

12. **Within 45 days from the effective date of this determination, all personnel acting in the capacity of a manager of the premise and all employees including security personnel shall complete the STAR (Standardized Training for Alcohol Retailers) session sponsored by the Los Angeles Police Department. All employees shall attend follow-up STAR classes every 24 months. The STAR training shall be conducted for all new hires within 2 months of their employment.**

Within 60 days from the utilization of this grant, a list of employees, their hire date and written confirmation of their STAR training shall be submitted to the Zoning Administrator, and shall be retained on the premise at all times and be immediately produced upon request of any Los Angeles Police officer or Department of Alcoholic Beverage Control investigator.

STAR training is provided to thousands of employees throughout the City of Los Angeles annually in order to educate alcohol retailers about alcoholic beverage laws, thereby preventing them from unknowingly violating State law, which could jeopardize the use of the alcoholic beverage license. This condition is to provide employee training in handling the sale of alcoholic beverages at the subject store.

13. **A minimum of one security guard shall patrol the parking lot areas during the operating hours at all times. Two security guards [including one guard who shall patrol the parking lot area as required above] shall patrol/monitor the subject premises after 5 p.m. daily until 30 minutes after closing. The security guards shall, at a minimum, have the following qualifications and responsibilities:**

- a. **A State licensed security guard shall not have a criminal background.**
- b. **The guard shall not be the owner or have any association with the operation of the establishment.**
- c. **The guard shall be fluent in English and Spanish and will have clear instructions to enforce applicable conditions and uphold the law.**
- d. **Along with normal security guard duties, the guards shall patrol the parking lots and the adjacent sidewalk area to deter individuals from loitering, and drinking on the premises.**
- e. **The security guards shall monitor the parking lot such that patrons leave the parking lot as soon as their purchased items are loaded in their cars.**

- f. The guards shall not conduct any other activities while employed at the store other than those of a security guard which include checking identification and escorting undesirable patrons off the premises. The security guards shall maintain order and prevent activity that would interfere with the quiet enjoyment of the surrounding properties. The guards shall be responsible for preventing loitering and any criminal activity on and around the store including public drinking, littering, trespassing, transactions involving controlled substances, illegal vendors and other illegal and public nuisance activities. If unlawful activity inside and outside the store including in the parking lots and adjoining areas related to loitering, drinking alcoholic beverages, illegal vendors or illegal drugs is observed or reasonably assumed, then the guard(s) shall request such persons to leave the area. The guard(s) shall request the assistance of the Los Angeles Police Department if, based upon the guard's training, the situation so warrants.
- g. The store owner/operator and security guards shall maintain a daily log of patrol activities in the store, which shall include the following:
- Name of the security guard on duty
 - Date and time for check-in and check-out for security duties
 - Date, time and descriptions of any incidents that may occur in and around the bar during the security patrol
 - Resolution of the incidents

Within 30 days of the effective date of this action, the business operator shall provide a copy of the executed security contracts to the satisfaction of the Director of Planning. The contracts shall include the minimum security service requirements as required by the conditions of this determination. The security contract shall include the names of the security guards, their working hours and copies of their State guard licenses as well as a clearance of their criminal background from the LAPD.

Conditions are no more effective than their enforcement. This condition will ensure effective implementation and monitoring of the required security condition. This condition is intended to mitigate illegal activities and to ensure orderly operation of the business.

14. A video surveillance system shall be provided inside and on the exterior of the market to the satisfaction of the Los Angeles Police Department. Management/employees/security personnel shall routinely monitor the cameras and keep the video tapes/DVDs for at least 30 days. Management shall immediately notify the LAPD when criminal activity is observed and shall keep and make available to the LAPD upon request any and all tapes, which indicate possible criminal activity.

Signs indicating the use of a 24-hour video surveillance system shall be posted at the store entrance, in the parking lots and on the outside of the wall facing the adjoining alley and the street adjacent the premise. The signs shall state the following:

WARNING

**THIS STORE (LIQUOR BANK) IS UNDER 24-HOUR SURVEILLANCE
BY THE STORE MANAGEMENT AND THE LOS ANGELES POLICE
DEPARTMENT WITH A VIDEO SURVEILLANCE MONITORING SYSTEM.**

The sign(s) shall be at least 2 square feet with 2-inch block lettering. The sign(s) shall be in English and Spanish.

Within 30 days from the effective date of this determination, the business owner/operator or property owner shall submit evidence that shows compliance with this condition including but not be limited to photographs of such a posting and a letter from the LAPD, which states that the required surveillance cameras and signs have been installed/posted to the satisfaction of the LAPD.

Use of video surveillance will show activities occurring inside the subject location as well as activities outside on the adjacent sidewalk area and in the parking lot, and will assist the efforts of the property owners, the business owners/operators, security guards and the LAPD in identifying those persons who are involved in criminal activity and loitering. The recorded video can also be used as supporting evidence in prosecuting suspects who have been detained at the scene or apprehended at a later date.

There is no assurance that the presence of security guards will necessarily preclude all criminal activity. If the guards do not perform his or her required duties, it may be demonstrated on the videotapes. The tapes would then serve as evidence that compliance was not achieved, bolstering a case for ordering discontinuance of the use.

The posting of signs of 24-hour surveillance cameras throughout the premises is intended to discourage criminal activities on and around the subject location.

15. **There shall be no loitering at the property, including in the parking lots, and no alcoholic beverages shall be consumed on the property or any property adjacent to the premises under the control of the owner/operator. Patrons shall not be allowed to remain in the parking lots for more than 10 minutes. A sign stating "10-minute Parking Only" shall be posted at the entrance of and in the parking lot areas.**

Signs shall be prominently posted in English, and the predominant language of the facility's clientele, if different, stating the following:

"The California State law prohibits sale of alcoholic beverages to persons who are under 21 years of age."

"No Loitering, No Public Drinking, No Trespassing and No Drugs"

"It is a violation of 41.27(d)LAMC to possess any bottle, can, or other receptacle containing any alcoholic beverages, which had been open, or the seal is broken or the contents of which have been partially removed, on or adjacent to these premises."

The outside store, the parking areas, the areas adjacent to the subject site and under the applicant's control, shall be routinely patrolled by employees of the store or security personnel to ensure that there is no loitering, no drinking of alcoholic beverages in public, no illegal vending, and/or no patrons who harass pedestrians. Any problems associated with the store operation shall immediately be reported to the store manager/owner/operator who shall correct/remedy the problems.

The public testimony indicates there are loitering and criminal activities such as drinking alcoholic beverages in public and narcotics activities in and around the subject location. This condition requires that the property owner and the business owner/operator be responsible for loitering and congregation of a large number of patrons in and around the subject site including the parking lot and sidewalks adjacent to the subject premises.

16. **Exterior lighting on the building and in all open spaces between buildings shall be maintained and provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible to the satisfaction of the LAPD. Lighting in the parking area of the premises shall be directed in such a manner so as not to unreasonably illuminate the window area of nearby residences.**

Within 30 days from the effective date of this determination, evidence of compliance with this condition shall be submitted to the satisfaction of the Zoning Administrator such as a letter from the LAPD stating that exterior lighting on the site has been installed to the satisfaction of the LAPD.

Adequate lighting of the property not only provides visibility for patrons and employees, but also visibility of criminal activities for the security guards and the law enforcement agencies.

17. **Access to the parking lot shall be made through a one way entry/exit from Crenshaw Boulevard to Stocker Street and the driveway access to the parking lot from the adjacent alley shall be closed off with a gate to the satisfaction of the LAPD. Access to the parking lots shall be secured with gates during non-operating hours. Within 30 days from the effective date of this determination, evidence of compliance with this condition shall be submitted to the satisfaction of the LAPD such as a letter from the LAPD stating that compliance with this condition has been attained.**

This condition is required by the LAPD in order to mitigate loitering and criminal activities in the parking lot areas.

18. **Signs in English and Spanish, stating "DO NOT DRINK OR OPEN ANY DRINKS IN THE PARKING LOT, SIDEWALKS OR ANY OTHER PUBLIC AREAS" shall be posted at the cashier, at the exits and entrances of the premises, and in the parking lots.**

This condition is intended to mitigate drinking alcoholic beverages in public resulting in nuisance activities on and around the subject location.

19. **No narcotic paraphernalia or related items shall be sold or distributed at the location.**

The police reports indicate that there are narcotic activities in the area. This condition is to avoid any convenience of providing any tools/materials/accessories/information that might be associated with such activities.

20. **No illegal vending shall be allowed on the property.**

The LAPD reports and testimonies from residents in the area indicate that illegal vending activities occur on and around the subject location. The business owner/operator may not be able to deter such activities off the subject premises; however, this condition is to prohibit such activities on the subject site including in the parking lot.

