

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

RECEIVED  
CITY CLERK'S OFFICE

2010 MAR 18 AM 11:42

Pursuant to Section 23958 and 23858.4  
California Business and Professions Code

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

CITY CLERK  
BY [Signature]  
DEPUTY

COUNCIL FILE NO. 10-0470

TIME LIMIT FILE: CD-13

BACKGROUND INFORMATION

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

Project Name	Trader Joe's
Address	1600 N. Vine St, Suite 4A, Los Angeles, CA 90028
Type of Business	Specialty Retail Market
Applicant	Trader Joe's Company
	Name P.O. Box 5049, Monrovia, CA 91017
	Address (626) 599-3700
	Phone Number/Fax Number
Property Owner	Legacy Partners Hollywood & Vine
	Name 4000 East Third Avenue, Suite 600, Foster City, CA 94404
	Address (949) 930-7744
	Phone Number/Fax Number
Representative	Art Rodriguez and Associates
	Name 709 E. Colorado Blvd., Suite 200, Pasadena, CA 91101
	Address (626) 683-9777
	Phone Number/Fax Number

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

1. Has the City previously approved a conditional use permit for alcoholic beverage sales at this site? Yes  No  If Yes, what is the City case number(s) \_\_\_\_\_; ZA 2009-1272 (PAB)
2. Have you recently filed for a new conditional use permit? Yes  No.  If Yes, provide the City case number(s) \_\_\_\_\_

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

4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.):  
Off-Site sales of a full-line of alcoholic beverages.

5. Size of Business Approx. 15,008 sq. ft.

6. % of floor space devoted to alcoholic beverages Less than 5%.

7. Hours of Operation:

a. What are the proposed hours of operation and which days of the week will the establishment be open? 8:00 AM to 10:00PM, seven days a week

b. What are the proposed hours of alcohol sales? Same as hours of operation

8. Parking:

a. Is parking available on the site? (If so, how many spaces?) Yes, 1,311 spaces

b. If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? N/A

c. Where? N/A

d. How many off-site spaces? N/A

9. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons? Provide ABC case number and a copy of final ABC action.  
No.

10. Will video game machines or pool or billiard tables be available for use on the subject property and if so, how many? No.

11. Will you have signs visible on the outside which advertise the availability of alcohol?  
No.

12. How many employees will you have on the site at any given time? 10-20 employees.

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

14. What security measures will be taken including:

a. Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy.

b. Will security guards be provided and if so, when and how many?

No, as it is located in a well established and safe area.

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

No, as the primary use is that of a retail specialty Trader Joes market.

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

Please see attached list.

17. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of your proposed business? Where? (Give Address)

Religious Technology Center 1710 Ivar Ave, #1100

Cult Awareness Network 1680 Vine St

Church of Scientology 6331 Hollywood Blvd, #1305

Hollywood Education & Literacy 6336 Hollywood Blvd

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

The door will be locked when the store is closed.

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

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

1. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?

No.

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

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

4. Will "fortified" wine (greater than 16% alcohol) be sold? There may be some finer ports available, along with the sales of distilled spirits.

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

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

N/A.

2. What is the proposed seating in all areas? N/A.

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

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

N/A.

5. Food Service
- a. Will alcohol be sold without a food order? N/A
  - b. Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?  
N/A.
6. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?  
N/A.

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

**D. PUBLIC CONVENIENCE AND NECESSITY EVALUATION**

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

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

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

1. Possible Benefits

Would the business:

- a. Employ local residents (how many)
- b. Generate taxes (provide estimate)
- c. Provide unique goods and services (which ones)
- d. Result in an aesthetic upgrade to the neighborhood (in what exact way)
- e. Contribute to the long term economic development (how)
- f. Provide a beneficial cultural/entertainment outlet (specify)

F. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof).
- b. The information presented is true and correct to the best of my knowledge.

See attached signature block  
 Applicant signature

Date \_\_\_\_\_ Signature of property owner if tenant or lessee is filling application

See attached notarization \*\*\*\*\*

State of California

County of Orange

On 3-17-2010 before me, Deborah D. Dadd, Notary Public  
Date Name of Notary Public

personally appeared Timothy J. O'Brien  
Name(s) of Signer(s)

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

WITNESS my hand and official seal.

Deborah D. Dadd  
Signature of Notary Public

\* The Planning Department has a list of private map makers who will prepare the names and addresses for you. This list is available at the public counter, Room 300, Counter N, 201 North Figueroa Street or 6251 Van Nuys Boulevard, Van Nuys. Alternatively, you may obtain a list of such adjoining owners from the City Clerk's Office (Room 730, 201 North Figueroa Street) or from a title company and prepare the labels yourself.

\*\* You may add additional pages to your response if needed. Please utilize numbering system of this form to assist in the review of the responses.

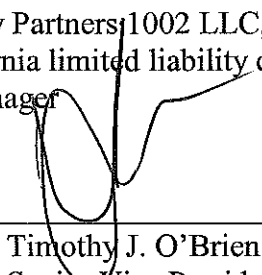


LEGACY PARTNERS HOLLYWOOD & VINE, L.P., a  
California limited partnership

By: Legacy Partners Hollywood & Vine, LLC, a  
California limited liability company, its  
Administrative General Partner

By: Legacy Partners Affordable Housing Fund,  
LLC, a California limited liability company,  
its sole member

By: Legacy Partners 1002 LLC, a  
California limited liability company,  
its manager

By:   
Name: Timothy J. O'Brien  
Title: Senior Vice President

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Orange

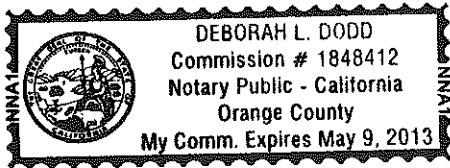
On 3.17.2010 before me, Deborah L. Dodd, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Timothy J. O'Brien  
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal  
 Signature Deborah L. Dodd  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

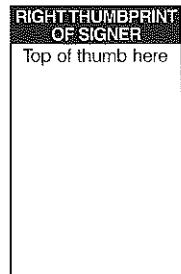


Signer Is Representing: \_\_\_\_\_

\_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

\_\_\_\_\_



**600 FT.**

**ALCOHOLIC BEVERAGE LIST**

1600 North Vine Street, Suite 4A, Los Angeles, CA 90028

<b>SITE ADDRESS</b>	<b>LICENSE TYPE</b>
1. Henry Fonda Music Box Theater 6124 Hollywood Blvd	ON-SITE FULL ALCOHOL
2. Pacific Theaters 6233 Hollywood Blvd	ON-SITE FULL ALCOHOL
3. Frolic Room 6245 Hollywood Blvd	ON-SITE FULL ALCOHOL
4. Green Guys 6253-63 Hollywood Blvd	ON-SITE FULL ALCOHOL
5. Holly Vine Shop 6290 Hollywood Blvd	OFF-SITE BEER & WINE
6. Katsuya Restaurant 6300 Hollywood Blvd	ON-SITE FULL ALCOHOL
7. Beso 6350 Hollywood Blvd	ON-SITE FULL ALCOHOL
8. Cinespace 6356 Hollywood Blvd	ON-SITE FULL ALCOHOL
9. Ivar 6356 Hollywood Blvd (Downstairs)	ON-SITE FULL ALCOHOL
10. Chill 6364 Hollywood Blvd	ON-SITE FULL ALCOHOL
11. Improv Olympic 6366 Hollywood Blvd	ON-SITE FULL ALCOHOL
12. Josephs Café 1775-77 Ivar Ave	ON-SITE FULL ALCOHOL
13. The Opium Den 1608 Cosmo St	ON-SITE FULL ALCOHOL

## **STATEMENT OF JUSTIFICATION**

PROJECT NAME: TRADER JOES

PROJECT ADDRESS: 1600 N. Vine Street, Ste 4A, Los Angeles, CA 90028

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Trader Joe's Company is applying for the type #21, Off-Sale General liquor license for their premises at 1600 North Vine Street, Suite 4A, Los Angeles, CA 90028. Please consider this letter our request for a determination of Public Convenience or Necessity, which is required by the Department of Alcoholic Beverage Control (ABC) pursuant to Business and Professions Code Section 23958.4. Also, a Conditional Use Permit, ZA-2009-1272(PAB), has already been approved by the Zoning Administrator, which allows for the off-site sale of a full line of alcoholic beverages.

As you may be aware, the Department of Alcoholic Beverage Control (ABC) & the City of Los Angeles requires a letter of "Public Necessity and Convenience" from the governing body (Caldera Act) if the applicant intends to sell alcoholic beverages in an area that has an over-concentration of liquor licenses.

Trader Joe's customers would benefit greatly by being able to make their alcoholic beverage purchases at the same time they shop for their groceries, sundry items & other exclusive Trader Joe's items. Trader Joe's is known for carrying specialty items that most major supermarkets and liquor stores do not carry, such as imported and organic items.

The requested use at this location will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity. The addition of a specialty grocery store is wholly consistent with the commercial intent, and will not inhibit its implementation. It will not hinder the achievement of community redevelopment goals, nor will it affect the character development in the immediate neighborhood.

Although our location is in a Census Tract that shows an over-concentration of licenses, Trader Joe's is unique because of the specialty items they carry which could not be found at most major supermarkets or liquor stores. The issuance of our license will be a matter of public convenience in the heavily populated area of Los Angeles. In addition, we would like to state the following:

1. The proposed location will not adversely affect the general welfare of the surrounding property owners.
2. The proposed location will not result in an undesirable concentration of premises for the sale of alcoholic beverages, because of the multitude of unique items carried by Trader Joe's, not available from other outlets in the vicinity.
3. The proposed location will not detrimentally affect the nearby surrounding area after giving consideration to the proximity and nature of the proposed use with respect to residential structures, churches, schools, hospitals, playgrounds, places of public assembly which attract minors and other similar uses.

Trader Joe's will comply with all applicable standards requested by the Dept. of Alcoholic Beverage Control, Police Dept., City of Los Angeles Planning Division and all other applicable City Departments.

# **RADIUS MAPS, ETC**

3544 Portola Avenue

Los Angeles, CA. 90032

Tel: (323) 221-4555 Fax: (323) 226-9492

[radiusmapsetc@sbcglobal.net](mailto:radiusmapsetc@sbcglobal.net)

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## **CITY OF LOS ANGELES PLAN APPROVAL ABUTTING OWNERS'**

### **\*\* ABUTTING OWNERS' LIST \*\***

#### **SITE LOCATION**

#### ***TRADER JOES***

1600 N. Vine Street #4A

Los Angeles, CA 90028

*A.P.N.: 5546-029-940*

#### **TOTAL LABELS**

## PROCEDURES FOR PREPARATION OF PERJURY STATEMENT

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

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND UNDER PENALTY OF PERJURY, THE ATTACHED **ABUTTING PROPERTY OWNERS' LIST** CORRECTLY SHOWS THE LATEST NAMES AND ADDRESSES ON THE CITY CLERK OWNERSHIP RECORDS AS OF THE FOLLOWING **DATE: 03 - 03 -2009**. IN CERTAIN CIRCUMSTANCES, SUCH AS IN ANNEXATION PROCEEDINGS, WHERE THEY MAY BE NO CITY CLERK'S RECORDS, THE RECORDS OF THE COUNTY ASSESSOR'S OFFICE MAY BE ACCEPTED BY THE PLANNING COMMISSION.

  
 \_\_\_\_\_  
 SIGNATURE

Zvette Cuellar  
 \_\_\_\_\_  
 PRINTED NAME

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

\_\_\_\_\_  
 SIGNATURE

\_\_\_\_\_  
 PRINTED NAME

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

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

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

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

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

1. APN: 5546-009-038  
HOLLYWOOD PLAZA APTS  
5150 OVERLAND AVE  
CULVER CITY CA 90230-4914
2. APN: 5546-009-400  
MONTALBAN-NOSOTROS RICARDO  
650 N BRONSON AVENUE STE102  
LOS ANGELES CA 90004-
3. APN: 5546-009-904  
L A CITY DEPT OF TRANSPORTATION  
100 S MAIN ST #10TH  
LOS ANGELES CA 90012-3712
4. APN: 5546-009-906,907  
COMMUNITY REDEV AGENCY  
6255 W SUNSET BLVD #2206  
LOS ANGELES CA 90028-7423
5. APN: 5546-010-018,021,022  
WM SUNSET & VINE LLC  
3645 RUFFIN RD #310  
SAN DIEGO CA 92123-1845
6. APN: 5546-026-022  
FREDMORE LLC  
1546 ARGYLE AVE  
LOS ANGELES CA 90028-6410
7. APN: 5546-026-035  
SELMA & VINE HOLLYWOOD LLC  
3 GREENWAY PLZ #1300  
HOUSTON TX 77046-0391
8. APN: 5546-028-001,011,034  
CLARETT HOLLYWOOD LLC LESSEE  
1901 AVENUE OF THE STARS #1465  
LOS ANGELES CA 90067-6064
9. APN: 5546-028-012  
SHAHIN S SEDAGHAT  
16200 VENTURA BLVD #401  
ENCINO CA 91436-2218
10. APN: 5546-028-013  
AMAN PROPERTIES LLC  
521 N CAMDEN DR  
BEVERLY HILLS CA 90210-3201
11. APN: 5546-028-014  
ARGYLE INVESTMENT PARTNERS LLC  
1600 ARGYLE AVE  
LOS ANGELES CA 90028-6408
12. APN: 5546-029-001  
1680 VINE INVESTMENT CO LLC  
1680 VINE ST #800  
HOLLYWOOD CA 90028-8813
13. APN: 5546-029-050 thru 057  
HEI & GC HOLLYWOOD & VINE CONDO  
c/o ROBERT H VOELKER  
3800 LINCOLN PLAZA 500 N AKARD  
DALLAS TX 75201
14. APN: 5546-029-928 thru 940  
LA CO METRO TRANS AUTHORITY  
c/o GREG S ANGELO  
1 GATEWAY PLZ 25<sup>TH</sup> FL  
LOS ANGELES CA 90012-2952
15. APN: 5546-009-047 thru 056,075  
1645 VINE REAL ESTATE LIMITED  
5750 WILSHIRE BLVD #500  
LOS ANGELES CA 90036-3635
16. APN: 5546-009-058  
MIKKO FILPPULA  
1645 VINE ST #301  
LOS ANGELES CA 90028-8805
17. APN: 5546-009-059  
RICHARD & ROYA PASQUALONE  
14029 GILMORE ST  
VAN NUYS CA 91401-1518
18. APN: 5546-009-060  
HAROLD & CHERI KAPLAN  
15 WATERVIEW LN  
SETAUKET NY 11733-1535
19. APN: 5546-009-061,062  
ANNETTE VAIT  
36 BREEZE AVE  
VENICE CA 90291-3274
20. APN: 5546-009-063  
MANSELL DEV GROUP INC  
1645 VINE ST #306  
LOS ANGELES CA 90028-8805
21. APN: 5546-009-064  
HENRY SELF III  
144 N POINSETTIA PL #211  
LOS ANGELES CA 90036-
22. APN: 5546-009-065  
PATRICK & WILLIAM KEANE  
1645 VINE ST #308  
LOS ANGELES CA 90028-8805
23. APN: 5546-009-066  
ZIAD G AYOUB  
1524 BENEDICT CANYON DR  
BEVERLY HILLS CA 90210-2024
24. APN: 5546-009-067  
PERI CORSO  
1645 VINE ST #401  
LOS ANGELES CA 90028-8805
25. APN: 5546-009-068  
MSHI LLC  
460 N LAS PALMAS AVE  
LOS ANGELES CA 90004-1016
26. APN: 5546-009-069  
JOHN S HOFFMAN III  
1645 VINE ST #403  
LOS ANGELES CA 90028-8805
27. APN: 5546-009-070  
CONNIE G GURICH  
1645 VINE ST #404  
LOS ANGELES CA 90028-8805
28. APN: 5546-009-071  
GIL SARAF  
PO BOX 570312  
TARZANA CA 91357-0312
29. APN: 5546-009-072  
PETER A VARANO  
1645 VINE ST #406  
LOS ANGELES CA 90028-8805
30. APN: 5546-009-073  
HISTORIC HOLLYWOOD PROPERTIES  
5020 AMBROSE AVE  
LOS ANGELES CA 90027-1762