21. **The cement border on the east side of the property shall be modified such that it does not provide seating for loiterers to the satisfaction of the LAPD. Within 30 days from the effective date of this determination, evidence of compliance with this condition shall be submitted to the satisfaction of the Zoning Administrator such as a letter from the LAPD stating that compliance has been attained. [LAPD]**

This condition is required by the LAPD in order to mitigate loitering.

22. **The property owner shall reimburse the City of Los Angeles \$3,194 and applicable surcharges, as set forth in Los Angeles Municipal Code Section 19.01-P, within 30 days of the effective date of this determination.**

The City Planning staff has spent considerable time preparing the case file, notifying the public of the hearing, coordinating with other departments to obtain relevant information, conducting field investigations, conducting the hearing, drafting the instant determination, and mailing it out. The fee established in the Code represents only partial cost recovery. Time and costs expended by the Police Department are not included in the fee so that department is not reimbursed. This condition allows a partial recovery of the cost involved with this instant determination.

23. **All windows shall be maintained free of signs and other material that inhibit views into the facility by law enforcement agencies.**

This condition is intended to provide a clear visibility of activities inside the store for law enforcement agencies.

24. **The owner/operator shall join and actively participate in the efforts of any local business neighborhood watch, and shall meet with the Southwest Patrol Division and Vice Unit representatives of the Los Angeles Police Department quarterly basis to received appropriate training and information, regarding alcoholic beverage control laws and procedures. The quarterly meetings shall be initiated by Liquor Bank management. The first meeting with the LAPD shall be made within 30 days from the effective date of this action. The measures recommended by the LAPD to mitigate any nuisance activities associated with the store shall be complied with. [LAPD]**

Within 45 days from the effective date of this determination, evidence of compliance with this condition such as meeting venues and summary of the meeting etc, shall be submitted to the satisfaction of the Zoning Administrator.

The business owners/operators purchased the store in February, 2008. This condition will help the current owners/operators to be informed of the concerns for the LAPD and the community that are associated with the subject store as well as in the area.

25. **The property owner and the business owner/operator shall cooperate with the LAPD in their investigation and shall not impede, interfere, hinder, or otherwise obstruct any investigation undertaken by any law enforcement agency, which relates to the property. [LAPD]**

This condition is required by the LAPD in order to ensure that any law enforcement efforts on the subject property are not hindered by the property owner or the business owner/operator.

26. **The property owner and the business owner/operator immediately sign a Trespass Authorization form authorizing the LAPD to arrest unauthorized individuals found on the subject property. [LAPD]**

This condition is required by the LAPD in order to ensure that any law enforcement efforts on the property are conducted in a timely manner.

27. **The property owner and the business owner/operator shall immediately order anyone loitering, engaging in narcotics, gang related activities or open air sales to leave the property, and shall not allow such person(s) to return to the property. [LAPD]**

This condition is intended to mitigate nuisance and criminal activities summarized in the hearing section of this determination.

28. **Within 30 days of the effective date of this action, the property and business owners shall record a covenant acknowledging and agreeing to comply with all the terms and conditions established herein in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.**

The purpose of the covenant is to ensure that the property owner/the business owner and operator and any subsequent owner/operator will comply with the conditions imposed on the property. This covenant is a recorded public document. The covenant functions as a public notice that the property and business owners as well as the business operators agree to comply with the imposed conditions.

FINDINGS

In order to preclude problems identified at the property from continuing, the Zoning Administrator on behalf of the Director of Planning has determined that the use is a public nuisance as established in Section 12.27.1 of the Los Angeles Municipal Code. The Zoning Administrator hereby finds that the bar known as Liquor Bank located at 3600 West Stocker Street:

1. **Adversely impacts nearby residential or commercial uses.**

The police reports, public testimony at the hearing, which was conducted on July 30, 2009, the Planning Department staff investigation as well as the Zoning Administrator's site visit as summarized in this action support the alleged nuisance activities such as loitering, littering, inebriation, vandalism, public urination, public drunkenness, drinking in public, trash and debris in and around the subject location, illegal vending and pedestrians being harassed by intoxicated persons. These nuisance and criminal activities have had a negative effect and have affected the safety and welfare of other adjacent businesses and residents living adjacent to and in close vicinity of the site. The residents and a representative of Council District 8 testified at the hearing that nuisance activities on and around the subject location has resulted in detrimental impacts to the surrounding properties for 20 to 25 years and the property owners and the business owners/operators have not taken any action to mitigate nuisance and criminal activities on and around the subject site.

Without the implementation of corrective measures, there is no indication that the property/business owners will participate in a reduction of the nuisance and criminal activities. To ensure that the imposed conditions are complied with, a plan approval is required between 8 months and 12 months after this determination becomes effective. The plan approval review requires a public hearing at which members of the public as well as the police and council office will be given a forum to provide information regarding the effectiveness of the conditions and the property owner's/the business owner's/operator's compliance with those conditions.

2. **Jeopardizes or endangers the public health or safety of persons residing or working on the premises or in the surrounding area.**

Testimony taken at the July 30, 2009 hearing indicated that the residents are afraid of walking near the subject location due to nuisance activities on and around the subject location. Pedestrians are harassed by intoxicated persons and are afraid for their personal safety when they walk near and drive around the subject site because of loitering and other nuisance activities summarized in this determination. The Los Angeles Police Department (LAPD) has submitted documentation indicating multiple incidents of drinking in public in the parking lot of Liquor Bank and on the adjacent streets. Evidence supports that ongoing nuisance activities around the subject site continue to occur in and around the store and the business owners/operators were unable to conduct the business in an orderly manner resulting in an attraction of nuisance behaviors that endanger the public health or safety of residents/employees/customers on the premises and in the surrounding area.

3. **Constitutes a public nuisance.**

The LAPD reports that there have been 79 calls for police service between January 1, 2007 and March 30, 2009 that are directly related to the subject store. The public testimony indicates that loitering and public drinking and other nuisance activities on the premises and around the subject site have occurred for over 25 years. Even though residents in the area have informed the property owners and the business owners/operators of nuisance activities occurring on the subject property, such problems have not been mitigated. The Los Angeles Police Department has repeatedly responded to, made investigations of and arrests for activities such as drinking in public, stolen vehicles, illegal vending, robbery, vandalism, parole violation, sales of substance controlled drugs, burglary and possession of marijuana for sale on and around the subject location. These activities are jeopardizing and/or endangering the public health and safety of persons residing or working on the premises or in the surrounding area, thereby constituting a public nuisance, and contributing to the deterioration of the adjacent community. The activities occurring in and around the premises have generated numerous police responses thereby straining the resources of the Police Department.

Without the imposition of the corrective conditions, the Zoning Administrator hereby finds that Liquor Bank at 3600 West Stocker Street would continue to repeat instances of nuisance activities. It is through these conditions that the use is made compatible with the neighborhood and their continued existence and compliance assures neighbors that the nuisance problems are under control.

4. **Has resulted in repeated nuisance activities including but not limited to disturbances of the peace, illegal drug activity, harassment of passersby, prostitution, theft, assaults, batteries, loitering, police detentions and arrests.**

The liquor store at this location has been in operation since the early 1980s and the residents and the representative of Council District 8 indicates that the nuisance activities summarized in this action have been occurring for 20 to 25 years.

The imposition of the conditions is a minimum requirement of what the property owner and the business owners/operators can do to improve such nuisance/criminal activities. If there are other measures available to alleviate nuisance activities, the property owner and the business owners/operators should adopt such measures in order to improve the situation on the site.

The property owner and the business operator's compliance with and the effectiveness of the required conditions will be evaluated at the next Plan Approval, which is required to be filed between 8 months and 12 months from the effective date of this determination.

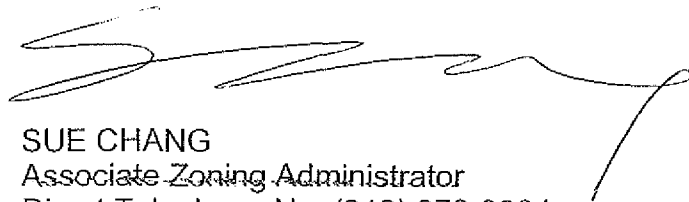
5. **Violates provisions of Chapter 1 of the Municipal Code, or any other city, state, or federal regulations, ordinance or statute.**

The LAPD records indicate that there have been numerous arrests for drinking alcoholic beverages in the parking lot on the subject property and in the areas that are adjacent to the subject site, which are within 50 feet from the subject liquor market in violation of the Alcoholic Beverage Control (ABC) regulations. The

business operator sold alcoholic beverages to a minor in violation of the ABC regulation.

It is further determined that the instant action by the Zoning Administrator on behalf of the Director of Planning is in compliance with Section 12.27.1 of the Municipal Code and has been conducted so as not to impair the constitutional right of any person. The business owners/operators have been afforded the opportunity to review the file both in advance of and after the hearing which was duly noticed, and testify and respond to the allegations concerning the impacts of the operation of Liquor Bank at 3600 West Stocker Street. The property owner and representatives of the property owner and the business owner/operator were in attendance at the public hearing held on July 30, 2009 and provided testimony. Further, the conditions imposed are not so onerous as to prevent the viable operation of the business. On December 21, 2009, the Zoning Administrator was informed, via telephone communication that the business owners/operator will comply with the conditions required by the LAPD, which have been incorporated as the conditions of this determination.