31. APN: 5546-009-074  
SEHGAL UDAY L TRUST  
1645 VINE ST #408  
LOS ANGELES CA 90028-8805

32. APN: 5546-009-076  
KEVIN J HRYCIW  
1645 VINE ST #410  
LOS ANGELES CA 90028-8810

33. APN: 5546-009-077  
CAROLE L MANCUSO  
1645 VINE ST #411  
LOS ANGELES CA 90028-8810

34. APN: 5546-009-078  
JERRY J. & SUZY L. NAKAUCHI  
5025 N. GLEN ARDEN AVE  
COVINA, CA 91724

35. APN: 5546-009-079  
BYRON BALASCO  
1645 VINE ST #413  
LOS ANGELES CA 90028-8810

36. APN: 5546-009-080  
JOHN C MCCORD  
1645 VINE ST #501  
LOS ANGELES CA 90028-8810

37. APN: 5546-009-081  
RACHLEFF MATTHEW G TR  
5619 W 4TH ST #8  
LOS ANGELES CA 90036-3577

38. APN: 5546-009-082  
ERIC P BESCHER  
1645 VINE ST #503  
LOS ANGELES CA 90028-8812

39. APN: 5546-009-083  
RONALD C & ANGELA DUKE  
P O BOX 2100  
GLENWOOD AR 71943-2100

40. APN: 5546-009-084  
MICHAEL & KERRY MORRISON  
256 S NORTON AVE  
LOS ANGELES CA 90004-3919

41. APN: 5546-009-085,098  
JONATHAN D COOK  
16501 VENTURA BL #304  
ENCINO, CA 91436

42. APN: 5546-009-086  
SANJA K SURTANI  
1645 VINE ST #507  
LOS ANGELES CA 90028-8810

43. APN: 5546-009-087  
ANITA FAMILI  
400 S HOPE ST #1495  
LOS ANGELES CA 90071-2800

44. APN: 5546-009-088  
NICHOLAS BROWN  
1880 CENTURY PARK E #1600  
LOS ANGELES CA 90067-1661

45. APN: 5546-009-089  
IVANA MILICEVIC  
740 N KINGS RD #205  
LOS ANGELES CA 90069-5476

46. APN: 5546-009-090  
JOHN & JANICE CASIRUA  
23741 VIA ROBLE  
COTO DE CAZA CA 92679-4010

47. APN: 5546-009-091  
ANDREW J KIRSCHNER  
1645 VINE ST #512  
LOS ANGELES CA 90028-8810

48. APN: 5546-009-092  
STEPHEN ESHELMAN  
264 S MUIRFIELD RD  
LOS ANGELES CA 90004-3731

49. APN: 5546-009-093  
ANTHONY DETOSO  
1645 VINE ST #601  
LOS ANGELES CA 90028-8810

50. APN: 5546-009-094  
SERGIO NICOLAU  
2064 WATSONIA TER  
LOS ANGELES CA 90068-3217

51. APN: 5546-009-095  
BABAK & ILANA DAFTARI  
10701 WILSHIRE BL #701  
LOS ANGELES CA 90024

52. APN: 5546-009-096  
STACEY L FONG  
11337 EASTBROOK AVE  
LOS ALTOS CA 94024-6642

53. APN: 5546-009-097  
CHRISTEL A WHITTIER  
1645 VINE ST #605  
LOS ANGELES CA 90028-8812

54. APN: 5546-009-099  
ANITA ROSENBERG  
1645 VINE ST #607  
LOS ANGELES CA 90028-8812

55. APN: 5546-009-100  
SHAWN & PARDINI FERJANEC  
1645 VINE ST #608  
LOS ANGELES CA 90028-8812

56. APN: 5546-009-101  
SAMI HAYEK  
1645 VINE ST #609  
LOS ANGELES CA 90028-8812

57. APN: 5546-009-102  
EMMA HEMING  
P.O. BOX 1250  
NEW YORK, NY 10101

58. APN: 5546-009-103  
VALDERRAMA WILMER  
15260 VENTURA BLVD #1040  
SHERMAN OAKS CA 91403-5345

59. APN: 5546-009-104  
DANIEL MASTERSON  
200 S. PARK AVE 8<sup>TH</sup> FL  
NEW YORK NY 10003

60. APN: 5546-009-105  
BRIAN & ABY T REIMER  
5700 HAMILTON WAY  
BOCA RATON FL 33496-2507

61. APN: 5546-009-106  
LAWRENCE CHAI  
1645 VINE ST #701  
LOS ANGELES CA 90028-8812

62. APN: 5546-009-107  
GARY L BUCHSCHACHER  
1645 VINE ST #702  
LOS ANGELES CA 90028-8812

63. APN: 5546-009-108  
MICHAEL D SOUTHERLY  
1645 VINE ST #703  
LOS ANGELES CA 90028-8812

64. APN: 5546-009-109  
PHARRISCHLELL PATRICIA  
180 N RIVERVIEW DR #260  
ANAHEIM CA 92808-1234

65. APN: 5546-009-110  
VALERIE CONWAY  
1645 VINE ST #705  
LOS ANGELES CA 90028-8812

66. APN: 5546-009-111  
FRANK E HARPER  
3940 LAUREL CANYON BLVD #188  
STUDIO CITY CA 91604-3709

67. APN: 5546-009-112  
LOUIS BELPEDIO  
7039 ROOSEVELT RD  
BERWYN IL 60402-1059

68. APN: 5546-009-113  
PATRICIA GUNNESS  
24706 HERMOSILLA CT  
CALABASAS CA 91302-1406

69. APN: 5546-009-114  
STAMATIA E KARAKASIDIS  
PO BOX 691734  
WEST HOLLYWOOD CA 90069-9734

70. APN: 5546-009-115  
PEGGI HAGER  
3701 MADISON RD  
FLINTRIDGE CA 91011-3947

71. APN: 5546-009-116  
MATTHEW R MARNER  
1645 N. VINE ST. #711  
LOS ANGELES CA 90028

72. APN: 5546-009-117  
MARLEAH LESLIE  
471 S SPALDING DR  
BEVERLY HILLS CA 90212-4103

73. APN: 5546-009-118  
CATHERINE COLLINSON  
1645 VINE ST #713  
LOS ANGELES CA 90028-8812

74. APN: 5546-009-119  
SCOTT H LEVA  
1645 VINE ST #801  
LOS ANGELES CA 90028-8812

75. APN: 5546-009-120  
TROY L & ANNAMARIA WHITAKER  
1645 VINE ST #802  
LOS ANGELES CA 90028-8812

76. APN: 5546-009-121  
DANIEL & DEBORAH CLARK  
4180 CRISP CANYON RD  
SHERMAN OAKS CA 91403-4646

77. APN: 5546-009-122  
VINCENT LARESCA  
200 PARK AVE S  
NEW YORK NY 10003-1503

78. APN: 5546-009-123  
MICHAEL & MARK HEWITT  
1229 E. ROSE AVE  
ORANGE, CA 92867

79. APN: 5546-009-124  
JASON STATHAM  
2029 CENTURY PARK E #1060  
LOS ANGELES CA 90067-2919

80. APN: 5546-009-125  
JESSICA & AMANDA M KOOSD  
1645 VINE ST #807  
LOS ANGELES CA 90028-8812

81. APN: 5546-009-126  
KELLY L TIMMONS  
6243 N MUSCATEL AVE  
SAN GABRIEL CA 91775-2626

82. APN: 5546-009-127  
PHILIP KOOSD  
15564 COLLINA STRADA  
LOS ANGELES CA 90077-1514

83. APN: 5546-009-128  
SCOTT C HARRIS  
149 S BARRINGTON ST #216  
LOS ANGELES CA 90049-

84. APN: 5546-009-129  
PATRICK K MORAN  
1645 N. VINE ST #811  
LOS ANGELES, CA 90028

85. APN: 5546-009-130  
PAIVI ALPERSON  
774 MAYS BLVD #10  
INCLINE VILLAGE NV 89451-9613

86. APN: 5546-009-131  
VERNON R JONES  
29406 DAKPATH DRIVE  
AGOURA HILLS, CA 91301

87. APN: 5546-009-132  
FOX CHRISTOPHER P  
286 N. MADISON AVE #109  
PASADENA, CA 91101

88. APN: 5546-009-133  
PRICE & TOMAS ARANA  
2509 GREENVALLEY RD  
LOS ANGELES CA 90046-1437

89. APN: 5546-009-134  
RICO MARTINEZ  
1645 VINE ST #902  
LOS ANGELES CA 90028-8814

90. APN: 5546-009-135  
PATRICK POCKLINGTON  
1645 N.VINE ST #903  
LOS ANGELES CA 90028



91. APN: 5546-009-136  
JAMES S LIPP  
1645 VINE ST #904  
LOS ANGELES CA 90028-8814

92. APN: 5546-009-137  
ARDEMIS FREELAND  
22229 CELESTIAL LN  
SANTA CLARITA CA 91390-5756

93. APN: 5546-009-138  
BROWN KENNETH  
5619 W. 4<sup>TH</sup> ST #8  
LOS ANGELES, CA 90036

94. APN: 5546-009-139  
RAMSEY BROADWAY PARTNERS LLC  
6711 FOREST LAWN DR 2<sup>ND</sup> FL  
LOS ANGELES CA 90068-1046

95. APN: 5546-009-140  
ANGELA ZACKERY  
5951 VARIEL AVENUE  
WOODLAND HILLS, CA 91367

96. APN: 5546-009-141  
JACK OSBOURNE  
1645 N. VINE ST #909  
LOS ANGELES, CA 90028

97. APN: 5546-009-142,143  
JASON WARREN R  
PO BOX 93428  
LOS ANGELES CA 90093-0428

98. APN: 5546-009-144  
CHARLES N & BEATE K MCDERMOTT  
163 WILTON DR  
LOS ANGELES CA 90004-4907

99. APN: 5546-009-145  
HAROLD & CHERI KAPLAN  
15 WATERVIEW LN  
SETAUKET NY 11733-1535

100. APN: 5546-009-146  
ZIAD G AYOUB  
3801 MICHILLINDA DR  
PASADENA CA 91107-5714

101. APN: 5546-009-147  
FIRAS & MARGOT BUSHNAQ  
8391 BEVERLY BLVD #449  
LOS ANGELES CA 90048-2633

102. APN: 5546-009-148  
ASHLEY MOTAMEDI  
2040 HAWKINS CIR  
LOS ANGELES CA 90001-2200

103. APN: 5546-009-149  
JERRY WARD  
16030 VENTURA BLVD #300  
ENCINO CA 91436-2754

104. APN: 5546-009-150  
STUART TOWNSEND  
7095 HOLLYWOOD BLVD #106  
LOS ANGELES CA 90028-8910

105. APN: 5546-009-151  
DANIEL R MCBRIDE  
11812 SAN VICENTE BLVD 4<sup>TH</sup> FL  
LOS ANGELES CA 90049-5022

106. APN: 5546-009-152  
KHORSHID BEHDINIAN  
1645 VINE ST #1009  
LOS ANGELES CA 90028-8814

107. APN: 5546-009-153  
CYNTHIA R GREENE  
1133 BROADWAY #911  
NEW YORK NY 10010-8029

108. APN: 5546-030-001  
NED PAN INC  
6233 HOLLYWOOD BLVD  
LOS ANGELES CA 90028-5310

109. APN: 5546-030-011  
LOFTS AT HOLLYWOOD & VINE  
212 MARINE ST #100  
SANTA MONICA CA 90405

APN: 5546-031-001

SAME AS OWNERSHIP NO. 8

DIRECTOR OF PLANNING  
CITY OF BEVERLY HILLS  
455 N. REXFORD DR  
BEVERLY HILLS CA 90210

DIRECTOR OF PLANNING  
CITY OF BURBANK  
275 EAST OLIVE AVE  
BURBANK CA 91510

DIRECTOR OF PLANNING  
CITY OF GLENDALE  
633 E. BROADWAY #103  
GLENDALE CA 91206

DIRECTOR OF PLANNING  
CITY OF WEST HOLLYWOOD  
8300 SANTA MONICA BL.  
W. HOLLYWOOD CA 90069

DIRECTOR OF PLANNING  
COMMUNITY REDEV AGENCY  
354 S. SPRING ST., STE. #800  
LOS ANGELES CA 90013

DIRECTOR OF PLANNING  
RAPID TRANSIT DISTRICT  
425 S. MAIN ST.  
LOS ANGELES CA 90013

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

CALTRANS - STATE OF CALIFORNIA  
PROPERTY DEVELOPMENT  
100 S. MAIN ST.  
LOS ANGELES CA 90012

CENTRAL HOLLYWOOD  
NEIGHBORHOOD COUNCIL  
1322 N. MC CADDEN PLACE  
LOS ANGELES, CA 90028  
ATTN: DEBBIE WEHBE

CENTRAL HOLLYWOOD  
NEIGHBORHOOD COUNCIL  
1322 N. MC CADDEN PLACE  
LOS ANGELES, CA 90028  
ATTN: SCOTT CAMPBELL

**RADIUS MAPS, ETC**

3544 Portola Avenue

Los Angeles, CA. 90032

Tel: (323) 221-4555 Fax: (323) 226-9492

[radiusmapsetc@sbcglobal.net](mailto:radiusmapsetc@sbcglobal.net)

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**CITY OF LOS ANGELES  
PLAN APPROVAL  
ABUTTING OWNERS'**

**\*\* ABUTTING OWNERS' LIST \*\***

**SITE LOCATION**

***TRADER JOES***

1600 N. Vine Street #4A

Los Angeles, CA 90028


*A.P.N.: 5546-029-940*

**TOTAL LABELS**

# PROCEDURES FOR PREPARATION OF PERJURY STATEMENT

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

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND UNDER PENALTY OF PERJURY, THE ATTACHED **ABUTTING PROPERTY OWNERS' LIST** CORRECTLY SHOWS THE LATEST NAMES AND ADDRESSES ON THE CITY CLERK OWNERSHIP RECORDS AS OF THE FOLLOWING **DATE: 03 - 03 -2009**. IN CERTAIN CIRCUMSTANCES, SUCH AS IN ANNEXATION PROCEEDINGS, WHERE THEY MAY BE NO CITY CLERK'S RECORDS, THE RECORDS OF THE COUNTY ASSESSOR'S OFFICE MY BE ACCEPTED BY THE PLANNING COMMISSION.

  
 \_\_\_\_\_  
 SIGNATURE

Zvette Cuellar  
 \_\_\_\_\_  
 PRINTED NAME

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

\_\_\_\_\_  
 SIGNATURE

\_\_\_\_\_  
 PRINTED NAME

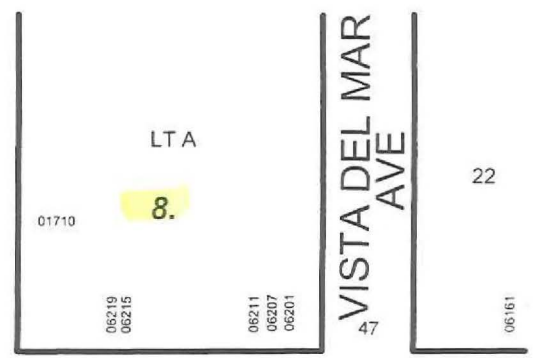
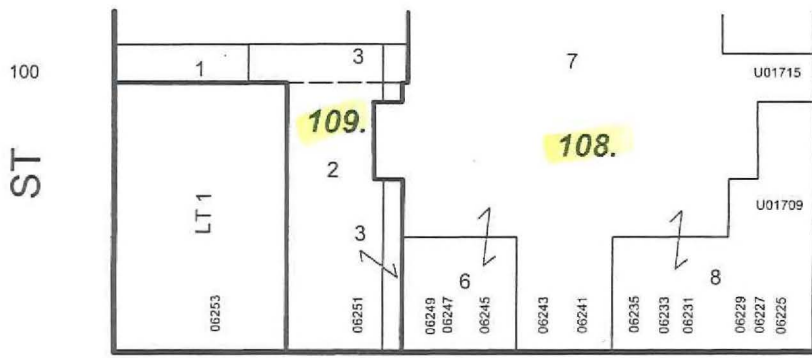
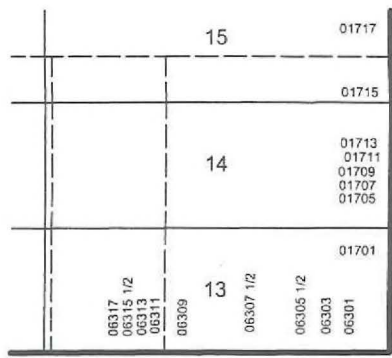
IN CERTAIN INSTANCES, I WAS UNABLE TO NOTIFY ALL OCCUPANTS, THEREFORE THE FOLLOWING INDICATES WHICH OCCUPANTS I WAS NOT ABLE TO NOTIFY. I UNDERSTAND THE PLANNING DEPARTMENT WILL DETERMINE IF REASONABLE ATTEMPTS WERE MADE TO SEC URE THESE ADDRESSES FROM THE INFORMATION PROVIDED BELOW.

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

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

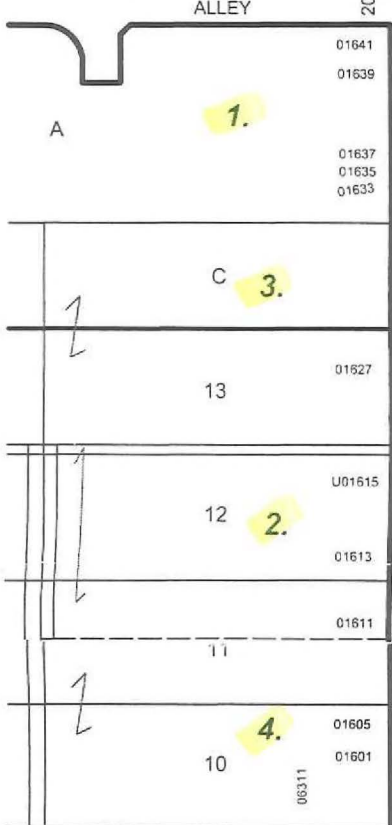
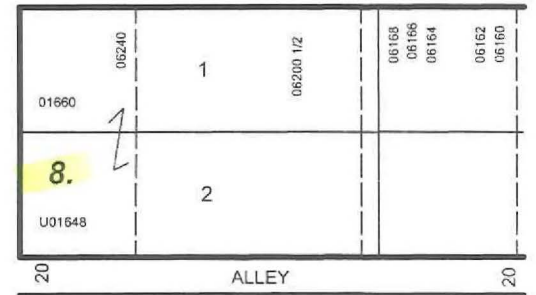
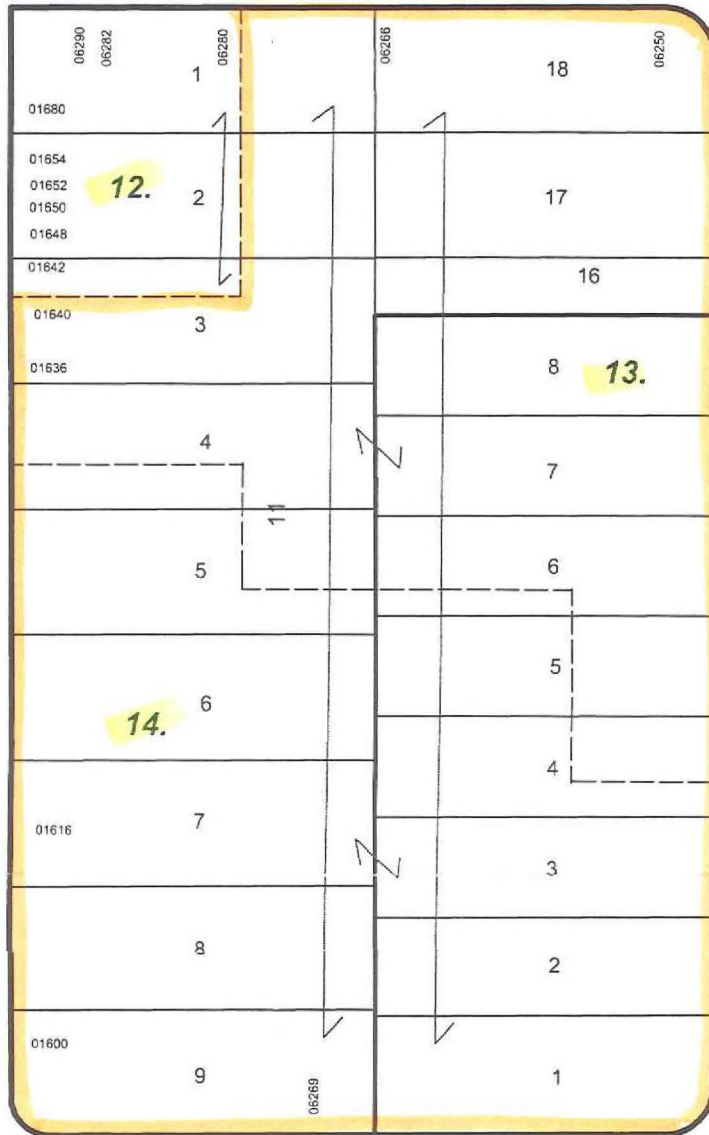
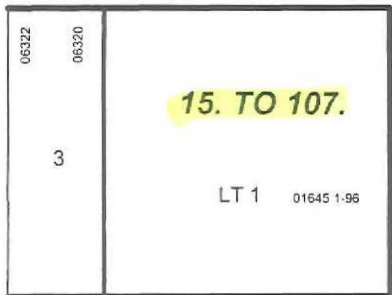
- \*\* (1) RETURNED TO BUILDING ON 3 SEPARATE OCCASIONS
- (2) EFFORTS TO CONTACT OWNER OR MANAGER WITHOUT SUCCESS
- (3) CONTACT OWNER OR MANAGER WHO REFUSED TO PROVIDE INFORMATION
- (4) OTHER: SPECIFY

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

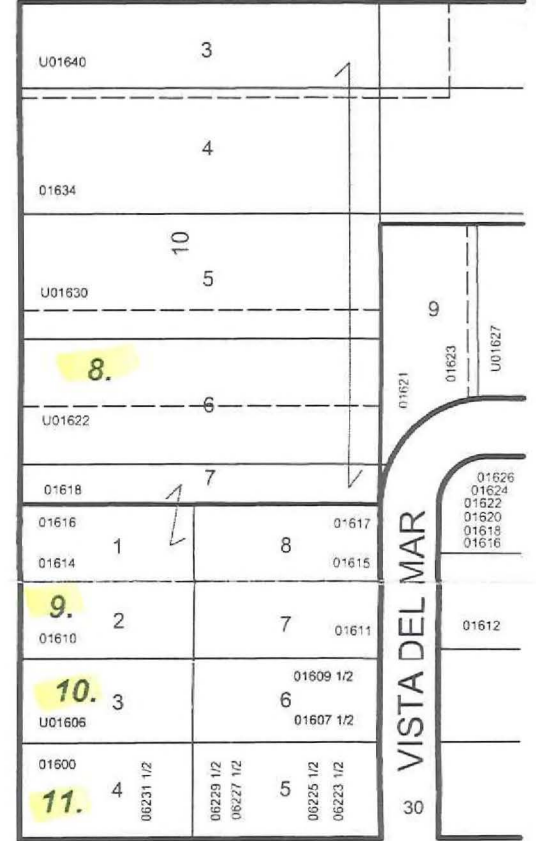


100 HOLLYWOOD

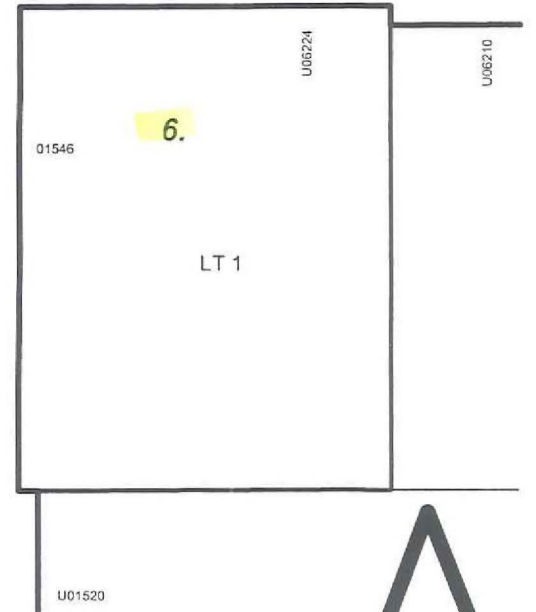
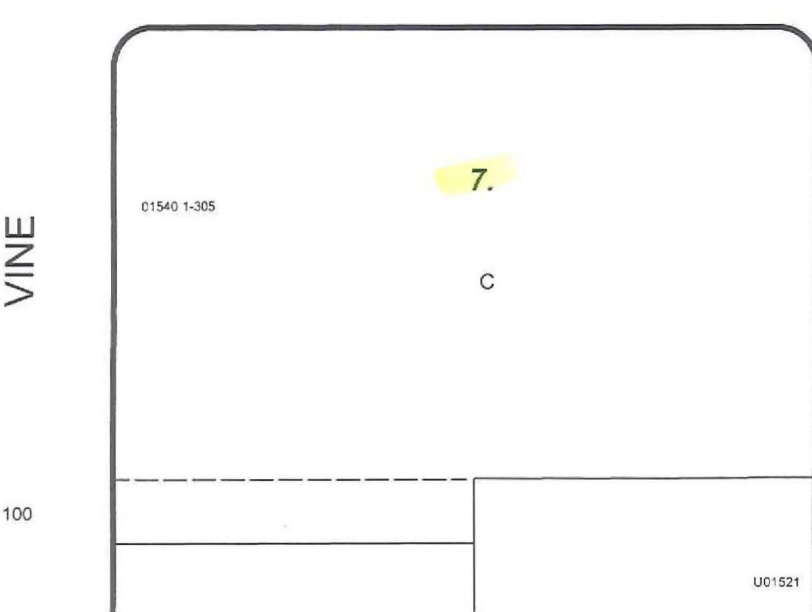
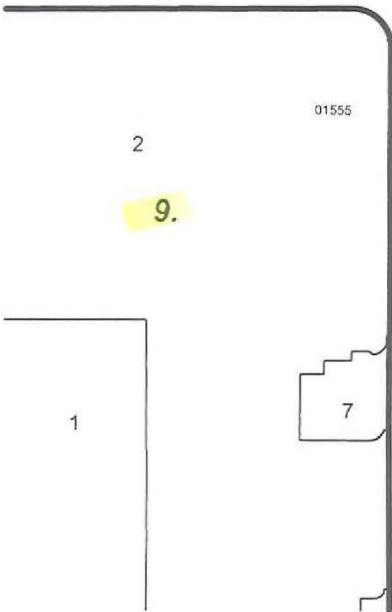
BLVD 100



70 70



60 AVE 60 70



# ADJACENT OWNERS MAP



## RADIUS MAPS ETC.

3544 PORTOLA AVENUE  
 LOS ANGELES CA 90032  
 TEL:(323) 221-4555 FAX:(323) 226-9492  
 radiusmapsetc@sbcglobal.net

### SITE LOCATION:

**TRADER JOES**  
 1600 N. VINE STREET #4A  
 LOS ANGELES, CA 90028

### LEGEND

- 1.** OWNERSHIP NO.
- OWNERSHIP HOOK

### CASE NO.

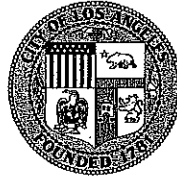
DATE: 03 - 03 - 2009  
 SCALE: 1" = 100'  
 T.B.PAGE: 593 GRID: F4  
 D.M.: 148.5 A 189  
 APN: 5546-029-940

MICHAEL LOGRANDE  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

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  
ZONING ADMINISTRATION

200 N. SPRING STREET, 7<sup>TH</sup> FLOOR  
LOS ANGELES, CA 90012

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

www.lacity.org/PLN

February 16, 2010

Richard Adachi (A)  
Trader Joe's Company  
P.O. Box 5049  
Monrovia, CA 91017

Legacy Partners Hollywood & Vine (O)  
4000 East Third Avenue, Suite 600  
Foster City, CA 94404

Art Rodriquez & Associates (R)  
709 East Colorado Boulevard, Suite 204  
Pasadena, CA 91101

CASE NO. ZA 2009-1272(PAB)  
APPROVAL OF PLANS  
1600 North Vine Street, Suite 4A  
Hollywood Planning Area  
Zone : [Q]C4-2-SN  
D. M. : 148.5A189  
C. D. : 13  
CEQA : EIR SCH NO. 1985052903  
Legal Description: Fr. Lot 9, Arb 1, Block  
11, Hollywood Tract

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

a Zoning Administrator's Determination of Approval as required by Condition No. 17 of Case No. APCC 2006-9407-SPE- CUB-CUX-SPP to allow the sale of a full line of alcoholic beverages for off-site consumption within an proposed market (Trader Joe's) in the [Q]C4-2-SN Zone,

upon the following additional terms and conditions:

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



4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.
6. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. Project authorization shall be for the serving and dispensing of a full line of alcoholic beverages for off-site consumption in a proposed 17,650 square-foot market.
8. The hours of operation for the market shall be between 8 a.m. and 10 p.m. seven days a week.
9. A copy of the entitlement granted herein and conditions shall be maintained on the site for inspection on demand by the Police Department or any City or State agency.
10. All establishments applying for an Alcoholic Beverage Control license shall be given a copy of these conditions prior to executing a lease and these conditions shall be incorporated into the lease. Furthermore, all vendors of alcoholic beverages shall be made aware that violations of these conditions may result in revocation of the privileges of serving alcoholic beverages on the premises.
11. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
12. A 24-hour telephone hot line shall be provided to residents and local neighborhood associations for reporting of any complaints. The hotline shall be answered promptly at all times to receive and resolve complaints regarding the operation of the center, including any of its establishments, or violations of the permit.
13. A phone number to a responsible representative of the owner shall be posted at each establishment for the purposes of allowing residents to report an emergency or a complaint about the method of operation of any facility serving alcoholic beverages.

14. Petitioner(s) shall install and maintain security cameras and a one-month video library that covers all common areas of the business, high-risk areas and entrances or exits. The videotapes shall be made available to police upon request.
15. All personnel acting in the capacity of a manager of the premises and all personnel who serve alcoholic beverages shall attend the Standardized Training for Alcohol Retailers (STAR) sponsored by the Los Angeles Police Department at the session immediately following the opening of the food market. All employees who serve alcoholic beverages shall attend follow-up STAR classes every 24 months.
16. At least one licensed security guard shall patrol inside and outside the subject facility during operating hours so as to discourage loitering, rowdiness, public drinking and criminal activity in and around the site. This condition may be waived or modified by the Zoning Administrator if a comprehensive security plan according to Condition No. 39 of the Central Area Planning Commission's action under Case No. APCC-2006-9407-SPE-CUB-CUX-SPP is developed for the entire site. A copy of the comprehensive plan including its impact on the subject site, shall be submitted for approval by the Zoning Administrator and placed in the file.
17. Recommendations of the Fire Department relative to fire safety shall be incorporated into all building plans, to the satisfaction of the Fire Department.
18. The applicant shall provide project plans to the LAPD prior to finalization, to allow time to review the plans regarding additional crime prevention features appropriate to the design of the project.
19. Six months from the issuance of the Certificate of Occupancy (temporary or permanent) for each of the alcohol sale sites in the facility, (excluding the hotel nightclub/lounge), the property owner/operator shall file an application for conditional use "Plan Approval" for review for compliance and impact. The Zoning Administrator may, if deemed necessary and supported by findings of fact, make the subject conditions more or less restrictive or impose any new conditions to mitigate detrimental effects upon the surrounding community. The Zoning Administrator shall also determine whether further extension of this review procedure is necessary for the protection of the surrounding community.
20. The applicant and any future ABC licensee shall ensure that no alcoholic beverages, which are purchased within the establishment, are consumed on any property adjacent to the licensed premises that is under the control of the licensee.
21. The applicant shall be responsible for maintaining the site free of litter.
22. All public telephones shall be located within the interior of the establishment structure. No public phones shall be located on the exterior of the premises under the control of the establishment.
23. Any future operator or owner for this site must file a new Plan Approval application to allow the City of Los Angeles to review the "mode and character" of the usage.

24. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the City Planning Department will have the right to require the Petitioner(s) to file for a Plan Approval application together with the associated fees and to hold a public hearing to review the Petitioner(s) compliance with and the effectiveness of the conditions of the grant. The Petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.
25. The rear door of the premises shall be equipped with an automatic locking device on the inside and shall be closed at all times, and shall not be used as a means of access by patrons to and from the licensed premises. Temporary use of these doors for delivery of supplies does not constitute a violation.
26. Within 60 days of the effective date of this action, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the 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.

#### Applicant Volunteered Conditions

27. Electronic age verifications 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 premises at each point-of-sale location. This device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverage or tobacco product.
28. The sale of single item alcoholic beverages in quantities of 12 oz or less is not allowed.
29. Any music, sound or noise emitted that is under the control of the applicant shall not violate Section 116.1 of the Los Angeles Municipal Code.

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

All terms and Conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. A Zoning



Administrator may extend the termination date for one additional period not to exceed one year, prior to the termination date of the period, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

### **TRANSFERABILITY**

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

### **VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

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

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

### **APPEAL PERIOD - EFFECTIVE DATE**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after MARCH 3, 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://planning.lacity.org>.** Public offices are located at:

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

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

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

#### NOTICE

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

#### FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the report of the Zoning Analyst thereon, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use plan approval under the provisions of Section 12.24-M have been established by the following facts:

#### BACKGROUND

The subject property is a relatively level, rectangular-shaped, parcel of land encompassing the entire block between Hollywood Boulevard, Argyle Avenue, Selma Avenue and Vine Street, except for the 18,000 square-foot parcel of the Taft Building site at the southeast corner of Hollywood and Vine Street, and the Bernard Luggage/Herman Building site located at 1638 Vine Street.

The site is approximately 4.6 acres in size and currently under construction. Proposed for the site is a multi-story high rise mixed use development consisting of the 300-room W Hotel, 150 residential condominiums, 375 apartment units, and 61,500 square feet of retail/restaurant uses.

On July 10, 2007, the Central Area Planning Commission approved a Master Conditional Use Permit (CUB) and Conditional Use (CUX) permitting a maximum of 12 on-site and 9 off-site sales for a full line of alcohol beverages. Among the conditions was a provision that individual owner/operators apply for a plan approval. The instant request by Trader Joe's is to utilize one of the allocated off-site alcohol sales for a market to be located at the northeast corner of Vine Street and Selma Avenue.

Adjacent properties to the north, across Hollywood Boulevard, are zoned C4-2D-SN and occupied by an office building, Dillon's Irish Pub, Pantages Theater, W. Hollywood Talent Show and miscellaneous retail stores.

Properties to the east, across Argyle Avenue, are zoned [T] [Q]-C4-2D-SN and occupied by surface parking, commercial buildings, a vacant restaurant and bar and what appears to be a vacant single-family structure.

Properties to the south, across Selma Avenue, are zoned C4-2D-SN and occupied by surface parking and a high rise commercial building.

Properties to the west, across Vine Street are zoned C4-2D-SN and improved with high - rise buildings, restaurants, the Montalban Theater, and miscellaneous retail stores.

Hollywood Boulevard is a designated Major Highway with two through lanes in each direction on an approximately 70-foot wide roadway. On-street metered parking during the day is available.

Vine Street is a designated Major Highway with two through lanes in each direction. The roadway is approximately 70 feet wide and one-hour metered parking is available along this segment of Vine Street.

Argyle Avenue is a Local Street with one lane in each direction on a 46-foot roadway. One-hour restricted parking is available.

Selma Avenue is a Local Street providing one through lane in each direction within a 40- to 60-foot dedicated roadway width. One-hour metered parking is available.

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

#### Subject Property

Case No. ZA 2009-1821(PAB) - The Office of Zoning Administration is presently reviewing an application for a rooftop restaurant bar and nightclub/dancing at the W Hotel.

Case No. ZA 2009-1820(PAB) - The Office of Zoning Administration is presently reviewing an application for the sales of alcoholic beverages for on-site consumption within a lounge at the W Hotel.

Case No. ZA 2009-1819(PAB) - The Office of Zoning Administration is presently reviewing an application for hotel in-room dining, hotel banquet facilities and non-rooftop catering locations at the W Hotel.

Case No. ZA 2009-1818(PAB) - On September 3, 2009, the Zoning Administrator granted a Plan Approval for an originally approved CUB case in reference to

Condition No. 17 for the sales of alcoholic beverages for a restaurant with two attached lounges (IDG).

Case No. APCC 2009-1001(SPE)(SPP) - On July 23, 2009, the City Planning Commission approved a Specific Plan Exception to allow eight pillar art signs.

Case No. APCC 2006-9407(SPE)(CUB)(CUX)(SPP) - On July 10, 2007, pursuant to the Los Angeles Municipal Code Section 12.24-M and as required by Condition B.17, the City Planning Commission approved plans to allow the sale and dispensing of a full-line of alcoholic beverages in conjunction with the use and maintenance of a 207 seat restaurant, a 130 seat Lobby Bar, and a 75 seat Cine W Bar all located on the street level of a new hotel in the [T][Q]C4-2-SN Zone.

Case No. ZA 2004-0189(CUB)(CUX)(ZV) - On September 30, 2004, the Zoning Administrator approved a conditional use and variance to allow the sale and dispensation of a full line of alcohol in conjunction with the operation of a cocktail bar.

#### Surrounding Properties

Case No. ZA 2009-1494(CUB) - On September 10, 2009, the Zoning Administrator approved a conditional use application to permit the sale of a full line of alcohol for on-site consumption in a new restaurant, consisting of 8,015 square feet and having 302 total seats at 6263 Hollywood Boulevard. The hours of operation are from 11 a.m. to 2 a.m., daily.

Case No. ZA 2007-2930(CUB)(CUX)(ZV) - On March 19, 2009, the Zoning Administrator approved a conditional use to permit the sale for on-site consumption of a full line of alcoholic beverages in conjunction with a proposed restaurant/supper club with live entertainment and patron dancing, having hours from 5 p.m. to 2 a.m., seven days a week and accommodating 211 patrons; and a zone variance to allow the required off-site parking spaces secured by a lease agreement in lieu of the required recorded covenant in the C4-2D Zone at 1600 North Argyle Avenue.

Case No. ZA 2005-8073(CUB) - On January 22, 2007, the Zoning Administrator approved a conditional use application to permit a 1,297 square-foot expansion of an existing 5,171 square-foot restaurant for a full line of alcoholic beverages, with 192 seats and hours of operation from 11 a.m. to 2 a.m. daily at 1707 North Vine Street (Basque).

Case No. ZA 2005-2581(CUX) - On May 25, 2006, the Zoning Administrator approved a conditional use application to permit a 24-hour operation of a 135 seat restaurant and gourmet shop. Also requested were the on-site sales of a full line of alcohol in conjunction with the food service with a Type 47 ABC license from 8 a.m. to 2 a.m. and a Type 21 license in the gourmet shop for off-site sales with similar hour of operation. The applicant also requested a Type 48 license for the bar and lounge with hours from 11 a.m. to 2 a.m. daily, a Type 57 license for the 8,084

square-foot rooftop event center, gourmet shop operations, and live entertainment at 1717 North Vine Street.

Case No. ZA 2004-7000(CUB) - On April 24, 2005, the Zoning Administrator approved a Plan Approval for an existing conditional use for the sale of a full line of alcohol in the C4-2D-SN Zone due to change of ownership as required by the Condition No. 31 of ZA 2000-2806(CUB)(CU) at 6263 Hollywood Boulevard.

Case No. ZA 2004-4543(CUB) - On November 19, 2004, the Zoning Administrator approved a conditional use to permit the expansion of an existing restaurant, serving a full line of alcoholic beverages, to include outdoor dining patio, a dining terrace, office space, and live entertainment at 6282 Hollywood Boulevard.

Case No. ZA 2000-2806(CUB)(CU) - On March 7, 2001, the Zoning Administrator approved a conditional use application to permit dancing, live entertainment and the on-site sales of a full line of alcoholic beverages in conjunction with the operation of a new nightclub at 6263 Hollywood Boulevard.

Case No. ZA 2000-1216(CUB) - On September 14, 2000, the Zoning Administrator approved a conditional use application to permit the sale of alcohol in conjunction with food service open 7 days a week from 11 a.m. to 2 a.m. with 67 seats including five seats at the service counter at 6282 Hollywood Boulevard.

### **AUTHORITY FOR PLAN APPROVAL**

Section 12.24-M of the Los Angeles Municipal Code provides in part:

"M. Development, Change or Discontinuance of Uses:

1. Development of Site. On any lot or portion thereof on which a conditional use is permitted pursuant to the provisions of this section, new buildings or structures may be erected, enlargements may be made to existing buildings, existing uses may be extended on an approved site, and existing institutions or school developments may be expanded as permitted in Subsection L of this Section, provided plans therefore are submitted to and approved by the Commission or by a Zoning Administrator, whichever has jurisdiction at that time ...".

### **BASIS FOR CONDITIONAL USE PERMITS**

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

**FINDINGS**

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

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

The proposed market is within a mixed use project currently under construction at the southeast corner of Hollywood and Vine Street. The proposed development located on 4.6 acres will be anchored by the W Hotel with 300 rooms, 525 residential units and 61,500 square feet of retail/restaurant space.

The site is intended to create a new destination of local, regional and international interest for those who wish to visit "Hollywood" and participate in entertainment activities that are offered on the subject site. The development incorporates the location of the Red Line Station which has a portal on the subject site, as a means of ready access to the site. It further improves the entertainment venue and commerce of those existing in the area by providing an array of visitor serving destinations such as restaurants, entertainment and retail uses.

Trader Joe's is a specialty market that has locations throughout the Los Angeles region. The proposed store is approximately 17,650 square feet in size and will be located on the first floor at the northeast corner of Vine Street and Selma Avenue. The store offers a variety of products including the sale of alcohol beverages that are more upscale than regular supermarkets. Alcohol sales account for approximately 10 percent of their receipts and are an item that is normally expected within a supermarket.

The store will add a needed service to the area and contribute to the area's revitalization. It will allow residents, including those living in the complex, and employees in the area to purchase market items within an easy walking distance. It will also contribute in creating a more even balance between housing and jobs in the vicinity and reduce vehicle trips by customers who may normally drive outside the area to a supermarket location.

Since the sale of alcoholic beverage is an incidental use to the market and there are attached conditions to ensure that a safe environment is provided, the use is desirable to the public convenience and general welfare of local patrons, tourists and nearby residents.

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

Trader Joe's will be located within a mixed use project that is anchored by the W Hotel. The property is within the [Q]C4-2-SN Zone which allows markets "by right" but in this case, because of the sale of alcoholic beverages, a conditional use approval is necessary.

The property to the immediate west is the Taft Historic Building and the Bernard Luggage/Herman Building, and across Vine Street, a hotel, Katsuya restaurant, Hollywood Plaza, the Montalban Theater and miscellaneous commercial stores. To the north is an office building, Dillon's Irish Pub, Pantages Theater and commercial stores. To the east are surface parking lots, what appears to be a vacant residential structure and a vacant restaurant and bar. To the south is surface parking for a high rise office building. All the surrounding properties are commercially used, interspersed with various high rise buildings, zoned C4-2D-SN or [T][Q]C4-2D, and generally directed to the entertainment and tourist trade.

The request by the applicant is for Trader Joe's to have a full line of alcoholic beverages for off-site sale in conjunction with a market. Hollywood is a designated Regional Center as well as a major tourist destination. Access to the area is provided by major freeway, highways and arterial streets. The proposed development will consist of restaurants, retail spaces, a hotel, condominiums and apartments and will draw customers from the region and well as the surrounding community. Trader Joe's will be able to provide a needed service to the community by providing an upscale market with a full range of items. It will contribute to a project in which a housing stock and retail uses are being developed in an effort to revitalize Hollywood and the surrounding area. The site is suitable for the proposed use and compatible with the existing pattern of development in the immediate neighborhood, and therefore determined to be proper in relation to adjacent uses or development of the community.

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

The proposed project will not be materially detrimental to the character of the development in the area since the use is in an area that mostly commercial. On July 10, 2007, the Central Area Planning Commission under APC 2006-9407 SPE-CUB-CEX-SPP approved a master conditional use permit for the site allowing a maximum of 12 on-site alcohol sales and 9 off- site sales of a full line of alcoholic beverages.

Trader Joe's is applying for the use of one of the allocated off-site sales. The market will occupy 17,650 square feet of floor area. It is part of the mixed use project that is envisioned as an integral part of the revitalization effort to maintain Hollywood as an entertainment and tourist center. The project will consist of a 300 room hotel, condominiums and apartments and 61,500 square feet of retail space. Residential uses are proposed for the site and others exist in the area, however they are not expected to be impacted since there will be adequate parking on site and surface parking lots are available in the area. Additionally, in the type of development foreseen in the Hollywood Plan, residential uses are encouraged so as to provide additional pedestrian traffic and an economic base in creating a recognizable night life and commercial center. Similarly, the other sensitive uses in the area are not expected to be impacted because of the distance from the site and because of the manner in which the store will be operated. The applicant states, "The store will be operated in a conscientious and thoughtful way, always with sensitivity to any

possible detriment to those residential properties that might be affected". Further, this authorization includes several conditions relative to the operation of the market which are intended to mitigate potential impacts in the area. In particular, there shall be no exterior advertising of alcoholic beverages, the hours of operation will be 8 a.m. to 10 p.m., seven days a week and a security plan was required by the projects original approval. For these reasons, the market will not be detrimental to the character of development in the immediate neighborhood.