S. GAIL GOLDBERG
Director of Planning



SUE CHANG
Associate Zoning Administrator
Direct Telephone No. (213) 978-3304

SC:lmc

cc: Councilmember Bernard C. Parks
Eighth District
Adjoining Property Owners

Office:

LA Department of Building and Safety
LA 03 17 254034 01/12/10 01:50PM

Downtown

Van Nuys

PLAN & LAND USE \$89.00
ONE STOP CITY PL \$1.78
DEVELOPMT SURCHG \$5.34
OPERATING SURCHG \$6.23

Date 1-12-10

Total Due: \$102.35
Credit Card: \$102.35

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F NOVIN
AMEX:XXXXX6016 EXP: 00/00
Approval: 552967

NOTICE: The staff of t
regardless o

same full and impartial consideration to your application,
ou.

Signature:

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant <u>Ken Theung and Tom Theung (Property Owners)</u>			
Representative <u>Ferena Novin, Law Offices of Ferena Novin</u>			
Project Address <u>3600-3601 West Stocker Street</u>			
Telephone Number <u>424-245-0544</u>			
Case Number and Description	Task	SubTask	Ordinance Fee
<u>DIR-2009-1885-RV</u>			\$ <u>89 -</u>
			\$
			\$
			\$
			\$
		Sub Total Fees Paid	\$ <u>89 -</u>
OSS Surcharge - 2%			\$ <u>1 78</u>
Development Surcharge - 6%			\$ <u>5 34</u>
Operating Surcharge - 7%			\$ <u>6 23</u>
Expediting Fee			\$
Bad Check Fee			\$
Miscellaneous/Photocopy			\$
			\$
			\$
		TOTAL FEES PAID	\$ <u>102 35</u>

- () Cash
- () Check # 5297
- () Money Order # _____

Council District 8
Plan Area West Adams - Baldwin Hills - Leimert

LA Department of Building and Safety
LA 03 17 254034 01/12/10 01:50PM
PLAN & LAND USE \$89.00
ONE STOP CITY PL \$1.78
DEVELOPMT SURCHG \$5.34
OPERATING SURCHG \$6.23

Processed by [Signature]
Please & sign

Total Due: \$102.35
Credit Card: \$102.35
50846



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

STAFF INVESTIGATOR REPORT

July 21, 2009

Chief Zoning Administrator (A)
Department of City Planning
Office of Zoning Administration
200 North Spring Street, Room 763
Los Angeles, CA 90012

Ken Theung (O)
16309 Ranmore Dr.
Hacienda Heights, CA 91745

Ken Theung and Tom Theung
Liquor Bank
3600 Stocker Street
Los Angeles, CA 90008

CASE NO. DIR 2009-1885(RV)
POSSIBLE IMPOSITION OF
CONDITIONS TO ABATE NUISANCE
OR REVOCATION USE

3600-3610 West Stocker Street
West Adams-Baldwin Hills-Leimert
Planning Area

Zone : [Q]C1.5-1

D. M. : 114B185

C. D. : 08

CEQA : ENV 2009-1886-CE

Legal Description : Lot 7, 8 and Fr. Lot 9,
Block A, Tract 10900

Request

The purpose of the hearing is to obtain testimony of the property owner and/or business operator, plus affected and/or interested persons regarding the operation of The Liquor Bank, use location address: 3600-3610 West Stocker Street. Following the hearing, the Zoning Administrator may require the discontinuance of the use; or may impose corrective conditions regarding its use as a liquor store in order to mitigate any land use impacts caused by the use. The public is also invited to submit written comments prior to the hearing.

ISSUES: There are community allegations and Los Angeles Police Department police call and arrest report documentation of: drinking in public, sale of alcoholic beverages to a minor, attempted robbery, battery, narcotics sales/use, gang activity, counterfeit goods sales location and blighted property conditions. These activities are jeopardizing and/or endangering the public health and safety of persons residing or working on the premises or in the surrounding area, thereby constituting a public nuisance, and contributing to the deterioration of the adjacent community. The activities occurring in and around the premises have generated numerous police responses thereby straining the resources of the Police Department.

Property Description

The property is developed with a one-story, with a mezzanine, commercial building occupied by a liquor store, with associated parking adjacent to a westerly alley.

The Project

Staff conducted the site analysis on June 30, 2009, at approximately 9:45 a.m. The site was generally clean, well kept, and graffiti free. The Liquor Barn is located south of the Crenshaw Mall on the southwest corner of Crenshaw Boulevard and Stocker Street. The store is a very well stocked liquor store.

The site was referred to the Office of Zoning Administration as part of the Citywide Nuisance Abatement Program. There have been complaints ranging from drinking in public, sale of alcoholic beverages to a minor, attempted robbery, battery, narcotics sales/use, gang activity, counterfeit goods sales location and blighted property conditions. These activities are jeopardizing and/or endangering the public health and safety of persons residing or working on the premises or in the surrounding area, thereby constituting a public nuisance, and contributing to the deterioration of the adjacent community. The activities occurring in and around the premises have generated numerous police responses thereby straining the resources of the Police Department.

Relevant Provisions of the Municipal Code**Nuisance Abatement Authority - Section 12.27.1 of the Los Angeles Municipal Code**

On May 25, 1989, Ordinance No. 164,749 became effective, establishing procedures for the modification, discontinuance or removal of use, building or structure that constitutes a public nuisance or endangers the public health or safety or violates any provision of City, State, or Federal statutes or ordinance. That ordinance became Section 12.21-A, 15 of the Los Angeles Municipal Code.

On January 18, 2009, Ordinance No. 180,409, became effective, amending the language of the Los Angeles Municipal Code.

Prior to an action by the Zoning Administrator requiring that a use be discontinued, it must be found that prior governmental efforts to eliminate the problems associated with the use have failed and the owner or lessee has failed to demonstrate to the satisfaction of the Zoning Administrator a willingness and ability to eliminate the problems associated with the use.

Surrounding Land Uses

North

Properties to the north of Stocker Street are zoned C2-2D and is improved with the Crenshaw Mall.

South

Adjoining property to the south is zoned [Q]C1.5-1 and is developed with a two-story commercial building occupied by a vacant nightclub (Maverick's Flat) with an associate surface parking area to the north.

East

Properties to the east across Crenshaw Boulevard are zoned [Q]C1.5-1 and are improved with auto-related use, a Jack-in-the-Box fast food restaurant and a car wash.

West

Properties to the west across the 20-foot wide improved alley are within the County of Los Angeles and are developed with two-story residential duplexes with garages fronting along the adjoining alley.

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

Certificate of Occupancy - Issued on August 16, 1984, corresponding to Permit No. 1983LA71243; for a two-story, Type III B, 40' x 58', liquor store addition to an existing 57' x 63' building making a new size of 58' x 103'. Maximum occupancy - 46. Parking spaces 20 required and provided.

Certificate of Occupancy - Issued on August 2, 1983, corresponding to Permit No. 1976LA32985; for a two-story, Type III B, demolish a 58' x 35' irregular portion, of an existing 58' x 118' building change of occupancy of remaining 58' x 69' from G1, bank to G2 retail liquor store and deli.

Certificate of Occupancy - Issued on October 31, 1979, corresponding to Permit No. 1979LA90984; Use of Land Permit for a 40' x 54' parking lot. 8 parking spaces.

Previous Cases, Affidavits, Permits, and Orders On Surrounding Properties

Case No. ZA 2005-5796(CUB) - On August 3, 2006, the Zoning Administrator denied a conditional use at 4233-B South Crenshaw Boulevard to permit sale of beer and wine for off-site consumption.

Case No. ZA 96-0741(CUB) - On October 23, 1996, the Zoning Administrator approved a request to permit on-site consumption of beer and wine for a Jamaican restaurant, located at 4335 Crenshaw Boulevard.

Case No. ZA 96-0549(CUE) - On September 13, 1996, the Zoning Administrator terminated an alcohol exception for on-site consumption of beer and wine at 4335 Crenshaw Boulevard.

Case No. ZA 95-1007(CUB) - On March 7, 1996, the Zoning Administrator approved a request to permit the consumption and dispensing of alcoholic beverages in a restaurant, located at 3791 West Santa Rosalia Drive.

Case No. ZA 94-0717(CUB) - On December 14, 1994, the Zoning Administrator approved a request to permit the sale of alcoholic beverages in conjunction with the operation of a full service restaurant banquet hall, located at 3339 West 43rd Street.