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

The Hollywood Community Plan designates the property for Regional Center Commercial with corresponding zone of C4-2-SN and Height District 2. The [Q] Qualified Limitation placed on the site by Ordinance No. 177,528 limits the total floor area of nonresidential uses to 61,500 square feet and the density to 150 condominium and 375 apartment units. The site is also located within the boundaries of the Hollywood Redevelopment Project Area. The Community Plan text does not specifically address the conditional use requests for the sale of alcoholic beverages. However, the Los Angeles Municipal Code authorizes the Zoning Administrator to grant requested approvals in the zones corresponding to the Plan land use designations, provided the uses are consistent with goals and objectives of the Plan. The proposed use is consistent with both Plans. The Community Plan recognizes Hollywood Boulevard between La Brea and Gower Street as the "Hollywood Center" and has a goal that it functions "as the commercial center for Hollywood and surrounding communities." The Redevelopment Plan seeks "to create a modern efficient and balanced urban environment for people, including a full range of around-the clock activities and uses such as recreation and housing." Since the goals, objectives and policies of the Central City Community Plan and Redevelopment Plan are consistent with the proposal and the use is compatible with the neighborhood, the location is in harmony with the various elements of the General Plan.

**5. The proposed use will not adversely affect the welfare of the pertinent community or result in an undue concentration of premises for the sale of alcoholic beverages.**

As previously stated the Central Area Planning Commission approved a master conditional use permit permitted a maximum of 12 on-site and 9 off-site alcohol beverage sales for the subject site. Trader Joe's proposes to use one of the off-site alcohol sales for a market located at the northeast corner of Vine Street and Selma Avenue.

Statistics from the Los Angeles Police Department's Hollywood Division Vice Unit reveal that in the subject Crime Reporting District No. 647, which has jurisdiction over the subject property, a total of 205 Part I crimes and 99 Part II crimes were reported in 2008, compared to the citywide average of 235 crimes and the high crime reporting district average of 282 crimes for the same period. By comparison, a total of 251 Part I crimes and 546 Part II crimes were reported in 2007, compared to



the citywide average of 256 crimes and the high crime reporting district average of 307 crimes for the same period. The above figures indicate that the project proposal is located within a high crime reporting district. These numbers do not reflect the total number of arrests in the subject reporting district of the accountable year. Arrests for each calendar year may reflect crimes reported in previous years.

The area has been identified as having an over concentration of alcoholic beverage licenses. The State Alcoholic Beverage Control Board (ABC) website indicates that Census Tract 1910, which includes a population of 3,036, has issued 19 existing on-site and 5 existing off-site licenses. The allowance for licenses was set at 3 on-site and 2 off-site licenses, and as such, the area is deemed to have an over concentration of licenses if a strict reading is given to ABC guidelines. However, the project is at the extreme western edge of Census Tract 1910. The present off-site sales licenses are located in the easternmost portion of the Tract which includes such major streets as Hollywood Boulevard and Sunset Boulevard. There are numerous on-site licenses within the Census Tract and within 1,000 feet of the project, but the area includes a large number of restaurants and nightclubs which cluster around the intersections of Hollywood and Vine and Sunset and Vine

Inasmuch as there is an over concentration of alcohol sales, the number should be seen within the broader context of the Community and Redevelopment Plans for the area. The Redevelopment Plan has, as one of its major goals, the restoration of Hollywood Boulevard as an international center for the motion picture and entertainment industry. In addition to the entertainment activities in Hollywood the area is a major center of population, employment and retail services.

Alcohol sales are normally expected in most of the businesses of this type and in some cases it may be argued that its unavailability may be a disadvantage. Trader Joe's will be selling alcohol beverages for off-site consumption in conjunction with food items similarly to any of the better known supermarkets. Alcohol sales are expected to be approximately 10% of its sales. Since the location of the proposed project respond to the need of the community by: the adoption of the community and redevelopment plans that supports the use, the availability of food items in a location that is lacking such services, the operation of the store in a controlled environment through its lease agreement and the conditions attached to this approval, it is expected the use will not adversely affect the welfare of the community.

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

The market is located within a mixed use project which proposes to construct a hotel, apartment and condominiums units and 61,500 square feet of retail. Trader Joe's is proposing a store 17,650 square feet in size.

There are no nearby residentially zoned properties. However, the C4 zoning on the site permits multiple dwellings "by right" and the mixed use project of which Trader Joes is a part, is proposing residential uses. Additionally, there are other multiple family dwelling units in the vicinity.

Residential uses are an important part of the "Hollywood Center" as a means of promoting night life and entertainment uses. Residential uses will contribute to pedestrian traffic, commerce and also reduce vehicle trips by close proximity to jobs and transit services. Both the Community and Redevelopment Plans encourage the location of residential uses within the commercial core.

The nearby surrounding uses are zoned commercial. There is portal for the Metro Line on Hollywood Boulevard in front of the project and a mixture of entertainment and tourist oriented stores, office buildings, surface parking lots and residential use on the adjacent lots. There are no hospitals or public playground depicted on the radius maps of the project. The following sensitive uses are located within a 1,000-foot radius of the project site:

Church of Scientology International  
6331 Hollywood Boulevard  
Los Angeles, CA 90028

First Presbyterian Church  
1763 North Gower Street  
Los Angeles, CA 90028

Hollywood Presbyterian Church  
1760 North Gower Street  
Los Angeles, CA 90028

Delaney Wright Fine Arts School  
6125 Carlos Avenue  
Los Angeles, CA 90028

These sensitive uses are not expected to be impacted either because of the distances from the subject site or because of the manner in which the market will be operated. The entitlement granted herein has been conditioned to reflect the responsible operation of the market and to minimize possible detrimental effect on other properties. Therefore, as proposed and conditioned herein, the proposed use will not detrimentally affect nearby uses.

#### **ADDITIONAL MANDATORY FINDINGS**

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
8. A Final Environmental Impact Report (Hollywood Redevelopment Plan Amendment, SCH No. 1985052903) was prepared by the City of Los Angeles Community Redevelopment Agency in accordance with the California Environmental Quality Act and on March 13, 2003, the Community Redevelopment Agency (CRA) certified and approved the Final Environmental Impact Report (FEIR).

On May 5, 2005, the CRA Board, serving as the "lead agency" with respect to the overall hotel/apartment/condominium project, approved the Second Addendum and

Amended and Restated Disposition and Development Agreements for the Project. Mitigation measures were addressed as part of the FEIR and included as conditions of approval for the primary project. On May 31, 2005, the City Council approved the Second Addendum and Amended and Restated Disposition and Development Agreements and made findings required under the CEQA, including findings that no subsequent or supplemental EIR was required pursuant to CEQA Guidelines Sections 15162 and 15163. The Council also found that the Second Addendum was the appropriate environmental review for the 2005 Project which authorized the initial City Planning Commission zone change approval.

On July 10, 2007, the Central Area Planning Commission in considering the use of the previously adopted FEIR in approving the associated specific plan exception, master conditional use for alcohol sales, and conditional use for entertainment uses, found that no additional environmental effects would result from the approval of such requests. I hereby adopt that action.



MICHAEL LOGRANDE  
Chief Zoning Administrator  
Telephone No. (213) 978-1318

ML:RF:Imc

cc: Councilmember Eric Garcetti  
Thirteenth District  
Adjoining Property Owners

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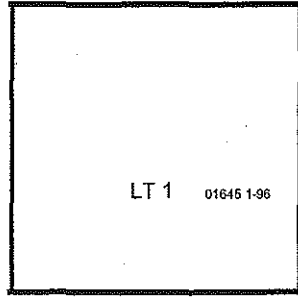
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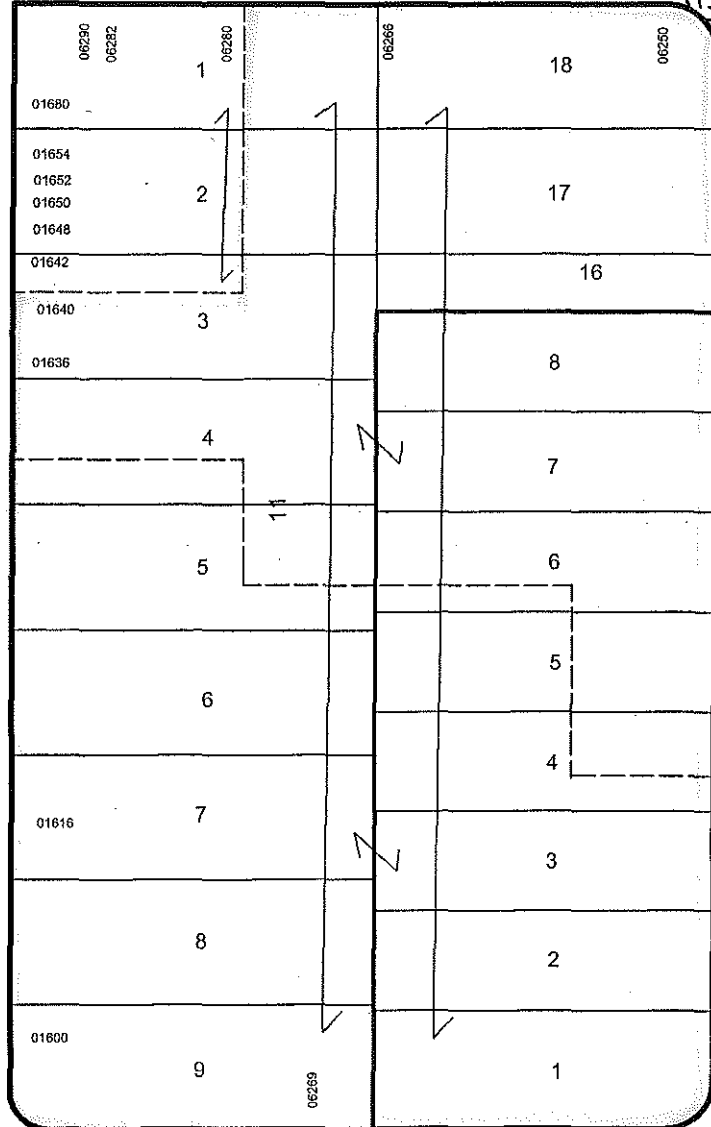
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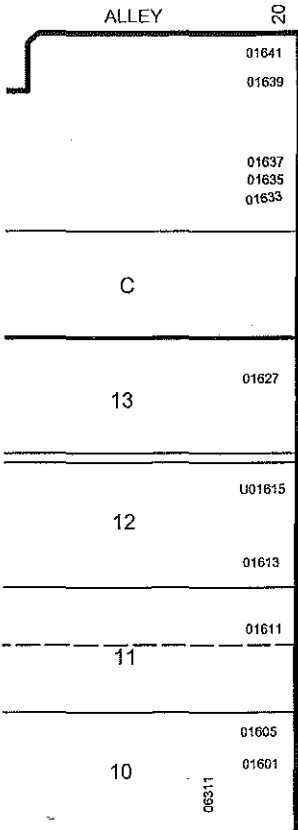
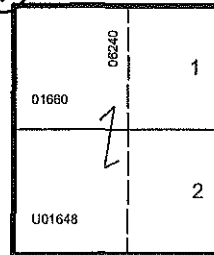
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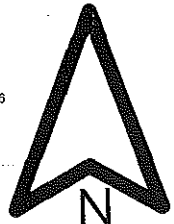


SELMA

AVE

VINE

ARGYLE



# PHOTO BROCHURE

**RADIUS MAPS ETC**  
 3544 PORTOLA AVENUE  
 LOS ANGELES CA 90032  
 (323) 221-4555 FAX (323) 226-9492  
 radiusmapsetc@sbcglobal.net

**SITE LOCATION:**  
 TRADER JOES  
 1600 N. VINE STREET #4A  
 LOS ANGELES CA 90028

**CASE NO.:**  
 DATE: 03 - 03 - 2009  
 SCALE: 1" = 100'  
 T.B.PAGE: 593 GRID: F4  
 D.M.: 148.5 A 189  
 APN: 5546-029-940

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OFFICE OF THE ASSESSOR  
COUNTY OF LOS ANGELES  
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2009

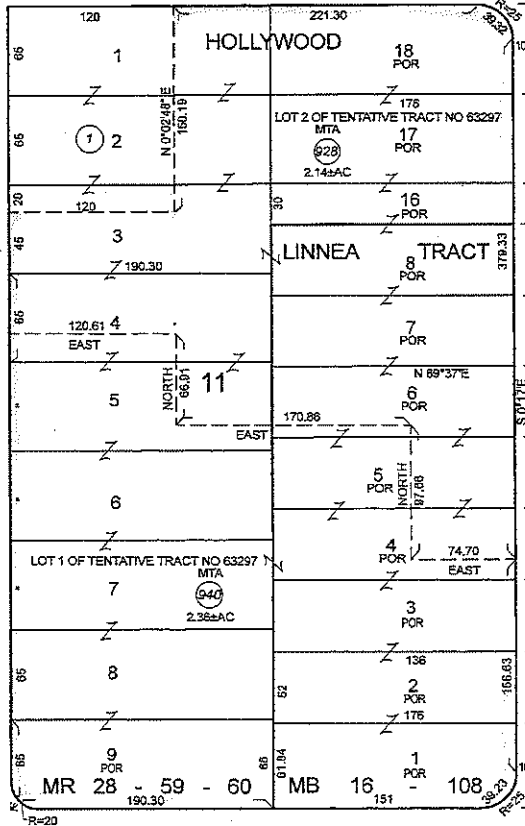


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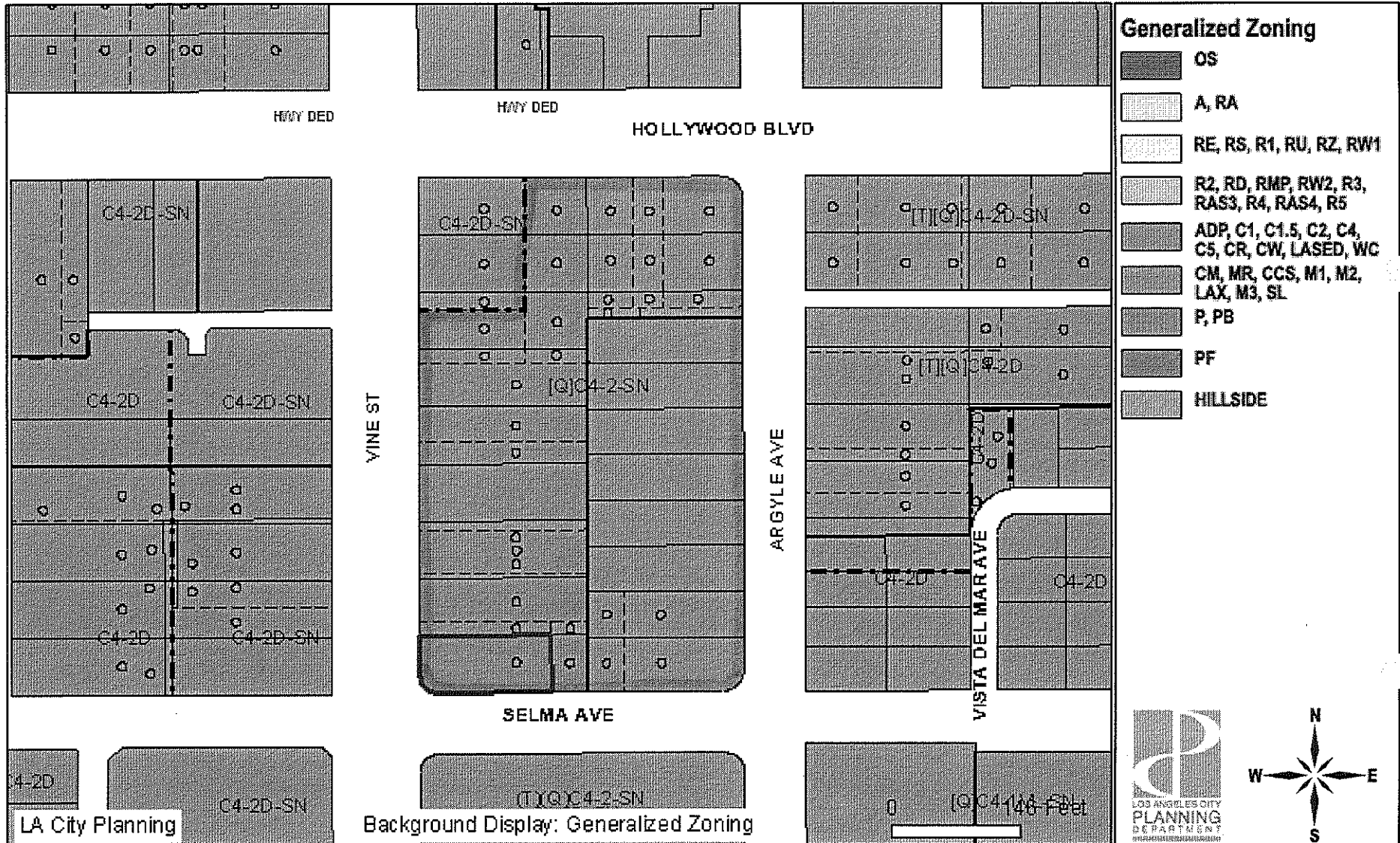
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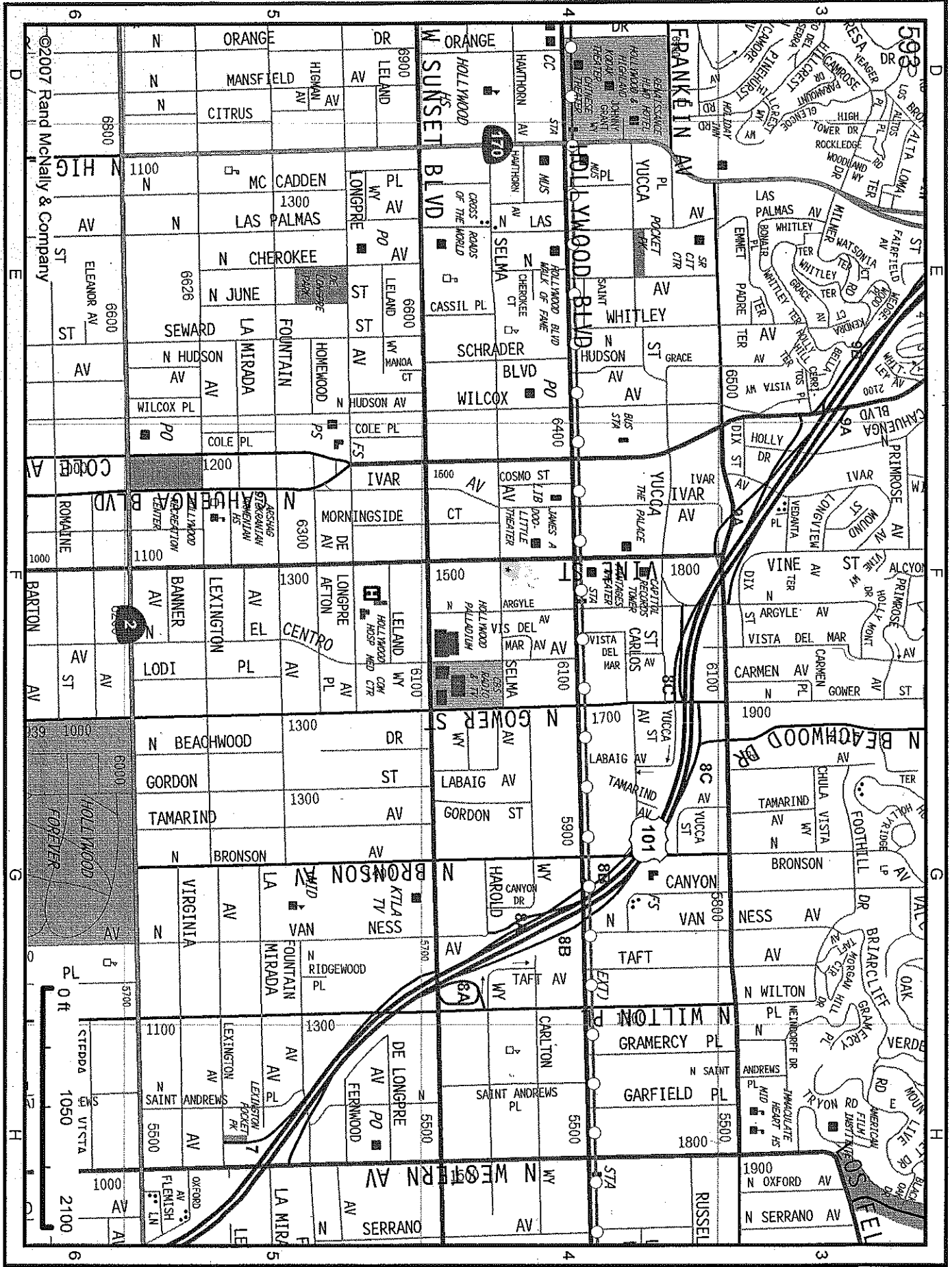