Case No. ZA 95-1007(CUB) - On March 7, 1996, the Zoning Administrator approved a request to permit the consumption and dispensing of alcoholic beverages in a restaurant, located at 3791 West Santa Rosalia Drive.

Case No. ZA 94-0717(CUB) - On December 14, 1994, the Zoning Administrator approved a request to permit the sale of alcoholic beverages in conjunction with the operation of a full service restaurant banquet hall, located at 3339 West 43rd Street.

Case No. ZA 90-0500(CUB) - On September 7, 1990, the Zoning Administrator approved a request to permit the sale of beer and wine and hard liquor in a restaurant seating 218 patrons with hours of operation from 6 a.m. to 12 midnight, located at 3791 West Santa Rosalia Drive.

Case No. ZA 89-0491(CUB) - On August 24, 1989, the Zoning Administrator approved a request to permit the sale of alcohol beverages for on-site consumption, located at 3650 West Martin Luther King Jr. Boulevard.

Case No. ZA 89-0188(CUB) - On July 14, 1989, the Zoning Administrator approved a request to operate a restaurant with the sale of beer and wine for on-site consumption with the new restaurant, located at 3701 Santa Rosalia Drive.

Case No. ZA 85-1220(CUB) - On March 20, 1986, the Zoning Administrator approved a request to permit the sale and dispensing of alcoholic beverages off-site in conjunction with a proposed 24-hour mini-mart with 11 parking spaces, located at 4299 Crenshaw Boulevard.

Case No. ZA 85-1158(CUB) - On March 7, 1986, the Zoning Administrator disapproved a request to permit the sale and dispensing of alcoholic beverages on-site in conjunction with a proposed restaurant/cocktail lounge-dance hall accommodating approximately 55 patrons with three parking spaces in the C2-2 Zone, located at 4213 Crenshaw Boulevard.

General Plan, Specific Plans and Interim Control Ordinances

Community Plan:

The West Adams-Baldwin Hills-Leimert Plan Map designates the property for Neighborhood and Office Commercial land uses with corresponding zones of C1, C2, CR, C4, and P, and Height District No. 1.

Specific Plans and Interim Control Ordinances:

The property is within the area of the South Los Angeles Alcohol Sales Specific Plan (Ordinance No. 162,218). The application is not effected.

Zoning Information No. 1927 - Crenshaw Expansion Redevelopment Project Area (Ordinance No. 170,169).

Streets

Crenshaw Boulevard, adjoining the property to the east, is a designated Scenic Principal Major Highway dedicated a width of 100 feet and improved with curb, gutter and sidewalk.

Stocker Street, adjoining the property to the north, is a designated Major Highway dedicated a width of 80 to 110 feet and improved with curb, gutter and sidewalk.

The alley, adjoining the property to the west, is a through alley and is improved with asphalt pavement and concrete gutter within a 20-foot dedication.

Flood Hazard Evaluation

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 the property is located in Zone C, areas of minimal flooding.

Environmental Clearance

On June 19, 2009, the project was issued a Notice of Exemption (Article III, Section 3, City CEQA Guidelines), log reference ENV 2009-1886-CE, for a Categorical Exemption, Class 21, Category 2, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100.

Comments from Other Departments or the General Public

SUMMARY OF LOS ANGELES POLICE DEPARTMENT INCIDENTS AND ARRESTS

- 02/11/09 - 11360 (A) HS Sales of Marijuana: Officers approached D's vehicle; with a strong odor of marijuana; D's opened compartment vehicle and had two baggies of Marijuana. Arrests occurred in Liquor Bank parking lot (12:25 PM)
- 12/09/08 - 11359 HS Possession of Marijuana for sale/653W(A)PC Fail to Disclose Origin of Recording (Multi-2) arrests D 1 for possession of Marijuana for sales in Liquor Bank parking lot; D2 for arrested for possession of numerous amounts of counterfeit DVD's. (2:40 PM)
- 10/28/08 - 12020(A)PC Possession of Firearm; Defendant was arrested for felon in possession of a firearm in Liquor Bank parking lot. (10:10 PM)
- 01/12/07 - 11360 (A) HS Sales of Marijuana/11357(B) HS Possession of Marijuana: (Multi-4) Officers observed D1 & D2 approach customers from the property. D's were standing in the Liquor Bank parking lot. Officers observed D's get a brown bag out from underneath the trash dumpster. D's removed clear baggies from the brown bag. Officers observed D's conduct a hand to hand

- transaction. D1 & D2 were arrested for 11360, sales of marijuana. D3 and D4 cited for poss less than 1oz. (11:00 PM)
- 12/29/06 -11360 (A) HS Sales of Marijuana: (Multi-2) Officers had observation point of property. Officers observed D1 sitting in a veh. in the Liquor Bank parking lot. D2 was standing next to the veh. Officers observed 2 hand to hand transactions. D would get a backpack and hand it over to the customer and the narco would be in it. Once the narco was taken the backpack was given back to D1. D1 and D2 were arrested for 11360-sales of marijuana. (9:00 PM)
- 12/14/06 -A211PC Robbery: Suspect approached victim and tried to take U.S. currency from victim's hand. Victim refused, suspect attacked victim with fist and wood cane. Suspect walked away when victim was on ground. (3:30 PM)
- 10/21/06 - Preliminary Investigation of Burglary; suspect smashed front window with an unknown object. Suspect reached into business (Liquor Bank), removed items and fled with victim's property. (2:30 AM-4:30 AM)
- 10/04/06 - Preliminary Investigation of Vandalism; unknown suspects shattered the front window of the victim's business (Liquor Bank) with an unknown object. (8:00 PM)
- 09/6/06 - 3056PC Parole Hold Warrant; Possession less than 1oz-Officers in the alley were approaching Stocker St. when they observed D throw down a cig. Officers approached and detained D for marijuana. D was cited for less than 1oz. 11357(B) HS. (3:30 PM)
- 06/13/06 - Preliminary Investigation of Theft from Motor Vehicle; Unknown suspect entered victim's unlocked vehicle and removed property. (9:30 AM)
- 05/29/06 - Arrest/RFC for 42.00 B(LAMC) ; illegal sales/vending on public sidewalk at 3600 Stocker Street. (9:30 AM)
- 05/31/06 - Vehicle Report.
- 12/16/05 - Preliminary Investigation of Robbery; Suspect approached victim's car on foot wearing a towel around his face, concealing mouth and nose. Suspect produced a knife, demanded victim's property. Suspect then stabbed victim's leg and took his property and fled. Incident occurred in Liquor Bank parking lot. (11:45 PM)
- 11/11/05 - Preliminary Investigation of Theft; suspect 1 and 2 entered store, suspects removed liquor bottles from cabinet. Suspects fled location with property in an unknown direction. (1:30 PM)
- 08/12/05 - Preliminary Investigation of robbery; Victim, was walking into store when suspect 1 approached victim and asked for money. Victim purchased liquor

for suspect 1. While victim was drinking with both suspects in the parking lot suspect 1 robbed victim. (10:30 PM)

Call for Service:

Patrol Calls for Service January 1, 2007 - March 30, 2009: 79.

At the time of report preparation, no public agency or general public had submitted any written comments.


PIO VINCENT QUITORIANO
Zoning Investigator

PVQ:rg



Address Any Communications to:
OFFICE OF ZONING ADMINISTRATION
 200 N. SPRING ST., 7TH FLOOR
 LOS ANGELES, CA 90012
 (213) 978-1318
 FAX - (213) 978-1334

NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS

- Within a 100-Foot Radius
- Within a 500-Foot Radius
- Abutting a Proposed Development Site
- And Occupants within a 100-Foot Radius
- And Occupants within a 500-Foot Radius

CASE NO. DIR 2009-1885(RV)
 POSSIBLE IMPOSITION OF CONDITIONS
 TO ABATE NUISANCE
 OR REVOCATION OF USE
 CEQA NO. ENV 2009-1886-CE

WEST ADAMS-BALDWIN HILLS-LEIMERT
 PLANNING AREA
 DISTRICT MAP NO. 114B185
 COUNCIL DISTRICT NO. 8

The Office of Zoning Administration will conduct a public hearing which you may attend.

PLACE: Los Angeles City Hall
 200 North Spring Street, Room 1020
 (Enter From Main Street)
 Los Angeles, CA 90012

TIME: THURSDAY, JULY 30, 2009 AT 10:30 A.M.

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

The purpose of the hearing is to obtain testimony of the property owner and/or business operator, plus affected and/or interested persons regarding the operation of The Liquor Bank, use location address: 3600 West Stocker Street, (property location addresses of: 3600 and 3610 West Stocker Street :4201, 4205, 4209, 4211 and 4211-1/2 South Crenshaw Boulevard). Following the hearing, the Zoning Administrator may require the discontinuance of the use; or may impose corrective conditions regarding its use as a liquor store in order to mitigate any land use impacts caused by the use. The public is also invited to submit written comments prior to the hearing.