LA City Planning  
 Address: 1600 N VINE ST  
 APN: 5546029024  
 PIN #: 148-5A189 280

Background Display: Generalized Zoning  
 Tract: HOLLYWOOD  
 Block: 11  
 Lot: FR 9  
 Arb: 1

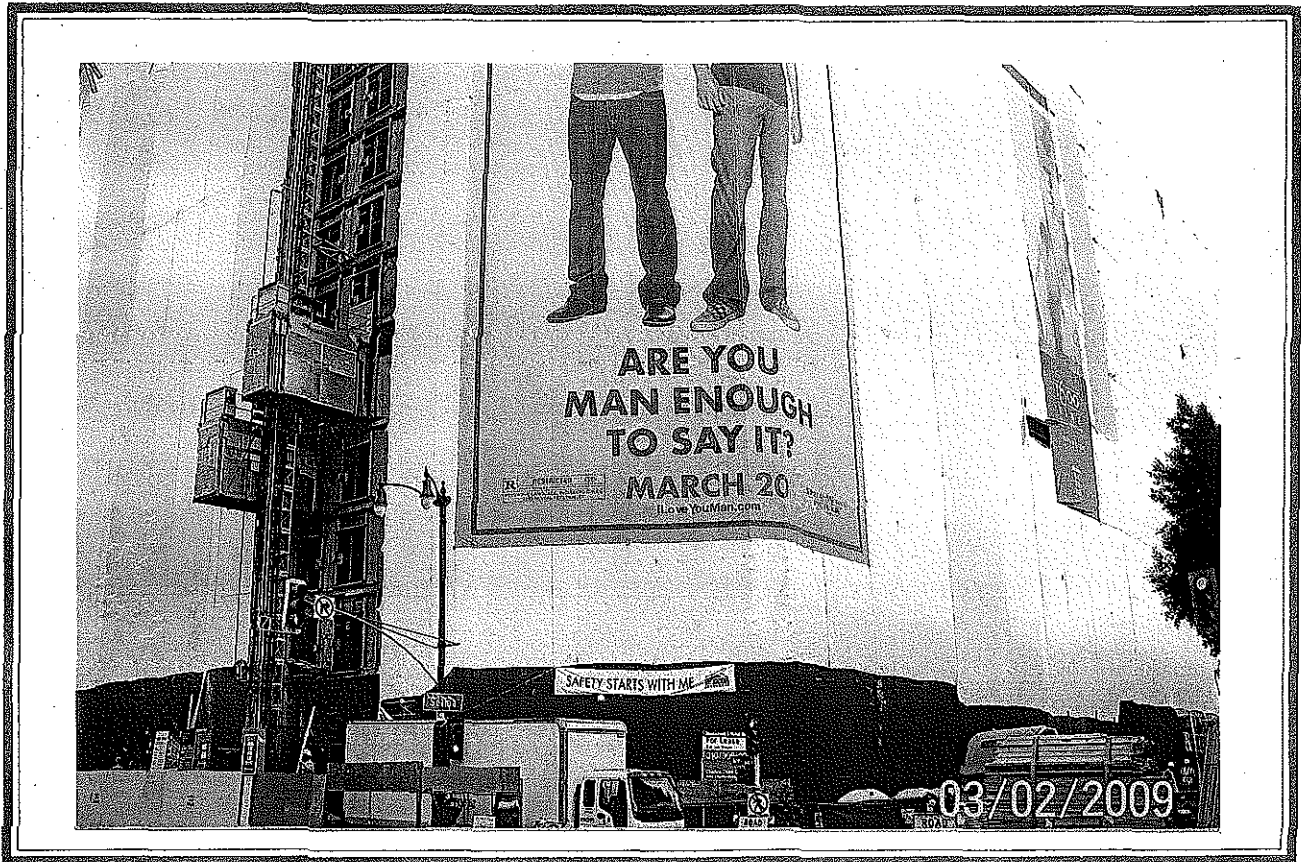
Zoning: [Q]C4-2-SN  
 General Plan: Regional Center Commercial

\* TRADER JOES 1600 N. Vine St #4A, Los Angeles, CA 90028, 593 - F4



©2007 Rand McNally & Company

1.



2.





3.



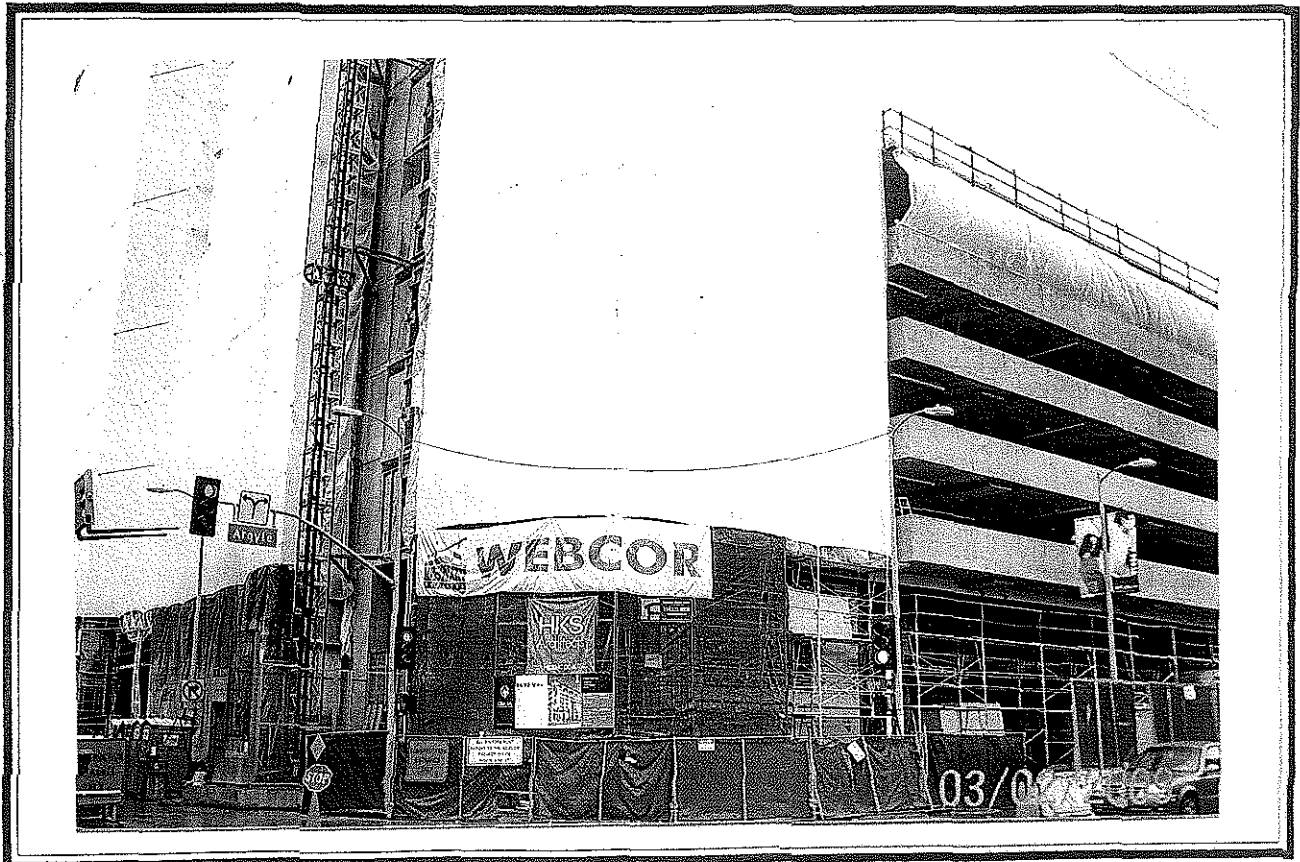
4.



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14.



15.



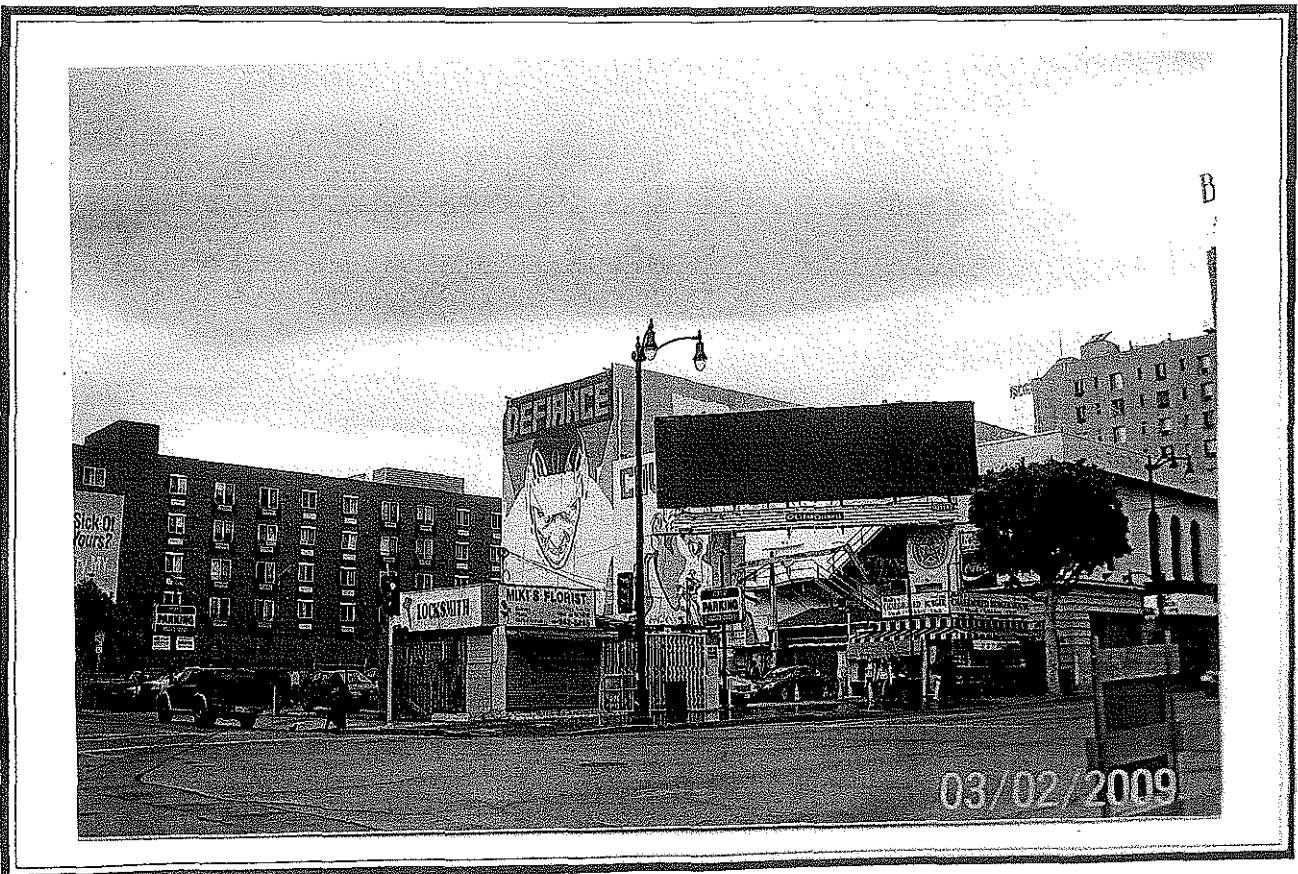
16.



17.



18.







Swimming-Pool/Spa Apartment Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR POOL, SPA, &amp; SOLAR HEATER AND CERTIFICATE OF OCCUPANCY</b>	Issued On: 10/23/2008 Last Status: Permit Finaled Status Date: 12/02/2009
---	--	---

1. TRACT	BLOCK	LOT(S)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
HOLLYWOOD	11	9	1	M R 28-59/60	148-5A189 280	5546 - 029 - 024

**3. PARCEL INFORMATION**

Area Planning Commission - Central LADBS Branch Office - LA Council District - 13 Certified Neighborhood Council - Central Hollywood Community Plan Area - Hollywood	Census Tract - 1910.00 District Map - 148-5A189 Energy Zone - 9 Fire District - 1 (Entire parcel) Lot Cut Date - 01/03/1913	Lot Cut Date - 10/16/1914 Near Source Zone Distance - .9 Thomas Brothers Map Grid - 593-F4
--	---	--

ZONE(S): [Q]C4-2-SN /

**4. DOCUMENTS**

ZI - ZI-1352 Hollywood Redevelopment	ZA - ZA-2004-189-CUB-ZV	ORD - ORD-177528	CPC - CASE-2837
ZI - ZI-2277 Hollywood Redevelopment	ORD - ORD-165660-SA180	OHD - Yes	CPC - CASE-9542
ZI - ZI-2330 Hollywood Signage Suppl t	ORD - ORD-173562	HCM - US-85000704	CPC - CPC-1986-835-GPC
ZI - ZI-2374 Los Angeles State Enterpris	ORD - ORD-176172	CRA - ZI 1352 HOLLYWOOD	CPC - CPC-1999-2293-ICO

**5. CHECKLIST ITEMS**

Special Inspect - Gunite  
 Installation - New Pool/Spa  
 Pool Type - Public Pool

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
  
 Tenant:  
 Applicant: (Relationship: Agent for Contractor)  
 David Miller - 10835 Magnolia Blvd. N. HOLLYWOOD, CA 91601 (818) 508-3039

**7. EXISTING USE**

**PROPOSED USE**

(04) Pool/Spa - Public

**8. DESCRIPTION OF WORK**

NEW POOL (52'-0" X16'-0") PER CITY STD. PLAN #268 & DETAIL # 660

9. # Bldgs on Site & Use: APARTMENT

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Garo Telmi DAS PC By:  
 OK for Cashier: Rodney Samiian Coord. OK:  
 Signature: Date:

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

For Cashier's Use Only W/O #: 84701253

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation: \$20,000 PC Valuation:

FINAL TOTAL Swimming-Pool/Spa	379.10
Permit Fee Subtotal Swimming-Pool	326.25
Handicapped Access	
Plan Check Subtotal Swimming-Poo	0.00
Fire Hydrant Refuse-To-Pay	
E.O. Instrumentation	2.00
O.S. Surcharge	6.57
Sys. Surcharge	19.70
Planning Surcharge	19.58
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID: Total Bond(s) Due:

Payment Date: 10/23/08  
 Receipt No: VN09229077  
 Amount: \$379.10  
 Method: Refer to ACS

**2008VN47614**

**12. ATTACHMENTS**

Plot Plan



\* P 0 8 0 4 7 2 0 0 0 0 1 2 5 3 F N \*

(P) Gunite Construction  
 (P) L.A. City Standard Plan No.: 268  
 (P) Pool Depth - Maximum: +4 Feet / Feet  
 (P) Pool Length: +52 Feet / 52 Feet  
 (P) Pool Surface Area: +832 Sqft / 832 Sqft  
 (P) Pool Width: +16 Feet / 16 Feet  
 (P) Gas Pool/Spa Heater  
 (P) Misc. Occ. Group: +832 Sqft / 832 Sqft  
 (P) Parking Req'd for Site (Auto+Bicycle): 0 Stalls / 0 Str

14. APPLICATION COMMENTS

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\*

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE#
(C) Addison Pools Inc	10835 Magnolia Blvd,	North Hollywood, CA 91601	C53	753417	818-508-3039
(E) Cowen, Aaron Justin	1201 N Tustin Ave,	Anaheim, CA 92807		C58878	714-630-6100

1600 N Vine St

Permit Application #: 08047 - 20000 - 01253

Swimming-Pool/Spa  
Apartment  
Plan Check

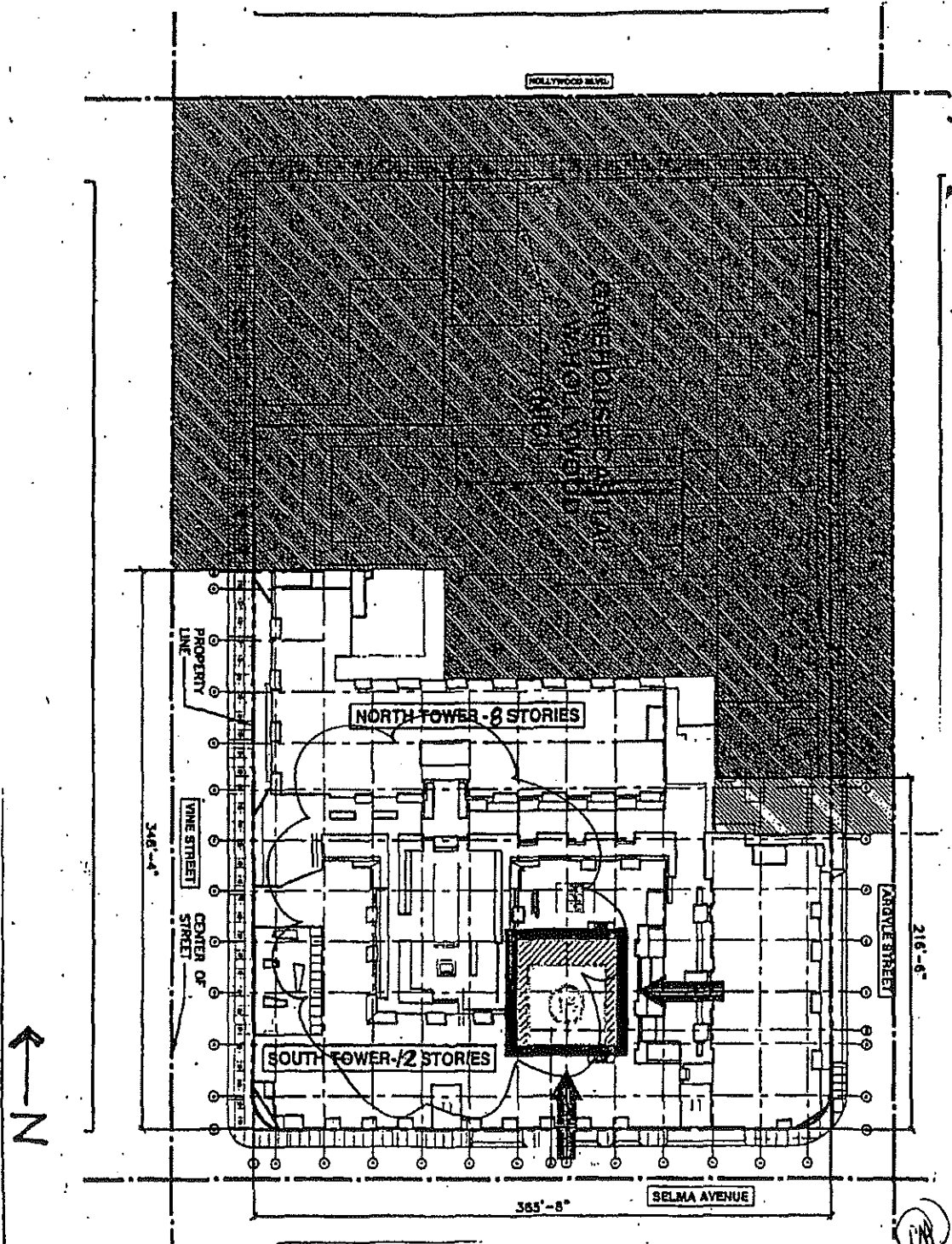
City of Los Angeles - Department of Building and Safety

Plan Check #: B08VN11037  
Initiating Office: VAN NUYS

Printed on: 10/23/08 09:57:46

### PLOT PLAN ATTACHMENT

1011027200878740  
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)





Bldg-Alter/Repair Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued On: 02/09/2010 Last Status: Issued Status Date: 02/09/2010
---	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
HOLLYWOOD	11	18	1	M R 28-59/60	148-5A189 132	5546 - 029 - 917

**3. PARCEL INFORMATION**

Area Planning Commission - Central LADBS Branch Office - LA Council District - 13 Certified Neighborhood Council - Central Hollywood Community Plan Area - Hollywood	Census Tract - 1910.00 District Map - 148-5A189 Energy Zone - 9 Fire District - 1 (Entire parcel) Lot Cut Date - PRIOR-06/01/1946	Near Source Zone Distance - .8 Thomas Brothers Map Grid - 593-F4
--	---	---

ZONE(S): [Q]C4-2-SN /

**4. DOCUMENTS**

ZI - ZI-1034 ZI - ZI-1117 MTA Project ZI - ZI-1352 Hollywood Redevelopment ZI - ZI-2277 Hollywood Redevelopment	ZI - ZI-2330 Hollywood Signage Suppl ZI - ZI-2374 Los Angeles State Enterpris ZA - ZA-1981-250 ORD - ORD-165660-SA180	ORD - ORD-173562 ORD - ORD-176172 ORD - ORD-177528 OHD - Yes	HCM - US-85000704 DTRM - DIR-2007-4512-CLQ DTRM - DIR-2008-3972-SPP DTRM - DIR-2009-525-CLO
--	--	---	--

**5. CHECKLIST ITEMS**

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s): Lacmfa	6250 Hollywood Blvd	LOS ANGELES CA 90028
Tenant: Applicant: (Relationship: Agent for Owner) Tina Hong -	23622 Calabasas Rd. # 100	CALABASAS, CA 91302 (818) 298-5634

7. EXISTING USE	PROPOSED USE
(05) Apartment (17) Restaurant (16) Retail (07) Garage - Private	

**8. DESCRIPTION OF WORK**

SUPPLEMENTAL TO 06010-10000-04740 ARCHITECTURAL PLANS REVISION AS SHOWN IN THE ATTACHED NARRATIVES FOR BULLETIN 7. \*\* (ARCH. TO VERIFY THAT THERE ARE NO CHANGES TO OVERALL FLOOR AREA AND OCCUPANCY LOAD) \*\* APPROVED FOR ARCH. REVISIONS ONLY.