ISSUES: There are community allegations and Los Angeles Police Department police call and arrest report documentation of: drinking in public, sale of alcoholic beverages to a minor, attempted robbery, battery, narcotics sales/use, gang activity, counterfeit goods sales location and blighted property conditions. These activities are jeopardizing and/or endangering the public health and safety of persons residing or working on the premises or in the surrounding area, thereby constituting a public nuisance, and contributing to the deterioration of the adjacent community. The activities occurring in and around the premises have generated numerous police responses thereby straining the resources of the Police Department.

AUTHORITY: The Director of Planning, through the Office of Zoning Administration, has the authority to revoke the use or impose corrective conditions on the operation of the existing business as a liquor store under Section 12.27.1 (land use impacts caused by any use) of the Los Angeles Municipal Code.

PROPERTY INVOLVED: The business conducted at the subject property is known as The Liquor Bank and is located at 3600 West Stocker Street. The property is legally described as Lots 7, 8 and Fr. Lot 9, Block A, Tract 10900. The property is zoned [Q]C1.5-1.

REVIEW OF FILE: Case No. DIR 2009-1885(RV) containing the application, maps and exhibits with the request, is available in the Office of Zoning Administration, 7th Floor, 200 North Spring Street, Los Angeles, CA 90012, between the hours of 7:15 a.m. and 4 p.m., Monday through Friday. Please call (213) 978-1318, (818) 756-8121 or (310) 548-7721 in advance to assure that the file will be available. The file will be unavailable for review the day of the hearing.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

Pursuant to California Government Code Section 65009(b)(2), any court challenge to the Zoning Administrator's action on this matter may be limited to only those issues raised prior to the close of the public hearing.

IF YOU ARE NO LONGER THE OWNER OF THE PROPERTY WITHIN THIS AREA, PLEASE FORWARD THIS NOTICE OF HEARING TO THE NEW OWNER.

(Tear Off)

CASE NO. DIR 2009-1885(RV)

You will be sent a copy of the decision if your property touches or is across the street from the subject property. Others wishing a copy must mail this tear-off form and a self-addressed stamped legal-size envelope within 15 days to:

Office of Zoning Administration
7th Floor
200 North Spring Street
Los Angeles, CA 90012

Name

Address

City, State, Zip Code



104

COUNTY CLERK'S USE CLERK'S USE
OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (Article III, Section 3—City CEQA Guidelines)

Submission of this form is optional. The form shall be filed with the County Clerk, 111 No. Hill St., Los Angeles, California 90012, pursuant to Public Resources Code Section 21252 (b). Pursuant to Public Resources Code Section 21188 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 9
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PROJECT TITLE * Revocation Action	LOG REFERENCE ENV 2009-1886-CE
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PROJECT LOCATION
* 3600 West Stocker Street

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
* Mitigate nuisance activities on-site and upon adjacent properties by imposition of conditions and/or revocation of use

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
* Chief Zoning Administrator

CONTACT PERSON * Pio Vincent Quitoriano	AREA CODE * 213	TELEPHONE NUMBER * 978-1458	EXT.
--	--------------------	--------------------------------	------

EXEMPT STATUS: (Check One)

	CITY CEQA GUIDELINES	STATE EIR GUIDELINE
<input type="checkbox"/> MINISTERIAL	Art. III, Sec. 2b	Sec. 15073
<input type="checkbox"/> DECLARED EMERGENCY	Art. III, Sec. 2a (1)	Sec. 15071 (a)
<input type="checkbox"/> EMERGENCY PROJECT	Art. III, Sec. 2a (2) & (3)	Sec. 15071 (b) & (c)
<input type="checkbox"/> GENERAL EXEMPTION	Art. III, Sec. 1	Sec. 15060
<input type="checkbox"/> CATEGORICAL EXEMPTION	Art. VII, Sec. 1	Sec. 15100

Class 21 Category 2 (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and city guideline provision.)

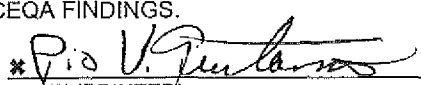
JUSTIFICATION FOR PROJECT EXEMPTION:
The adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate or other entitlement for use or enforcing the general rule, standard or objective

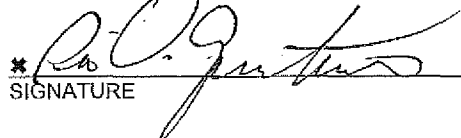
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.

SIGNATURE	TITLE City Planning Associate	DATE 6/19/09
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Form Gen. 183 (Rev. 8-90) (Appendix A) (C.S. 4/98)

THE APPLICANT CERTIFIES THAT HE OR SHE UNDERSTANDS THE FOLLOWING:
Completion of this form by an employee of the City constitutes only a staff recommendation that an exemption from CEQA be granted. A Notice of Exemption is only effective if, after a public review and any required public hearings, it is adopted by the City agency having final jurisdiction (including any appeals) over the project application. If a CEQA exemption is found inappropriate, preparation of a Negative Declaration or Environmental Impact Report will be required. IF THE INFORMATION SUBMITTED BY THE APPLICANT IS INCORRECT OR INCOMPLETE SUCH ERROR OR OMISSION COULD INVALIDATE ANY CITY ACTIONS ON THE PROJECT, INCLUDING CEQA FINDINGS.

* 
NAME (PRINTED)

* 
SIGNATURE

King Woods and Associates, Inc.-
ENT Partners, Inc.
660 N. Diamond Bar Blvd., #204
Diamond Bar, CA 91765

Ken and Tom Theung
10145 Olive Street
Temple City, CA 91780

Office of Zoning Administration
City of Los Angeles
Attn: Sue Chang

Councilmember Parks
Council District Eight

CASE NO. DIR 2009-1885(RV)

Sticks Holdings, LLC
1801 Avenue of the Stars, #702
Los Angeles, CA 90067

Cannon Coley Tr.
4100 South Victoria Avenue
Los Angeles, CA 90008

Theung Ken Co. Tr.
16309 Ranmore Drive
Hacienda Heights, CA 91745

Sang and Young Kim
4132 Crenshaw Boulevard
Los Angeles, CA 90008

Capri Urban Baldwin, LLC
875 North Michigan Avenue, #3430
Chicago, IL 60611

Jack In The Box
9330 Balboa Avenue
San Diego, CA 92123

Best California Gas, Ltd.
13116 Imperial Highway
Santa Fe Springs, CA 90670

Island Properties, LLC
P.O. Box 7026
Santa Monica, CA 90406

Ken and Tom Theung
3600 Stocker Street
Los Angeles, CA 90008

Liquor Bank
3600 Stocker Street
Los Angeles, CA 90008

Ace Investment & Management, LLC
1533 Baronet Place
Fullerton, CA 92833

Susan Soo Keong Park
Ace Investment & Management, LLC
2210 Flame Flower Lane
Fullerton, CA 92833

Det. Eric Moore, LAPD
Detective Support & Vice Division
251 East 6th Street, Room 332
STOP 440

Office of the City Attorney, CNAP
South Bureau, Southwest Area
1645 Corinth Avenue, 2nd Floor
STOP 149

Dave Hickman, Code Enforcement
Building and Safety
3550 Wilshire Boulevard, 18th Floor
STOP 115

LAPD, Vice
Southwest Area
1456 Martin Luther King Boulevard
STOP 413

Karemeon Waddell-Peterson
State ABC - Metro
3530 Wilshire Boulevard, Suite 1110
Los Angeles, CA 90010

Cynthia Foronda
Community Redevelopment Agency
354 South Spring Street, #800
STOP 182

Kim Wang Sik, President
c/o WB & M Inc.
Liquor Bank
3600 Stocker Street
Los Angeles, CA 90008

Carl Morgan
P.O. Box 712151
Los Angeles, CA 90071

Jack Rhee
1207 Porto Grande, #6
Diamond Bar, CA 91765

Shirley Hampton
10919 Firmona Ave.
Lennox, CA 90304

Clifton Crittenden
916 W. 75th St.
Los Angeles, CA 90044

Rodney Yoong
1432 W. 126th St.
Los Angeles, CA 90047

Traci Harris
5912 Overhill Dr., #3
Los Angeles, CA 90043

Hyo Choe
16035 Sierra Pass Way
Hacienda Heights, CA 91745

Damien Goodman
3062 Stocker Pl.
Los Angeles, CA 90008

Empowerment Congress
West Area N.D.C.
3761 Stocker St., Suite 108
Los Angeles, CA 90008

Anna Burns
3775 Olmsted Ave.
Los Angeles, CA 90018

Dennis Rodriguez
Council District 8
City Hall, RM 460
MAIL STOP 213

Rebecca Gardner
City Attorney
1645 Corinth Ave., 2nd Floor
Los Angeles, CA, 90025
MAIL STOP 149

Ferena Novin
Law Offices of Frera Novin
9935 S. Santa Monica Blvd.
Beverly Hills, CA 90212