9. # Bldgs on Site & Use:

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Joe Vo	DAS PC By: Eddie Garin
OK for Cashier: Joe Vo	Coord. OK: _____
Signature: _____	Date: _____

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

**For Cashier's Use Only** W/O #: **61004740**

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation: \$301	PC Valuation:
-------------------------	---------------

Item	Amount	Description
FINAL TOTAL Bldg-Alter/Repair	1,719.93	Green Building Fee
Permit Fee Subtotal Bldg-Alter/Reps	146.25	Permit Issuing Fee
Handicapped Access		
Plan Check Subtotal Bldg-Alter/Rep	65.81	
Off-hour Plan Check	448.91	
Additional Plan Check	832.00	
Plan Maintenance	10.00	
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	0.50	
O.S. Surcharge	30.07	
Sys. Surcharge	90.21	
Planning Surcharge	90.18	
Planning Surcharge Misc Fee	5.00	
Sewer Cap ID:		Total Bond(s) Due:

Payment Date: 02/09/10  
 Receipt No: LA06168142  
 Amount: \$1,719.93  
 Method: Refer to ACS

**2010LA47122**

**12. ATTACHMENTS**

Plot Plan



\* P 0 6 0 1 0 1 0 0 0 5 0 4 7 4 0 F N \*

**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in "number / number" implies "change in numeric value / total result" (numeric value")) **06010 - 10005 - 04740**

(P) Floor Area (ZC): 0 Sqft / 511275 Sqft	(P) B Occ. Group: 0 Sqft / 1931 Sqft	(P) Provided Disabled for Site: 0 Stalls / 24 Stalls
(P) Height (ZC): 0 Feet / 140 Feet	(P) M Occ. Group: 0 Sqft / 14670 Sqft	(P) Provided Standard for Site: 0 Stalls / 846 Stalls
(P) Highrise Building	(P) R1 Occ. Group: 0 Sqft / 386815 Sqft	
(P) Length: 0 Feet / 346.3 Feet	(P) S3 Occ. Group: 0 Sqft / 241500 Sqft	
(P) Stories: 0 Stories / 12 Stories	(P) Provided Bicycle for Bldg: 0 Stalls / 2 Stalls	
(P) Width: 0 Feet / 365.6 Feet	(P) Provided Compact for Bldg: 0 Stalls / 186 Stalls	
(P) NFPA-13 Fire Sprinklers Thru-out	(P) Provided Disabled for Bldg: 0 Stalls / 10 Stalls	
(P) Concrete Shearwall	(P) Provided Standard for Bldg: 0 Stalls / 402 Stalls	
(P) A2.1 Occ. Group: 0 Sqft / 13776 Sqft	(P) Provided Bicycle for Site: 0 Stalls / 52 Stalls	
(P) A3 Occ. Group: 0 Sqft / 22097 Sqft	(P) Provided Compact for Site: 0 Stalls / 458 Stalls	

**14. APPLICATION COMMENTS**

--	--

**15. Building Relocated From:**

<u>16. CONTRACTOR, ARCHITECT, &amp; ENGINEER NAME</u>	<u>ADDRESS</u>	<u>CLASS</u>	<u>LICENSE#</u>	<u>PHONE #</u>
(A) Price, Jack Dean Jr	9441 W Olympic Blvd, Beverly Hills, CA 90212		C20327	
(C) Webcor Construction L P	951 Mariners Island Boulevard, 7th Floor San Mateo, CA 94404	B	899242	

1600 N Vine St

Permit Application #: 06010 - 10005 - 04740

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B09LA08132FO

Commercial

Initiating Office: METRO

Plan Check

# PLOT PLAN ATTACHMENT

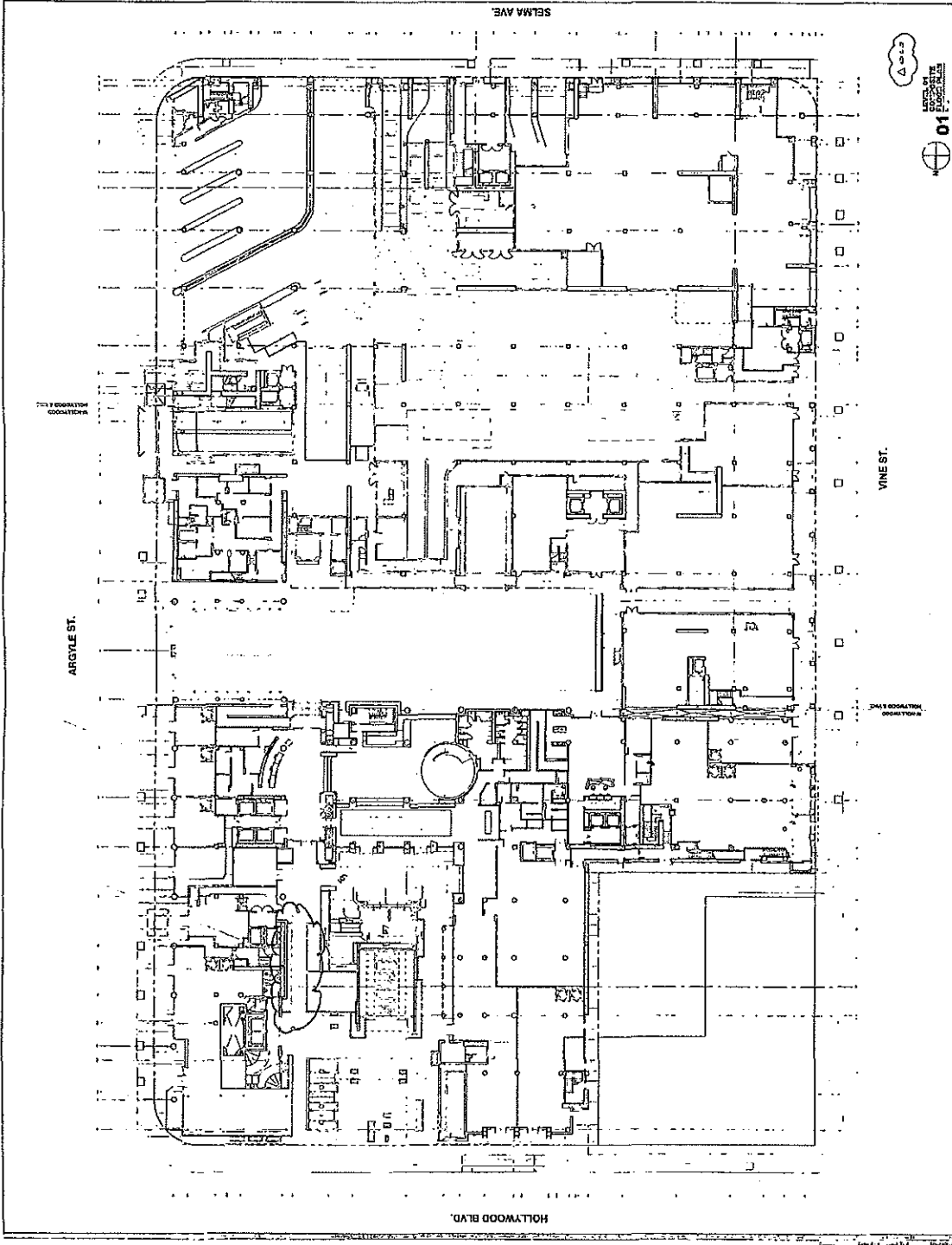
Printed on: 02/09/10 10:36:27

**HKS**

**W** HOLLYWOOD HOTEL AND RESTAURANT

**A1.04**

DATE: 02/09/10  
 DRAWN BY: [illegible]  
 CHECKED BY: [illegible]  
 PROJECT: 1600 N VINE ST  
 SHEET: 01 OF 04





Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued On: 11/19/2008 Last Status: Issued Status Date: 11/19/2008
--	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
HOLLYWOOD	11	18	1	MR 28-59/60	148-5A189 132	5546 - 029 - 917

**3. PARCEL INFORMATION**

Area Planning Commission - Central LADBS Branch Office - LA Council District - 13 Certified Neighborhood Council - Central Hollywood Community Plan Area - Hollywood	Census Tract - 1910.00 District Map - 148-5A189 Energy Zone - 9 Fire District - 1 (Entire parcel) Lot Cut Date - PRIOR-06/01/1946	Near Source Zone Distance - .8 Thomas Brothers Map Grid - 593-F4
--	---	---

ZONE(S): C4-2D-SN /

**4. DOCUMENTS**

ZI - ZI-1034 ZI - ZI-1117 MTA Project ZI - ZI-1352 Hollywood Redevelopment ZI - ZI-2277 Hollywood Redevelopment	ZI - ZI-2330 Hollywood Signage Suppl ZA - ZA-1981-250 ORD - ORD-165660 ORD - ORD-173562	ORD - ORD-176172 ORD - ORD-177528 ORD - ORD-177547 HCM - 85000704	HCM - US-85000704 CRA - ZI 1352 HOLLYWOOD CPC - CPC-1986-835 CPC - CPC-1999-2293-IOC
--	--	--	---

**5. CHECKLIST ITEMS**

Special Inspect - Anchor Bolts  
 Special Inspect - Field Welding  
 Fabricator Reqd - Shop Welds

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
 Lacmta 6250 Hollywood Blvd LOS ANGELES CA 90028 310-350-2557

Tenant:  
 Applicant: (Relationship: Agent for Contractor)  
 Matt Parsons - (626) 378-0567

**7. EXISTING USE**

(05) Apartment  
 (17) Restaurant  
 (16) Retail

**PROPOSED USE**

**8. DESCRIPTION OF WORK**

DEFERRED SUBMITTAL FOR EXTERIOR METAL STUD FRAMING FOR LEGACY APARTMENTS.

**9. # Bldgs on Site & Use:**

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Pcis Import DAS PC By:  
 OK for Cashier: Charmie Huynh Coord. OK:  
 Signature: Date:

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

For Cashier's Use Only W/O #: 61004740

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation: \$301	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	391.43
Permit Fee Subtotal Bldg-Alter/Repa	130.00
Plan Check Subtotal Bldg-Alter/Rep	58.50
Additional Plan Check	150.00
Fire Hydrant Refuse-To-Pay	
E.O. Instrumentation	0.50
O.S. Surcharge	6.78
Svs. Surcharge	20.34
Planning Surcharge	20.31
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

Payment Date: 11/19/08  
 Receipt No: LA05238045  
 Amount: \$391.43  
 Method: Refer to ACS

**2008LA31626**

**12. ATTACHMENTS**



\* P 0 6 0 1 0 1 0 0 0 2 0 4 7 4 0 F N \*

14. APPLICATION COMMENTS

1. Plan Check Fees were collected under 06010-10007-02029. (C. Huynh) 2. Modification for One Time Use of Blue Banger Concrete Inserts approved on 10/17/08 (C. Huynh)

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(E) Madsen, Robert Lenard	307 Se 2nd St,	Enterprise, OR 97828	CS2538	541-426-5713
(O) , Owner-Builder			0	





Bldg-Addition Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued On: 10/06/2009 Last Status: Issued Status Date: 10/06/2009
---	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
HOLLYWOOD	11	18	1	M R 28-59/60	148-5A189 132	5546 - 029 - 917

<b>3. PARCEL INFORMATION</b> Area Planning Commission - Central LADBS Branch Office - LA Council District - 13 Certified Neighborhood Council - Central Hollywood Community Plan Area - Hollywood	Census Tract - 1910.00 District Map - 148-5A189 Energy Zone - 9 Fire District - 1 (Entire parcel) Lot Cut Date - PRIOR-06/01/1946	Near Source Zone Distance - .8 Thomas Brothers Map Grid - 593-F4
--	---	---

ZONE(S): C4-2D-SN /

<b>4. DOCUMENTS</b>			
ZI - ZI-1034	ZI - ZI-2330 Hollywood Signage Suppl	ORD - ORD-176172	HCM - US-85000704
ZI - ZI-1117 MTA Project	ZA - ZA-1981-250	ORD - ORD-177528	CRA - ZI 1352 HOLLYWOOD
ZI - ZI-1352 Hollywood Redevelopment	ORD - ORD-165660	ORD - ORD-177547	CPC - CPC-1986-835
ZI - ZI-2277 Hollywood Redevelopment	ORD - ORD-173562	HCM - 85000704	CPC - CPC-1999-2293-IOC

<b>5. CHECKLIST ITEMS</b>	
Special Inspect - Anchor Bolts	Fabricator Reqd - Shop Welds
Special Inspect - Field Welding	Fabricator Reqd - Structural Steel
Special Inspect - Structural Observation	Std. Work Descr - Seismic Gas Shut Off Valve

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>			
Owner(s):	Lacmta	6250 Hollywood Blvd	LOS ANGELES CA 90028
Tenant:			
Applicant: (Relationship: Agent for Owner)	Tina Hong - Pacific Crest Consultant, Inc.	23586 Calabasas Rd # 209	CALABASAS, CA 91302 (818) 298-5634

<b>7. EXISTING USE</b> (05) Apartment	<b>PROPOSED USE</b>	<b>8. DESCRIPTION OF WORK</b> DEFERRED SUBMITTAL FOR THE LEGACY APARTMENTS: 2 NEW STEEL ROOF TRELLISES ON LEVELS 6 (21'-4"X21'-8", 333 SF) AND LEVEL 11 (27'-5"X43'-2", 583 SF). NO SCREEN MESH COVER OR OF SIMILAR TYPE ALLOWED ON TOP OF TRELLIS.
--	---------------------	--

<b>9. # Bldgs on Site &amp; Use:</b>	
<b>10. APPLICATION PROCESSING INFORMATION</b>	
BLDG. PC By: Charmie Huynh	DAS PC By:
OK for Cashier: Joe Vo	Coord. OK:
Signature: _____	Date: _____

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

For Cashier's Use Only W/O #: 61004740

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b> Final Fee Period		
Permit Valuation: \$50,000	PC Valuation:	
FINAL TOTAL Bldg-Addition	1,877.45 Green Building Fee	2.00
Permit Fee Subtotal Bldg-Addition	528.75 Permit Issuing Fee	0.00
Handicapped Access		
Plan Check Subtotal Bldg-Addition	475.88	
Off-hour Plan Check	237.94	
Plan Maintenance	10.58	
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	10.50	
O.S. Surcharge	25.27	
Sys. Surcharge	75.82	
Planning Surcharge	75.19	
Planning Surcharge Misc Fee	5.00	
School District Commercial Area	430.52	
Sewer Cap ID:	Total Bond(s) Due:	

Payment Date: 10/06/09  
 Receipt No: LA03245749  
 Amount: \$1,877.45  
 Method: Refer to ACS

**2009LA42715**

<b>12. ATTACHMENTS</b>
Plot Plan



**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in

nat "number / number" implies "change in numeric value / total resul

meric value")

**06010 - 10003 - 04740**

(P) Floor Area (ZC): +916 Sqft / 916 Sqft  
 (P) Height (ZC): 0 Feet / 184 Feet  
 (P) Length: 0 Feet / Feet  
 (P) Stories: 0 Stories / 12 Stories  
 (P) Width: 0 Feet / Feet  
 (P) Dwelling Unit: 0 Units / Units  
 (P) A3 Occ. Group: +916 Sqft / Sqft  
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 0 S  
 (P) Type I-F.R. Construction

**14. APPLICATION COMMENTS**

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\* 1. THESE TRELLISES ARE IN THE OPEN ROOF DECK AREAS OF THE BUILDING. OCCUPANCY ALREADY CLASSIFIED AS A3. 2. Max entitled FAR for the site (for both W Hotel and Legacy Apartments) is per CPC2005-4358-ZA-ZAA 6:1 FAR. 4.66 ac x 6 = 1,217,937.6 sf. Project at 1,088,996 sf per (06010-10000-02029 and 08014-10000-04842). Site total at this point is 1,089,912 sf. 3. Legacy Apartments' # of stories is 12 stories (see 06010-10000-04740).

**15. Building Relocated From:****16. CONTRACTOR, ARCHITECT, & ENGINEER NAME****ADDRESS****CLASS****LICENSE#****PHONE #**

(A) Price, Jack Dean Jr	9441 W Olympic Blvd,	Beverly Hills, CA 90212		C20327	310-788-7700
(C) Webcor Construction L P	951 Mariners Island Boulevard, 7th Floo	San Mateo, CA 94404	B	899242	
(E) Heeringa, Roger L	10900 Ne 4th St Ste 1200,	Bellevue, WA 98004		S4536	
(E) Press, Marc Allan	1160 Battery St Ste 300,	San Francisco, CA 94111		S3054	

1600 N Vine St

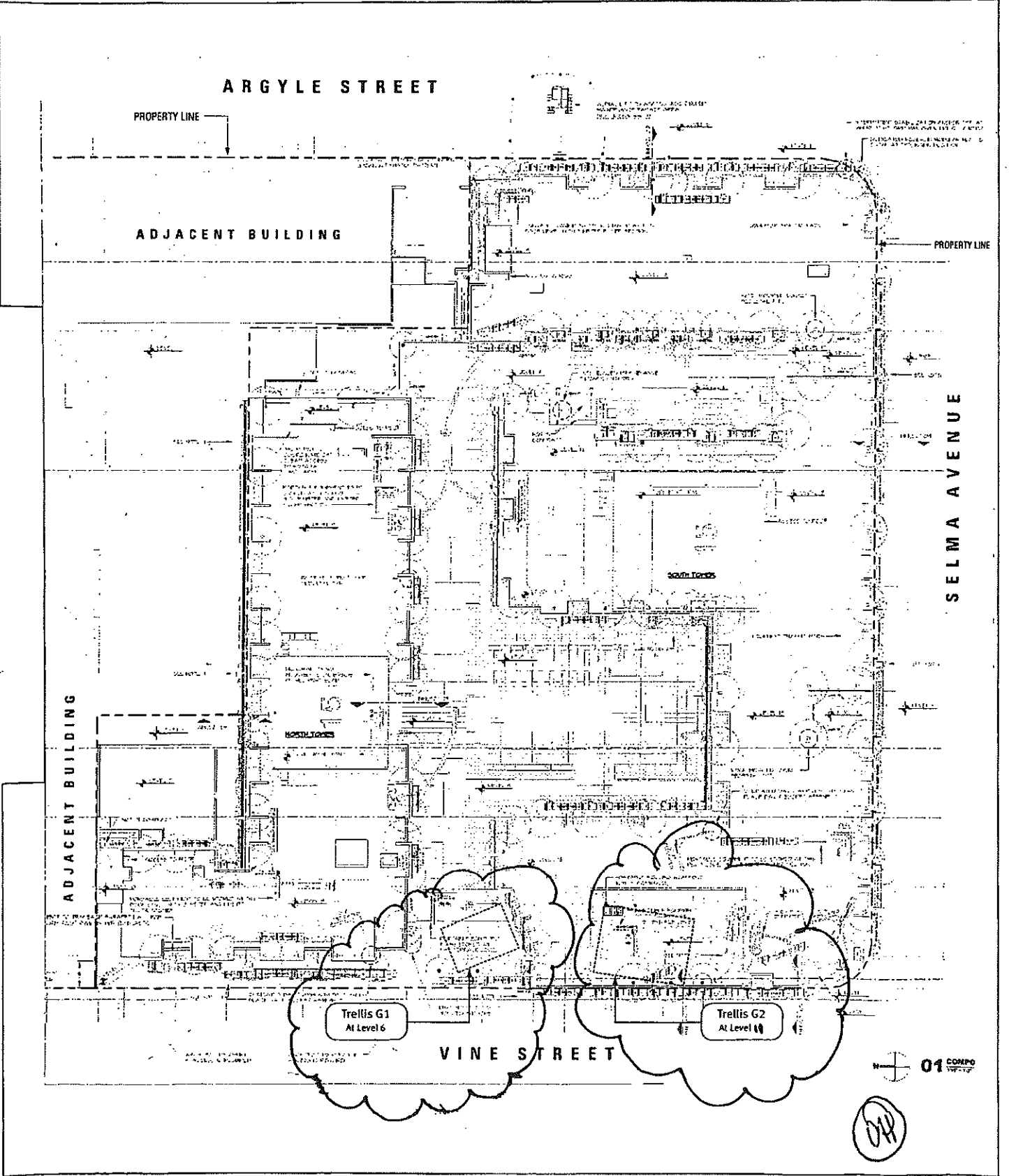
Permit Application #: 06010 - 10003 - 04740