Max Im
2510 N. Towne Ave.
Pomona, CA 91767

091885

5024003001stocker3600

WILSON DOREEN M
4123 S VICTORIA AVE
LOS ANGELES CA 90008

5024003002stocker3600

CARTER LOIS
4117 S VICTORIA AVE
LOS ANGELES CA 90008

5024003003stocker3600

GRAHAM MARK L AND
4101 S VICTORIA AVE
LOS ANGELES CA 90008

5024003004stocker3600

GRAHAM HERBERT G AND JOAN C
3662 STOCKER ST
LOS ANGELES CA 90008

5024003005stocker3600

BEAVERS LEROY A JR CO TR
1809 BUCKINGHAM RD
LOS ANGELES CA 90019

5024003006stocker3600

NEELY SONYA V
4176 ANGELES VISTA BLVD
LOS ANGELES CA 90008

5024003009stocker3600

RICHARD CARLE C AND ZANDRA
4207 S VICTORIA AVE
LOS ANGELES CA 90008

5024003010stocker3600

TAYLOR YAMARA
PO BOX 83242
LOS ANGELES CA 90083

5024003011stocker3600

WILSON TRENITA L
4143 S VICTORIA AVE
LOS ANGELES CA 90008

5024003012stocker3600

SAVAGE DUNIVAN
4139 S VICTORIA AVE
LOS ANGELES CA 90008

5024003013stocker3600

HUDSON TA JUANNA S
4135 S VICTORIA AVE
LOS ANGELES CA 90008

5024003014stocker3600

PAYNE MARZELL JR
4129 S VICTORIA AVE
LOS ANGELES CA 90008

5024003015stocker3600

QUINN SHERRIE A AND GUY L III
4184 ANGELES VISTA BLVD
LOS ANGELES CA 90008

5024003016stocker3600

CRISP DANNY
4188 ANGELES VISTA BLVD
LOS ANGELES CA 90008

5024003017stocker3600

FOSTER EUGENE AND ERMA R
4192 ANGELES VISTA BLVD
LOS ANGELES CA 90008

5024003018stocker3600

WEATHERSBEE RAYMOND CO TR ET AL
1817 S FAIRFAX AVE
LOS ANGELES CA 90019

5024007022stocker3600

SMITH FREDERICK L AND
4008 OLYMPIAD DR
LOS ANGELES CA 90043

5024008001stocker3600

NORIEGA JESUS J TR
901 W WHITTIER BLVD
MONTEBELLO CA 90640

5024008003stocker3600

FORTSON VICTORIA AND
6055 SATURN ST #3
LOS ANGELES CA 90035

" 5024008005stocker3600

STICKS HOLDINGS LLC
1801 AVENUE OF THE STARS # 702
LOS ANGELES CA 90067

" 5024008012stocker3600

CANNON COLEY R TR
4100 S VICTORIA AVE
LOS ANGELES CA 90008

5024008013stocker3600

DIREAUX THOMAS E AND EDITH O
4114 S VICTORIA AVE
LOS ANGELES CA 90008

5024008014stocker3600

WASHINGTON MARILYN TR
4120 S VICTORIA AVE
LOS ANGELES CA 90008

5024008015stocker3600

WILSON REGINALD A AND BRENDA A
3656 HOMEWAY DR
LOS ANGELES CA 90008

5024008016stocker3600

EATON JUDY ET AL
4130 S VICTORIA AVE
LOS ANGELES CA 90008

5024008017stocker3600

SIMMONS CLIMMIE AND MARION V
6018 S CROFT AVE
LOS ANGELES CA 90056

5024008018stocker3600

LIU HUNG C AND SCARLETT S
4142 S VICTORIA AVE
LOS ANGELES CA 90008

5024008019stocker3600

POSEY BERNADETTE M
1931 CORAL HEIGHTS BLVD
OAKLAND PARK FL 33308

5024008020stocker3600

CAMP TYLER L P
P O BOX 2469
LOS ANGELES CA 90078

5024008021stocker3600

COLEMAN VIOLA TR
4208 2-Jan S VICTORIA AVE
LOS ANGELES CA 90008

**	5024008025stocker3600	5024008026stocker3600	5024009001stocker3600
THEUNG KEN CO TR 16309 RANMORE DR HACIENDA HEIGHTS CA 91745	KAY CENTER INC 1501 MALCOLM AVE LOS ANGELES CA 90024	4147 MCCLUNG DRIVE LP 6723 S HALM AVE LOS ANGELES CA 90056	
	5024009004stocker3600	5024009005stocker3600	5024009006stocker3600
FARZIN FARHAN DDS INC 2822 S WESTERN AVE LOS ANGELES CA 90018	CAPSUTO CAPPY S TR 1805 ACACIA ALHAMBRA CA 91801	WRIGHTCREST LLC 5042 WILSHIRE BLVD # 485 LOS ANGELES CA 90036	
	5024009007stocker3600	5024009025stocker3600	5024009026stocker3600
PARK CYNTHIA H TR 4102 CRENSHAW BLVD LOS ANGELES CA 90008	EPPS CHERYL 4119 MCCLUNG DR LOS ANGELES CA 90008	PARKER ISIAH AND VERA 4123 MCCLUNG DR LOS ANGELES CA 90008	
	5024009027stocker3600	5024009028stocker3600	5024009029stocker3600
CUNNINGHAM WILLIAM AND JEWEL 4127 MCCLUNG DR LOS ANGELES CA 90008	MILLER JUANITA V 4131 MCCLUNG DR LOS ANGELES CA 90008	WILLIAMS MARK A AND DIANE E 4137 MCCLUNG DR LOS ANGELES CA 90008	
"	5024009030stocker3600	5024011002stocker3600	5024011004stocker3600
KIM SANG K AND YOUNG O 4132 CRENSHAW BLVD LOS ANGELES CA 90008	CORRIDOR PROJECTS L P 6100 CENTER DR STE 1200 LOS ANGELES CA 90045	4140 4144 MCCLUNG DRIVE LP 6723 S HALM AVE LOS ANGELES CA 90056	
	5024011005stocker3600	5024011006stocker3600	5024016001stocker3600
BOOKER ROBERTA J 4134 MCCLUNG DR LOS ANGELES CA 90008	TAVE CHRISTOPHER 2312 ARROYO BLVD ALTADENA CA 91001	ARMSTRONG HENRY JR AND HALLENE 4116 MONTEITH DR LOS ANGELES CA 90043	
	5024016002stocker3600	5024016004stocker3600	5024016005stocker3600
BUREMS CLIFFORD B AND EDNA P TRS 4851 INADALE AVE LOS ANGELES CA 90043	BRYANT SCOTT SANDRA A AND 4213 S.BRONSON AVE LOS ANGELES CA 90008	MITCHELL RENITA 4219 S BRONSON AVE LOS ANGELES CA 90008	
	5024016006stocker3600	5024016007stocker3600	5024016012stocker3600
PACIFICA GROUP 49 II AND 311 ROBERTSON BLVD STE 477 BEVERLY HILLS CA 90211	RESIDENTIAL FUNDING CO LLC 6103 FLORES AVE LOS ANGELES CA 90056	JONES LOU H 4238 MCCLUNG DR LOS ANGELES CA 90008	
	5024016013stocker3600	5024016014stocker3600	5024016015stocker3600
SOBERS HAZEL O TR 3939 DON FELIPE DR LOS ANGELES CA 90008	SHAW MAE I 4224 MCCLUNG DR LOS ANGELES CA 90008	MOSLEY CHRISTIAN W AND SHAWNTEL 4218 MCCLUNG DR LOS ANGELES CA 90008	
	5024016016stocker3600	5024017008stocker3600	5024017009stocker3600
JACKSON WARREN D 4216 MCCLUNG DR LOS ANGELES CA 90008	HUTCHERSON WARREN 4139 VIA MARINA STE 801 MARINA DL REY CA 90292	HURTADO SALVADOR AND ELIZABETH 9846 LESTERFORD AVE DOWNEY CA 90240	

5024017010stocker3600

ENZ ENTERPRISE INC
17536 MELVILLE PL
GRANADA HILLS CA 91344

"

5024017011stocker3600

JACK IN THE BOX
9330 BALBOA AVE
SAN DIEGO CA 92123

"