Bldg-Addition  
Commercial  
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B08LA11526FO  
Initiating Office: METRO  
Printed on: 03/31/09 12:55:31

**PLOT PLAN ATTACHMENT**





Bldg-Alter/Repair Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued On: 05/29/2009 Last Status: Issued Status Date: 05/29/2009
---	--	---

1. TRACT	BLOCK	LOT(S)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
HOLLYWOOD	11	18	1	M R 28-59/60	148-5A189 132	5546 - 029 - 917

**3. PARCEL INFORMATION**

Area Planning Commission - Central LADBS Branch Office - LA Council District - 13 Certified Neighborhood Council - Central Hollywood Community Plan Area - Hollywood	Census Tract - 1910.00 District Map - 148-5A189 Energy Zone - 9 Fire District - 1 (Entire parcel) Lot Cut Date - PRIOR-06/01/1946	Near Source Zone Distance - .8 Thomas Brothers Map Grid - 593-F4
--	---	---

ZONE(S): C4-2D-SN /

**4. DOCUMENTS**

ZI - ZI-1034 ZI - ZI-1117 MTA Project ZI - ZI-1352 Hollywood Redevelopment ZI - ZI-2277 Hollywood Redevelopment	ZI - ZI-2330 Hollywood Signage Suppl 1 ZA - ZA-1981-250 ORD - ORD-165660 ORD - ORD-173562	ORD - ORD-176172 ORD - ORD-177528 ORD - ORD-177547 HCM - 85000704	HCM - US-85000704 CRA - ZI 1352 HOLLYWOOD CPC - CPC-1986-835 CPC - CPC-1999-2293-IOC
--	--	--	---

**5. CHECKLIST ITEMS**

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
Lacmta 6250 Hollywood Blvd LOS ANGELES CA 90028

Tenant:  
Applicant: (Relationship: Agent for Owner)  
Tina Hong - Pacific Crest Consultant, Inc. 23586 Calabasas Rd # 209 CALABASAS, CA 91302 (818) 298-5634

**7. EXISTING USE**

EXISTING USE	PROPOSED USE
(05) Apartment	
(17) Restaurant	
(16) Retail	
(07) Garage - Private	

**8. DESCRIPTION OF WORK**

SUPPLEMENTAL TO 06010-10000-04740 ARCHITECTURAL AND STRUCTURAL PLAN REVISIONS AS SHOWN IN ATTACHED NARRATIVES FOR BULLETINS 3-6: REVISED BALCONY AND TERRACE GAURDRAILS; DELETE BALCONY @ J/17 LEVELS 7-10; DELETE HELIPAD ON NORTH TOWER; <SEE COMMENTS>

**9. # Bldgs on Site & Use:**

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Charmie Huynh DAS PC By: Eddie Garin  
 OK for Cashier: Kathleen Raygoza Coord. OK:  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

**For Cashier's Use Only** W/O #: 61004740

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation:	\$301	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	297.21	Permit Issuing Fee	0.00
Permit Fee Subtotal Bldg-Alter/Repe	146.25		
Handicapped Access			
Plan Check Subtotal Bldg-Alter/Rep	65.81		
Off-hour Plan Check	32.91		
Plan Maintenance	10.00		
Fire Hydrant Refuse-To-Pay			
E.O. Instrumentation	0.50		
O.S. Surcharge	5.11		
Sys. Surcharge	15.33		
Planning Surcharge	15.30		
Planning Surcharge Misc Fee	5.00		
Green Building Fee	1.00		
Sewer Cap ID:		Total Bond(s) Due:	

Payment Date: 05/29/09  
 Receipt No: LA01240731  
 Amount: \$297.21  
 Method: Refer to ACS

**2009LA38030**

**12. ATTACHMENTS**

Plot Plan



**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in . . . mat "number / number" implies "change in numeric value / total result . . . numeric value") **06010 - 10001 - 04740**

(P) Floor Area (ZC): 0 Sqft / 511275 Sqft	(P) B Occ. Group: 0 Sqft / 1931 Sqft	(P) Provided Disabled for Site: 0 Stalls / 24 Stalls
(P) Height (ZC): 0 Feet / 140 Feet	(P) M Occ. Group: 0 Sqft / 14670 Sqft	(P) Provided Standard for Site: 0 Stalls / 846 Stalls
(P) Highrise Building	(P) R1 Occ. Group: 0 Sqft / 386815 Sqft	
(P) Length: 0 Feet / 346.3 Feet	(P) S3 Occ. Group: 0 Sqft / 241500 Sqft	
(P) Stories: 0 Stories / 12 Stories	(P) Provided Bicycle for Bldg: 0 Stalls / 2 Stalls	
(P) Width: 0 Feet / 365.6 Feet	(P) Provided Compact for Bldg: 0 Stalls / 186 Stalls	
(P) NFPA-13 Fire Sprinklers Thru-out	(P) Provided Disabled for Bldg: 0 Stalls / 10 Stalls	
(P) Concrete Shearwall	(P) Provided Standard for Bldg: 0 Stalls / 402 Stalls	
(P) A2.1 Occ. Group: 0 Sqft / 13776 Sqft	(P) Provided Bicycle for Site: 0 Stalls / 52 Stalls	
(P) A3 Occ. Group: 0 Sqft / 22097 Sqft	(P) Provided Compact for Site: 0 Stalls / 458 Stalls	

**14. APPLICATION COMMENTS**  
 RENUMBERED UNITS THRU-OUT PROJECT; CLARIFIED EXTERIOR FINISH -INTERIOR PARTITION TYPES-  
 WATER PROOFING; CLARIFICATION AND WINDOW REVISIONS; REVISE STAIR #6;

**15. Building Relocated From:**

<u>16. CONTRACTOR, ARCHITECT, &amp; ENGINEER NAME</u>	<u>ADDRESS</u>	<u>CLASS</u>	<u>LICENSE#</u>	<u>PHONE #</u>
(A) Price, Jack Dean Jr	9441 W Olympic Blvd,		C20327	310-788-7700
(C) Webcor Construction L P	951 Mariners Island Boulevard, 7th Floo	B	899242	
(E) Heeringa, Roger L	10900 Ne 4th St Ste 1200,		S4536	

1600 N Vine St

Permit Application #: 06010 - 10001 - 04740

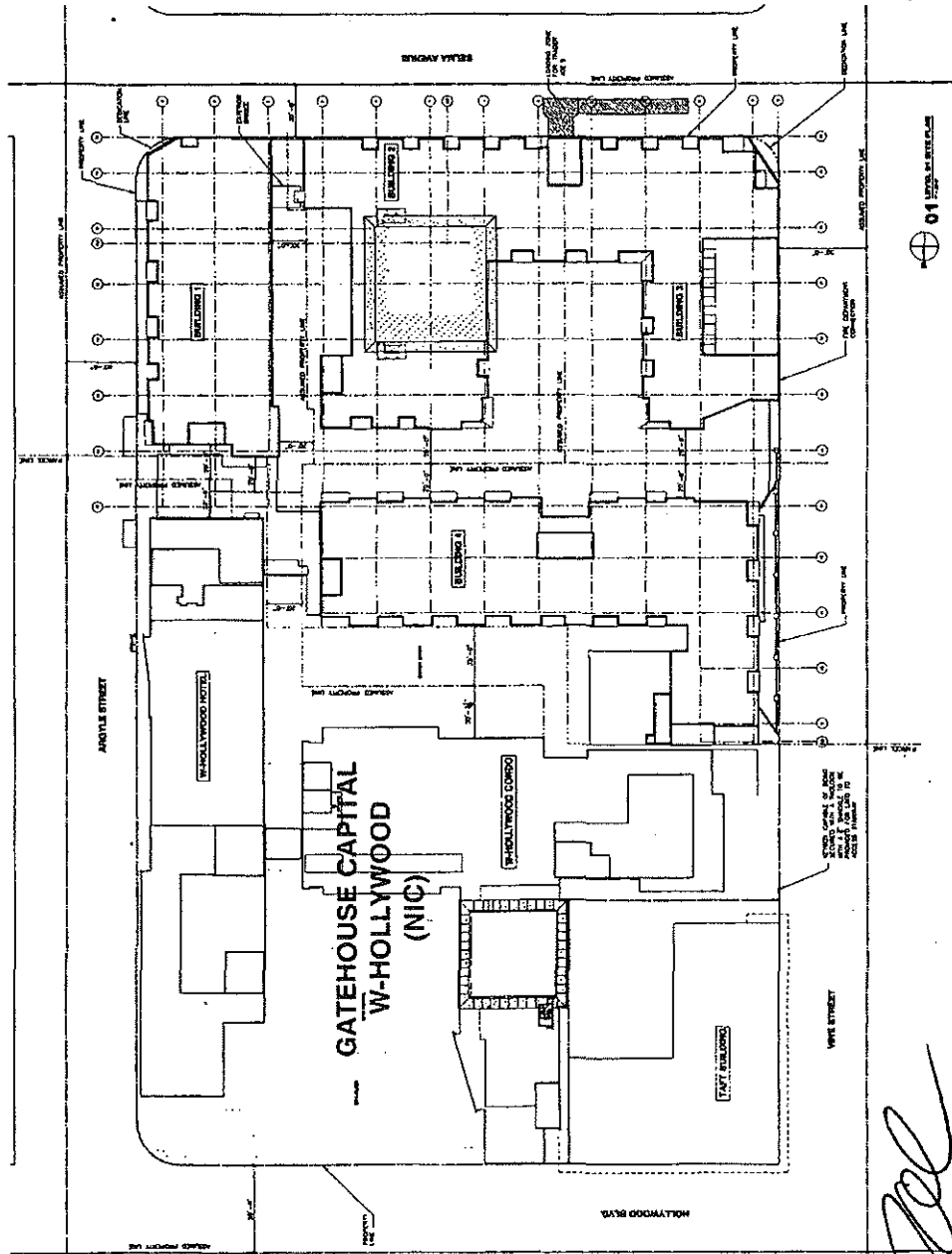
Bldg-Alter/Repair  
Commercial  
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B08LA09868FO  
Initiating Office: METRO  
Printed on: 05/29/09 09:39:26

**PLOT PLAN ATTACHMENT**

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



A large, stylized handwritten signature or set of initials is located in the bottom right corner of the plot plan area.



Swimming-Pool/Spa Apartment Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR POOL, SPA, &amp; SOLAR HEATER                  AND CERTIFICATE OF OCCUPANCY</b>	Issued On: 10/23/2008 Last Status: Permit Finaled Status Date: 12/02/2009
---	---	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
HOLLYWOOD	11	9	1	MR 28-59/60	148-5A189 280	5546 - 029 - 024

**3. PARCEL INFORMATION**

Area Planning Commission - Central LADBS Branch Office - LA Council District - 13 Certified Neighborhood Council - Central Hollywood Community Plan Area - Hollywood	Census Tract - 1910.00 District Map - 148-5A189 Energy Zone - 9 Fire District - 1 (Entire parcel) Lot Cut Date - 01/03/1913	Lot Cut Date - 10/16/1914 Near Source Zone Distance - .9 Thomas Brothers Map Grid - 593-F4
--	---	--

ZONE(S): [Q]C4-2-SN/

**4. DOCUMENTS**

ZI - ZI-1352 Hollywood Redevelopment ZI - ZI-2277 Hollywood Redevelopment ZI - ZI-2330 Hollywood Signage Suppl ZI - ZI-2374 Los Angeles State Enterpris	ZA - ZA-2004-189-CUB-ZV ORD - ORD-165660-SA180 ORD - ORD-173562 ORD - ORD-176172	ORD - ORD-177528 OHD - Yes HCM - US-85000704 CRA - ZI 1352 HOLLYWOOD	CPC - CASE-2837 CPC - CASE-9542 CPC - CPC-1986-835-GPC CPC - CPC-1999-2293-ICO
--	---	---	---

**5. CHECKLIST ITEMS**

Special Inspect - Gunite  
 Installation - New Pool/Spa  
 Pool Type - Public Pool

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s): Lacmta	6250 Hollywood Blvd	LOS ANGELES CA 90028
Tenant: Applicant: (Relationship: Agent for Contractor) David Miller -	10835 Magnolia Blvd.	N. HOLLYWOOD, CA 91601 (818) 508-3039

**7. EXISTING USE**

**PROPOSED USE**

(04) Pool/Spa - Public

**8. DESCRIPTION OF WORK**

NEW SPA (10'-0" X12'-0") PER CITY STD. PLAN #268 & DETAIL # 660.

9. # Bldgs on Site & Use: APARTMENT

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Garo Telmi      DAS PC By:  
 OK for Cashier: Rodney Samiian      Coord. OK:  
 Signature: \_\_\_\_\_      Date: \_\_\_\_\_

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

For Cashier's Use Only      W/O #: 84701254

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation: \$10,000      PC Valuation:

FINAL TOTAL Swimming-Pool/Spa	408.14
Permit Fee Subtotal Swimming-Pool	185.63
Handicapped Access	
Plan Check Subtotal Swimming-Poo	167.06
Fire Hydrant Refuse-To-Pay	
E.O. Instrumentation	1.00
O.S. Surcharge	7.07
Sys. Surcharge	21.22
Planning Surcharge	21.16
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID: \_\_\_\_\_      Total Bond(s) Due: \_\_\_\_\_

**12. ATTACHMENTS**

Plot Plan

Payment Date: 10/23/08  
 Receipt No: VN09229076  
 Amount: \$408.14  
 Method: Refer to ACS

**2008VN47613**



\* P 0 8 0 4 7 2 0 0 0 0 0 1 2 5 4 F N \*

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

08047 - 20000 - 01254

- (P) Gunite Construction
- (P) L.A. City Standard Plan No.: 268
- (P) Spa Depth - Maximum: +3.5 Feet / 3.5 Feet
- (P) Spa Length: +12 Feet / 12 Feet
- (P) Spa Surface Area: +120 Sqft / 120 Sqft
- (P) Spa Width: +10 Feet / 10 Feet
- (P) Gas Pool/Spa Heater
- (P) Misc. Occ. Group: +120 Sqft / 120 Sqft
- (P) Parking Req'd for Site (Auto+Bicycle): 0 Stalls / 0 Stalls

14. APPLICATION COMMENTS

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\*

15. Building Relocated From:

<u>16. CONTRACTOR, ARCHITECT, &amp; ENGINEER NAME</u>	<u>ADDRESS</u>	<u>CLASS</u>	<u>LICENSE#</u>	<u>PHONE#</u>
(C) Addison Pools Inc	10835 Magnolia Blvd,	North Hollywood, CA 91601	C53 753417	818-508-3039
(E) Cowen, Aaron Justin	1201 N Tustin Ave,	Anaheim, CA 92807	C58878	714-630-6100



1600 N Vine St

Permit Application #: 08047 - 20000 - 01254

Swimming-Pool/Spa

City of Los Angeles - Department of Building and Safety

Plan Check #: B08VN11037

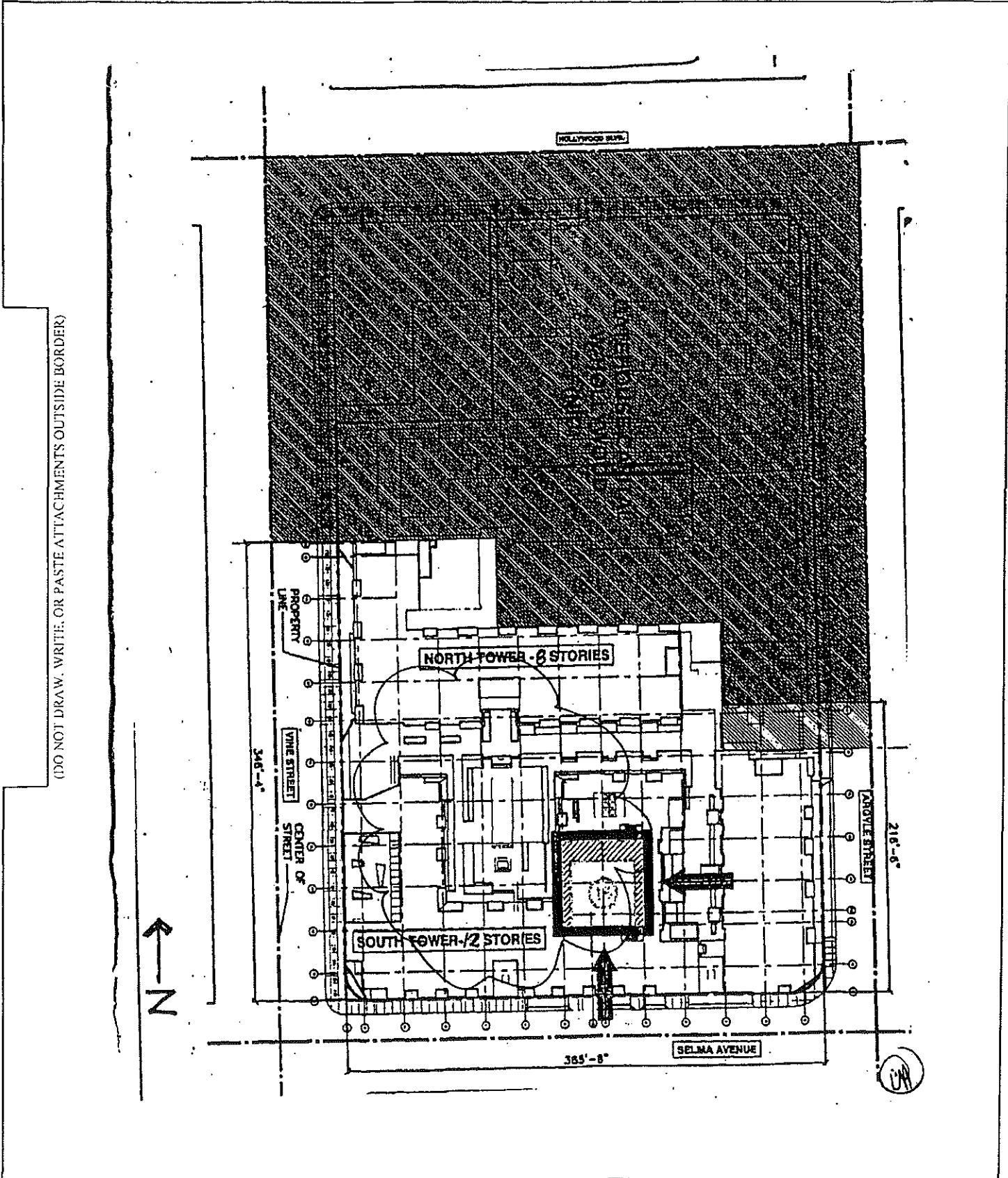
Apartment

Initiating Office: VAN NUYS

Plan Check

PLOT PLAN ATTACHMENT

Printed on: 10/23/08 09:55:52





Bldg-Alter/Repair Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT                  AND CERTIFICATE OF OCCUPANCY</b>	Issued On: 12/07/2009 Last Status: Issued Status Date: 12/07/2009
---	---	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
HOLLYWOOD	11	8	1	M R 28-59/60	148-5A189 273	5546 - 029 - 024
HOLLYWOOD	11	9	1	M R 28-59/60	148-5A189 280	5546 - 029 - 024

<b>3. PARCEL INFORMATION</b> Area Planning Commission - Central LADBS Branch Office - LA Council District - 13 Certified Neighborhood Council - Central Hollywood Community Plan Area - Hollywood	Census Tract - 1910.00 District Map - 148-5A189 Energy Zone - 9 Fire District - 1 (Entire parcel) Lot Cut Date - 01/03/1913	Lot Cut Date - 10/16/1914 Near Source Zone Distance - .9 Thomas Brothers Map Grid - 593-F4
--	---	--

ZONE(S): [Q]C4-2-SN /

<b>4. DOCUMENTS</b>			
ZI - ZI-1352 Hollywood Redevelopment ZI - ZI-2277 Hollywood Redevelopment ZI - ZI-2330 Hollywood Signage Suppl ZI - ZI-2374 Los Angeles State Enterpris	ZA - ZA-2004-189-CUB-ZV ZA - ZA-2009-1272-PAB ORD - ORD-165660-SA180 ORD - ORD-173562	ORD - ORD-176172 ORD - ORD-177528 OHD - Yes HCM - US-85000704	DTRM - DIR-2008-3972-SPP DTRM - DIR-2009-525-CLO CRA - ZI 1352 HOLLYWOOD CPC - CASE-2837

<b>5. CHECKLIST ITEMS</b>		
Special Inspect - Concrete > 2.5ksi Special Inspect - Epoxy Bolts Special Inspect - Field Welding	Special Inspect - Structural Observation Fabricator Reqd - Shop Welds Fabricator Reqd - Structural Steel	Std. Work Descr - Seismic Gas Shut Off Valve

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>			
Owner(s): Hollywood & Vine, Llc	5141 California Ave STE. 100	IRVINE, CA 92617	949-930-6600
Tenant: - Trader Joe'S	800 S Shamrock Ave	MONROVIA 91016	626-599-3828
Applicant: (Relationship: Agent for Owner) Steve Eriego -	814 W Chapman	ORANGE 92868	(714) 289-8384

7. EXISTING USE	PROPOSED USE
(05) Apartment (17) Restaurant (16) Retail (07) Garage - Private	

**8. DESCRIPTION OF WORK**  
 TENANT IMPROVEMENT FOR (E) RETAIL SPACE. PROPOSED WORK CONSISTS OF NEW INTERIOR PARTITIONS, SUSPENDED CEILING, RESTROOMS & STORE FIXTURES. STRUCTURAL WORK CONSISTS OF NEW OPENINGS AT P1, P2 & 1ST FLOOR FOR ESCALATORS AND ELEVATOR/STAIR. ADD MECHANICAL PLATFORM!