5024017012stocker3600

BEST CALIFORNIA GAS LTD
13116 IMPRTIAL HIGHWAY
SANTA FE SPGS CA 90670

5024017015stocker3600

PETWAY SHERYL
4213 MCCLUNG DR
LOS ANGELES CA 90008

5024017016stocker3600

DEUTSCHE BANK NATL TRUST CO TR
1661 WORTHINGTON RD
WEST PALM BEACH FL 33416

5024017017stocker3600

STYTH BELINDA D
4620 DON MIGUEL DR
LOS ANGELES CA 90008

5024017018stocker3600

MORRIS CLEVELAND TR
4225 MCCLUNG DR
LOS ANGELES CA 90008

5024017019stocker3600

NEWBORN FRANCES AND
4229 MCCLUNG DR
LOS ANGELES CA 90008

5024017020stocker3600

ROBERTS JOAN I TR
3883 S CLOVERDALE AVE
LOS ANGELES CA 90008

5024017021stocker3600

LANG SAUNDRA C TR
PO BOX 45680
LOS ANGELES CA 90048

5024017022stocker3600

MOODY ROBERT J JR TR
4243 MCCLUNG DR
LOS ANGELES CA 90008

5024017023stocker3600

CARSON MARGIE M
4249 MCCLUNG DR
LOS ANGELES CA 90008

5024017024stocker3600

LIGON ELAINE TR
4251 MCCLUNG DR
LOS ANGELES CA 90008

5024017034stocker3600

4201 MCCLUNG LLC
PO BOX 712151
LOS ANGELES CA 90071

"

5032002038stocker3600

ISLAND PROPERTIES LLC
PO BOX 7026
SANTA MONICA CA 90406

"

5032002041stocker3600

CAPRI URBAN BALDWIN LLC
875 N MICHIGAN AVE STE 3430
CHICAGO IL 60611

stocker3600

Empowerment Congress West Area CNC
3731 STOCKER ST. #201
LOS ANGELES CA 90008

stocker3600	OCCUPANT 4213 S BRONSON AVE LOS ANGELES CA 90008	stocker3600	OCCUPANT 4214 S BRONSON AVE LOS ANGELES CA 90008	stocker3600	OCCUPANT 4218 S BRONSON AVE LOS ANGELES CA 90008
stocker3600	OCCUPANT 4219 S BRONSON AVE LOS ANGELES CA 90008	stocker3600	OCCUPANT 4222 S BRONSON AVE LOS ANGELES CA 90008	stocker3600	OCCUPANT 4223 S BRONSON AVE LOS ANGELES CA 90008
stocker3600	OCCUPANT 4226 S BRONSON AVE LOS ANGELES CA 90008	stocker3600	OCCUPANT 4229 S BRONSON AVE LOS ANGELES CA 90008	stocker3600	OCCUPANT 4215 1/2 CRENSHAW BLVD LOS ANGELES CA 90008
stocker3600	OCCUPANT 4235 CRENSHAW BLVD # A LOS ANGELES CA 90008	stocker3600	OCCUPANT 4235 CRENSHAW BLVD # B LOS ANGELES CA 90008	stocker3600	OCCUPANT 4235 CRENSHAW BLVD # C LOS ANGELES CA 90008
stocker3600	OCCUPANT 4235 CRENSHAW BLVD # D LOS ANGELES CA 90008	stocker3600	OCCUPANT 4235 CRENSHAW BLVD LOS ANGELES CA 90008	stocker3600	OCCUPANT 4140 CRENSHAW BLVD LOS ANGELES CA 90008
stocker3600	OCCUPANT 4210 CRENSHAW BLVD LOS ANGELES CA 90008	stocker3600	OCCUPANT 4213 CRENSHAW BLVD LOS ANGELES CA 90008	stocker3600	OCCUPANT 4200 CRENSHAW BLVD LOS ANGELES CA 90008
stocker3600	OCCUPANT 4217 CRENSHAW BLVD LOS ANGELES CA 90008	stocker3600	OCCUPANT 4220 CRENSHAW BLVD LOS ANGELES CA 90008	stocker3600	OCCUPANT 4225 CRENSHAW BLVD LOS ANGELES CA 90008
stocker3600	OCCUPANT 4233 CRENSHAW BLVD LOS ANGELES CA 90008	stocker3600	OCCUPANT 4233 CRENSHAW BLVD # B LOS ANGELES CA 90008	stocker3600	OCCUPANT 4236 CRENSHAW BLVD LOS ANGELES CA 90008
stocker3600	OCCUPANT 4242 CRENSHAW BLVD LOS ANGELES CA 90008	stocker3600	OCCUPANT 4243 CRENSHAW BLVD LOS ANGELES CA 90008	stocker3600	OCCUPANT 4249 CRENSHAW BLVD LOS ANGELES CA 90008
stocker3600	OCCUPANT 4251 CRENSHAW BLVD LOS ANGELES CA 90008	stocker3600	OCCUPANT 4252 CRENSHAW BLVD LOS ANGELES CA 90008	stocker3600	OCCUPANT 4259 CRENSHAW BLVD LOS ANGELES CA 90008

stocker3600	stocker3600	stocker3600
OCCUPANT 4261 CRENSHAW BLVD LOS ANGELES CA 90008	OCCUPANT 4101 CRENSHAW BLVD LOS ANGELES CA 90008	OCCUPANT 4101 CRENSHAW BLVD # 4 LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4102 CRENSHAW BLVD LOS ANGELES CA 90008	OCCUPANT 4106 CRENSHAW BLVD LOS ANGELES CA 90008	OCCUPANT 4108 CRENSHAW BLVD LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4110 CRENSHAW BLVD LOS ANGELES CA 90008	OCCUPANT 4112 CRENSHAW BLVD LOS ANGELES CA 90008	OCCUPANT 4114 CRENSHAW BLVD LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4116 CRENSHAW BLVD LOS ANGELES CA 90008	OCCUPANT 4116 1/2 CRENSHAW BLVD LOS ANGELES CA 90008	OCCUPANT 4118 CRENSHAW BLVD LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4118 1/2 CRENSHAW BLVD LOS ANGELES CA 90008	OCCUPANT 4120 CRENSHAW BLVD LOS ANGELES CA 90008	OCCUPANT 4126 CRENSHAW BLVD LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4130 CRENSHAW BLVD LOS ANGELES CA 90008	OCCUPANT 4132 CRENSHAW BLVD LOS ANGELES CA 90008	OCCUPANT 4134 CRENSHAW BLVD LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4136 CRENSHAW BLVD LOS ANGELES CA 90008	OCCUPANT 4138 CRENSHAW BLVD LOS ANGELES CA 90008	OCCUPANT 4138 1/2 CRENSHAW BLVD LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4142 CRENSHAW BLVD LOS ANGELES CA 90008	OCCUPANT 4143 CRENSHAW BLVD LOS ANGELES CA 90008	OCCUPANT 4201 MCCLUNG DR APT 1 LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4201 MCCLUNG DR APT 2 LOS ANGELES CA 90008	OCCUPANT 4201 MCCLUNG DR APT 3 LOS ANGELES CA 90008	OCCUPANT 4201 MCCLUNG DR APT 4 LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4201 MCCLUNG DR APT 5 LOS ANGELES CA 90008	OCCUPANT 4201 MCCLUNG DR APT 6 LOS ANGELES CA 90008	OCCUPANT 4201 MCCLUNG DR APT 7 LOS ANGELES CA 90008

stocker3600	stocker3600	stocker3600
OCCUPANT 4201 MCCLUNG DR APT 8 LOS ANGELES CA 90008	OCCUPANT 4201 MCCLUNG DR APT 9 LOS ANGELES CA 90008	OCCUPANT 4201 MCCLUNG DR APT 10 LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4201 MCCLUNG DR APT 11 LOS ANGELES CA 90008	OCCUPANT 4201 MCCLUNG DR APT 12 LOS ANGELES CA 90008	OCCUPANT 4201 MCCLUNG DR APT 13 LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4201 MCCLUNG DR APT 14 LOS ANGELES CA 90008	OCCUPANT 4213 MCCLUNG DR LOS ANGELES CA 90008	OCCUPANT 4215 MCCLUNG DR LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4216 MCCLUNG DR LOS ANGELES CA 90008	OCCUPANT 4217 MCCLUNG DR LOS ANGELES CA 90008	OCCUPANT 4218 MCCLUNG DR LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4219 MCCLUNG DR LOS ANGELES CA 90008	OCCUPANT 4221 MCCLUNG DR LOS ANGELES CA 90008	OCCUPANT 4223 MCCLUNG DR LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4224 MCCLUNG DR LOS ANGELES CA 90008	OCCUPANT 4225 MCCLUNG DR LOS ANGELES CA 90008	OCCUPANT 4227 MCCLUNG DR LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4229 MCCLUNG DR LOS ANGELES CA 90008	OCCUPANT 4230 MCCLUNG DR LOS ANGELES CA 90008	OCCUPANT 4231 MCCLUNG DR LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4235 MCCLUNG DR LOS ANGELES CA 90008	OCCUPANT 4237 MCCLUNG DR LOS ANGELES CA 90008	OCCUPANT 4238 MCCLUNG DR LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4239 MCCLUNG DR LOS ANGELES CA 90008	OCCUPANT 4241 MCCLUNG DR LOS ANGELES CA 90008	OCCUPANT 4243 MCCLUNG DR LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4245 MCCLUNG DR LOS ANGELES CA 90008	OCCUPANT 4247 MCCLUNG DR LOS ANGELES CA 90008	OCCUPANT 4248 MCCLUNG DR LOS ANGELES CA 90008

stocker3600	OCCUPANT 4249 MCCLUNG DR LOS ANGELES CA 90008	stocker3600	OCCUPANT 4251 MCCLUNG DR LOS ANGELES CA 90008	stocker3600	OCCUPANT 4253 MCCLUNG DR LOS ANGELES CA 90008
stocker3600	OCCUPANT 4119 MCCLUNG DR LOS ANGELES CA 90008	stocker3600	OCCUPANT 4122 MCCLUNG DR LOS ANGELES CA 90008	stocker3600	OCCUPANT 4123 MCCLUNG DR LOS ANGELES CA 90008
stocker3600	OCCUPANT 4126 MCCLUNG DR LOS ANGELES CA 90008	stocker3600	OCCUPANT 4127 MCCLUNG DR LOS ANGELES CA 90008	stocker3600	OCCUPANT 4130 MCCLUNG DR LOS ANGELES CA 90008
stocker3600	OCCUPANT 4131 MCCLUNG DR LOS ANGELES CA 90008	stocker3600	OCCUPANT 4134 MCCLUNG DR LOS ANGELES CA 90008	stocker3600	OCCUPANT 4137 MCCLUNG DR LOS ANGELES CA 90008
stocker3600	OCCUPANT 4140 MCCLUNG DR LOS ANGELES CA 90008	stocker3600	OCCUPANT 4140 MCCLUNG DR APT 1 LOS ANGELES CA 90008	stocker3600	OCCUPANT 4140 MCCLUNG DR APT 2 LOS ANGELES CA 90008
stocker3600	OCCUPANT 4140 MCCLUNG DR APT 3 LOS ANGELES CA 90008	stocker3600	OCCUPANT 4140 MCCLUNG DR APT 4 LOS ANGELES CA 90008	stocker3600	OCCUPANT 4144 MCCLUNG DR APT 1 LOS ANGELES CA 90008
stocker3600	OCCUPANT 4144 MCCLUNG DR APT 2 LOS ANGELES CA 90008	stocker3600	OCCUPANT 4144 MCCLUNG DR APT 3 LOS ANGELES CA 90008	stocker3600	OCCUPANT 4144 MCCLUNG DR APT 4 LOS ANGELES CA 90008
stocker3600	OCCUPANT 4147 MCCLUNG DR LOS ANGELES CA 90008	stocker3600	OCCUPANT 4147 MCCLUNG DR APT 1 LOS ANGELES CA 90008	stocker3600	OCCUPANT 4147 MCCLUNG DR APT 2 LOS ANGELES CA 90008
stocker3600	OCCUPANT 4147 MCCLUNG DR APT 3 LOS ANGELES CA 90008	stocker3600	OCCUPANT 4147 MCCLUNG DR APT 4 LOS ANGELES CA 90008	stocker3600	OCCUPANT 4147 MCCLUNG DR APT 5 LOS ANGELES CA 90008
stocker3600	OCCUPANT 4147 MCCLUNG DR APT 6 LOS ANGELES CA 90008	stocker3600	OCCUPANT 4147 MCCLUNG DR APT 7 LOS ANGELES CA 90008	stocker3600	OCCUPANT 4147 MCCLUNG DR APT 8 LOS ANGELES CA 90008

stocker3600	stocker3600	stocker3600
OCCUPANT 4147 MCCLUNG DR APT 9 LOS ANGELES CA 90008	OCCUPANT 4147 MCCLUNG DR APT 10 LOS ANGELES CA 90008	OCCUPANT 4147 MCCLUNG DR APT 11 LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4147 MCCLUNG DR APT 12 LOS ANGELES CA 90008	OCCUPANT 4147 MCCLUNG DR APT 14 LOS ANGELES CA 90008	OCCUPANT 4147 MCCLUNG DR APT 15 LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4147 MCCLUNG DR APT 16 LOS ANGELES CA 90008	OCCUPANT 4147 MCCLUNG DR APT 17 LOS ANGELES CA 90008	OCCUPANT 4147 MCCLUNG DR APT 18 LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4147 MCCLUNG DR APT 19 LOS ANGELES CA 90008	OCCUPANT 4147 MCCLUNG DR APT 20 LOS ANGELES CA 90008	OCCUPANT 4147 MCCLUNG DR APT 21 LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4147 MCCLUNG DR APT 22 LOS ANGELES CA 90008	OCCUPANT 4147 MCCLUNG DR APT 23 LOS ANGELES CA 90008	OCCUPANT 4204 MCCLUNG DR LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4204 MCCLUNG DR APT 1 LOS ANGELES CA 90008	OCCUPANT 4204 MCCLUNG DR APT 2 LOS ANGELES CA 90008	OCCUPANT 4204 MCCLUNG DR APT 3 LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4204 MCCLUNG DR APT 4 LOS ANGELES CA 90008	OCCUPANT 4206 MCCLUNG DR # 1 LOS ANGELES CA 90008	OCCUPANT 4206 MCCLUNG DR # 2 LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4201 MCCLUNG DR LOS ANGELES CA 90008	OCCUPANT 4213 1/2 MCCLUNG DR LOS ANGELES CA 90008	OCCUPANT 3507 STOCKER ST LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 3507 STOCKER ST APT 1 LOS ANGELES CA 90008	OCCUPANT 3507 STOCKER ST APT 2 LOS ANGELES CA 90008	OCCUPANT 3507 STOCKER ST APT 3 LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 3507 STOCKER ST APT 4 LOS ANGELES CA 90008	OCCUPANT 3507 STOCKER ST APT 5 LOS ANGELES CA 90008	OCCUPANT 3507 STOCKER ST APT 6 LOS ANGELES CA 90008

stocker3600	stocker3600	stocker3600
OCCUPANT 3508 STOCKER ST LOS ANGELES CA 90008	OCCUPANT 3508 STOCKER ST APT 1 LOS ANGELES CA 90008	OCCUPANT 3508 STOCKER ST APT 2 LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 3508 STOCKER ST APT 3 LOS ANGELES CA 90008	OCCUPANT 3508 STOCKER ST APT 4 LOS ANGELES CA 90008	OCCUPANT 3511 STOCKER ST LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 3511 STOCKER ST APT 1 LOS ANGELES CA 90008	OCCUPANT 3511 STOCKER ST APT 2 LOS ANGELES CA 90008	OCCUPANT 3511 STOCKER ST APT 3 LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 3511 STOCKER ST APT 4 LOS ANGELES CA 90008	OCCUPANT 3511 STOCKER ST APT 5 LOS ANGELES CA 90008	OCCUPANT 3511 STOCKER ST APT 6 LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 3512 STOCKER ST APT 1 LOS ANGELES CA 90008	OCCUPANT 3512 STOCKER ST APT 2 LOS ANGELES CA 90008	OCCUPANT 3512 STOCKER ST APT 3 LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 3512 STOCKER ST APT 4 LOS ANGELES CA 90008	OCCUPANT 3600 STOCKER ST LOS ANGELES CA 90008	OCCUPANT 3625 STOCKER ST LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 3649 STOCKER ST LOS ANGELES CA 90008	OCCUPANT 3618 STOCKER ST LOS ANGELES CA 90008	OCCUPANT 3668 STOCKER ST LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 3662 STOCKER ST LOS ANGELES CA 90008	OCCUPANT 4101 VICTORIA AVE LOS ANGELES CA 90008	OCCUPANT 4117 VICTORIA AVE LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4123 VICTORIA AVE LOS ANGELES CA 90008	OCCUPANT 4129 VICTORIA AVE LOS ANGELES CA 90008	OCCUPANT 4135 VICTORIA AVE LOS ANGELES CA 90008
stocker3600	stocker3600	stocker3600
OCCUPANT 4139 VICTORIA AVE LOS ANGELES CA 90008	OCCUPANT 4143 VICTORIA AVE LOS ANGELES CA 90008	OCCUPANT 4201 VICTORIA AVE LOS ANGELES CA 90008

stocker3600

OCCUPANT
4207 VICTORIA AVE
LOS ANGELES CA 90008

stocker3600

OCCUPANT
4114 VICTORIA AVE
LOS ANGELES CA 90008

stocker3600

OCCUPANT
4118 VICTORIA AVE
LOS ANGELES CA 90008

stocker3600

OCCUPANT
4124 VICTORIA AVE
LOS ANGELES CA 90008

stocker3600

OCCUPANT
4130 VICTORIA AVE
LOS ANGELES CA 90008

stocker3600

OCCUPANT
4136 VICTORIA AVE
LOS ANGELES CA 90008

stocker3600

OCCUPANT
4142 VICTORIA AVE
LOS ANGELES CA 90008

stocker3600

OCCUPANT
4200 VICTORIA AVE
LOS ANGELES CA 90008

stocker3600

OCCUPANT
4204 VICTORIA AVE
LOS ANGELES CA 90008