9. # Bldgs on Site & Use:

<b>10. APPLICATION PROCESSING INFORMATION</b>	
BLDG. PC By: Eddie Chavez OK for Cashier: Eddie Chavez Signature: _____	DAS PC By: Eddie Garin Coord. OK: _____ Date: _____

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

**For Cashier's Use Only** W/O #: 91614163

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b> Final Fee Period		
Permit Valuation: \$500,000	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	2,944.38	Permit Issuing Fee
Permit Fee Subtotal Bldg-Alter/Rep	2,413.13	0.00
Handicapped Access Plan Check Subtotal Bldg-Alter/Rep Off-hour Plan Check Plan Maintenance Fire Hydrant Refuse-To-Pay E.O. Instrumentation O.S. Surcharge Sys. Surcharge Planning Surcharge Planning Surcharge Misc Fee Green Building Fee	0.00 0.00 48.26 105.00 51.33 153.98 147.68 5.00 20.00	
Sewer Cap ID:	Total Bond(s) Due:	

Payment Date: 12/07/09  
 Receipt No: LA01255773  
 Amount: \$2,944.38  
 Method: Refer to ACS

**2009LA44935**

**12. ATTACHMENTS**  
 Plot Plan



(P) Floor Area (ZC): 0 Sqft / Sqft  
 (P) Height (ZC): 0 Feet / Feet  
 (P) Length: 0 Feet / Feet  
 (P) Stories: 0 Stories / Stories  
 (P) Width: 0 Feet / Feet  
 (P) M Occ. Group: +19317 Sqft / 19317 Sqft  
 (P) M Occ. Load: +444 Max Occ. / 444 Max Occ.  
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Stalls  
 (P) Total Provided Parking for Site: 0 Stalls / Stalls  
 (P) Type I-A Construction

14. APPLICATION COMMENTS

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\*

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(A) Craig, Kip Klayton	16 Technology Drive Suite 100, Kip Kl Irvine, CA 92618		C19358	714-289-8384
(C) P S R West Coast Builders Inc	3430 Golden Gate Way, Lafayette, CA 94549	B	919541	925-299-0517
(E)			S4997	
(E) Golovko, Kenneth Eric	15420 Laguna Canyon Rd 270, Irvine, CA 92618		M30578	

1600 N Vine St

Permit Application #: 09016 - 10000 - 14163

Bldg-Atez/Repair  
Commercial  
Plan Check

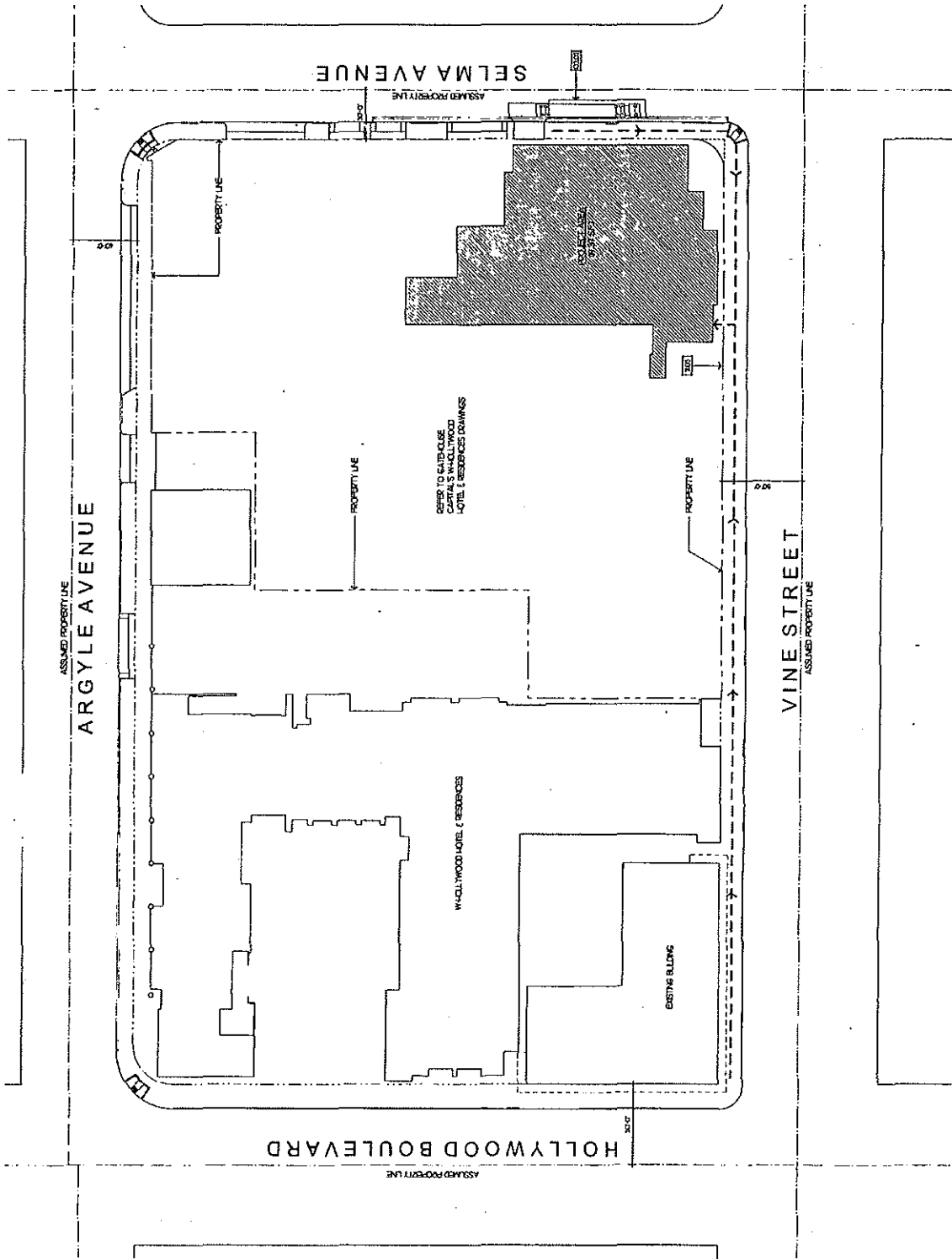
City of Los Angeles - Department of Building and Safety

Plan Check #: B09LA08558FO  
Initiating Office: METRO  
Printed on: 10/01/09 17:20:52

PLOT PLAN ATTACHMENT

2002160020121101

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



## **LEGAL DESCRIPTION:**

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BEING A SUBDIVISION OF LOTS 1 THROUGH 18, BLOCK II OF HOLLYWOOD, AS PER MAP OF HOLLYWOOD RECORDED IN BOOK 28, PAGES 59 AND 60 OF MISCELLANEOUS RECORDS AND LOTS 1 THROUGH 8 OF THE LINNEA TRACT AS PER MAP RECORDED IN BOOK 16, PAGE 108 OF MAPS, ALL RECORDS OF LOS ANGELES COUNTY

EXCEPTING THE WESTERLY 120 FEET OF LOTS 1 AND 2 AND THE NORTHERLY 20 FEET OF THE WESTERLY 120 FEET OF LOT 3 BLOCK II OF THE HOLLYWOOD TRACT



Nonbldg-New Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued On: 12/07/2009 Last Status: Issued Status Date: 12/07/2009
---	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
HOLLYWOOD	11	9	1	M R 28-59/60	148-5A189 280	5546 - 029 - 024

**3. PARCEL INFORMATION**

Area Planning Commission - Central LADBS Branch Office - LA Council District - 13 Certified Neighborhood Council - Central Hollywood Community Plan Area - Hollywood	Census Tract - 1910.00 District Map - 148-5A189 Energy Zone - 9 Fire District - 1 (Entire parcel) Lot Cut Date - 01/03/1913	Lot Cut Date - 10/16/1914 Near Source Zone Distance - .9 Thomas Brothers Map Grid - 593-F4
--	---	--

ZONE(S): [Q]C4-2-SN /

**4. DOCUMENTS**

ZI - ZI-1352 Hollywood Redevelopment	ORD - ORD-165660-SA180	OHD - Yes	CRA - ZI 1352 HOLLYWOOD
ZI - ZI-2277 Hollywood Redevelopment	ORD - ORD-173562	HCM - US-85000704	CPC - CASE-2837
ZA - ZA-2004-189-CUB-ZV	ORD - ORD-176172	DTRM - DIR-2008-3972-SPP	CPC - CASE-9542
ZA - ZA-2009-1272-PAB	ORD - ORD-177528	DTRM - DIR-2009-525-CLQ	CPC - CPC-1986-835-GPC

**5. CHECKLIST ITEMS**

Special Inspect - Field Welding  
 Special Inspect - Structural Observation  
 Fabricator Reqd - Structural Steel

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
 Legacy Partners Hollywood And V Ine Llc 5141 California Ave Suite# 100 IRVINE, CA 92617

Tenant:  
 Applicant: (Relationship: Agent for Owner)  
 Tina Hong - 23622 Calabasas Rd. # 100 CALABASAS, CA 91302 (818) 298-5636

**7. EXISTING USE**

**PROPOSED USE**

(23) Miscellaneous Bldg/Structure

**8. DESCRIPTION OF WORK**

NEW PILLARS ALONG VINE STREET : LED WILL BE UNDER SEPARATE PERMIT.  
 THIS PERMIT IS ONLY FOR PILLARS STRUCTURES . NOT FOR SIGN PERMIT

9. # Bldgs on Site & Use: MIXED USE

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Sai Khum DAS PC By:  
 OK for Cashier: Sai Kwan Khum Coord. OK:  
 Signature: Date:

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

For Cashier's Use Only

W/O #: 92002040

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation: \$180,000	PC Valuation:	
FINAL TOTAL Nonbldg-New	1,245.70	
Permit Fee Subtotal Nonbldg-New	1,025.00	
Plan Check Subtotal Nonbldg-New	0.00	
Off-hour Plan Check	0.00	
Plan Maintenance	20.50	
Fire Hydrant Refuse-To-Pay		
E.O. Instrumentation	37.80	
O.S. Surcharge	21.67	
Sys. Surcharge	65.00	
Planning Surcharge	62.73	
Planning Surcharge Misc Fee	5.00	
Green Building Fee	8.00	
Permit Issuing Fee	0.00	
Sewer Cap ID:		Total Bond(s) Due:

Payment Date: 12/07/09  
 Receipt No: LA03251148  
 Amount: \$1,245.70  
 Method: Refer to ACS

**2009LA44919**

**12. ATTACHMENTS**

Plot Plan



\* P 0 9 0 2 0 1 0 0 0 0 2 0 4 0 F N \*

(P) Height (ZC): +26 Feet / 26 Feet  
 (P) U Occ. Group: 0 Sqft / Sqft  
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Stalls

14. APPLICATION COMMENTS

SING PERMIT AND LED REQD. SEPARATE PLAN CHECK AND PERMIT	
--	--

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(A) Price, Jack Dean Jr	9441 W Olympic Blvd,		C20327	
(C) Webcor Construction L P	951 Mariners Island Boulevard, 7th Floor	C-8	899242	
(E) Heeringa, Roger L	10900 Ne 4th St Ste 1200,		S4536	425-827-2238

1600 N Vine St

Permit Application #: 09020 - 10000 - 02040

Nonbldg-New  
Commercial  
Plan Check

City of Los Angeles - Department of Building and Safety

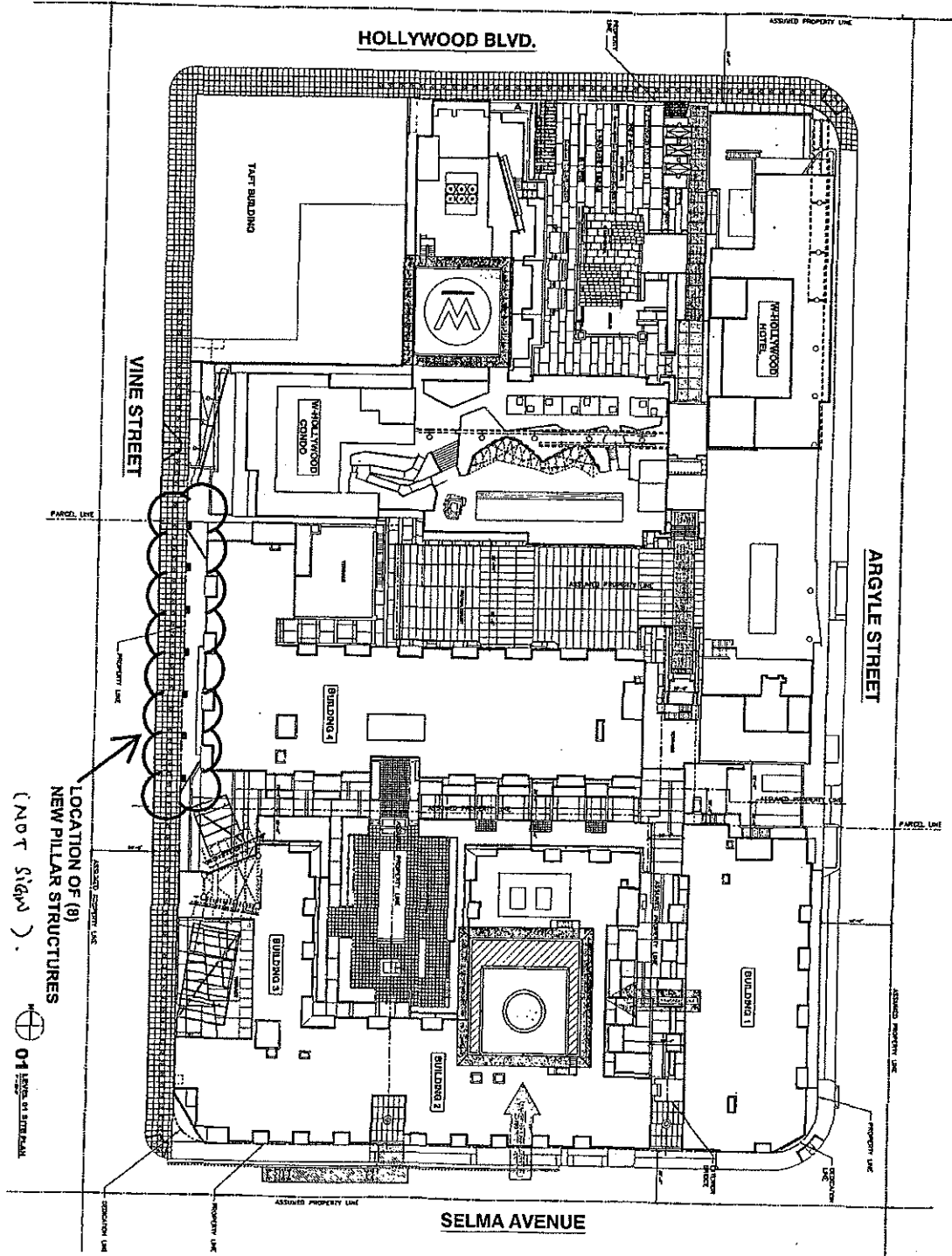
Plan Check #: B09LA08370FO

Initiating Office: METRO

Printed on: 12/07/09 12:36:09

### PLOT PLAN ATTACHMENT

1011210200912012  
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)







Bldg-Alter/Repair Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued On: 01/12/2010 Last Status: Issued Status Date: 01/12/2010
---	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
HOLLYWOOD	11	8	1	M R 28-59/60	148-5A189 273	5546 - 029 - 024
HOLLYWOOD	11	9	1	M R 28-59/60	148-5A189 280	5546 - 029 - 024

<b>3. PARCEL INFORMATION</b> Area Planning Commission - Central LADBS Branch Office - LA Council District - 13 Certified Neighborhood Council - Central Hollywood Community Plan Area - Hollywood	Census Tract - 1910.00 District Map - 148-5A189 Energy Zone - 9 Fire District - 1 (Entire parcel) Lot Cut Date - 01/03/1913	Lot Cut Date - 10/16/1914 Near Source Zone Distance - .9 Thomas Brothers Map Grid - 593-F4
--	---	--

ZONE(S): [Q]C4-2-SN /

**4. DOCUMENTS**

ZI - ZI-1352 Hollywood Redevelopment	ZA - ZA-2004-189-CUB-ZV	ORD - ORD-176172	DTRM - DIR-2008-3972-SPP
ZI - ZI-2277 Hollywood Redevelopment	ZA - ZA-2009-1272-PAB	ORD - ORD-177528	DTRM - DIR-2009-525-CLQ
ZI - ZI-2330 Hollywood Signage Suppl 1	ORD - ORD-165660-SA180	OHD - Yes	CRA - ZI 1352 HOLLYWOOD
ZI - ZI-2374 Los Angeles State Enterpris	ORD - ORD-173562	HCM - US-85000704	CPC - CASE-2837

**5. CHECKLIST ITEMS**

Std. Work Descr - Seismic Gas Shut Off Valve

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
  
 Tenant:  
 Brian McNutt - Wells Fargo Bank  
 Applicant: (Relationship: Agent for Owner)  
 Paresh Amare - 1440 Veteran Ave. # 205 LOS ANGELES, CA 90024 (310) 271-1128

**7. EXISTING USE**

(16) Retail PROPOSED USE (13) Bank

**8. DESCRIPTION OF WORK**

TENANT IMPROVEMENTS FOR WELLS FARGO BANK. INSTALL NEW WALLS, SUSPENDED CEILINGS, DRYWALL SOFFITS, NEW RESTROOMS, OFFICE, ATM ROOM, WORK ROOM. NEW PRE-FAB SAFE DEPOSIT VAULT; AND NEW RAISED FLOOR (PORTION OF FLOOR). see additional comments...

9. # Bldgs on Site & Use: RETAIL

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: James Detchmendy DAS PC By: Ronald Allen  
 OK for Cashier: Barry Peshek Coord. OK:  
 Signature: Date:

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

For Cashier's Use Only W/O #: 91612706

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation: \$320,001	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	2,042.08
Permit Fee Subtotal Bldg-Alter/Repa	1,708.31
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rep	3.54
Fire Hydrant Refuse-To-Pay	
E.O. Instrumentation	67.20
O.S. Surcharge	35.58
Sys. Surcharge	106.74
Planning Surcharge	102.71
Planning Surcharge Misc Fee	5.00
Green Building Fee	13.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

Payment Date: 01/12/10  
 Receipt No: VN08088925  
 Amount: \$2,042.08  
 Method: Refer to ACS

**2010VN66092**

**12. ATTACHMENTS**

Plot Plan



\* P 0 9 0 1 6 1 0 0 0 0 1 2 7 0 6 F N \*

(P) B Occ. Group: +7170 Sqft / 7170 Sqft  
 (P) M Occ. Group: -7170 Sqft / 0 Sqft  
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Stg  
 (P) Type I-A Construction

14. APPLICATION COMMENTS

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\* work description continued...CHANGE OF USE FROM RETAIL TO BANK.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(A) Peteris, Gidas Viktor	1440 Veteran Avenue #205,	Los Angeles, CA 90024	C24006	(310) 271-1128
(C) Grafflin Construction Inc	920 Queensdale Avenue,	Corona, CA 92880	B 895320	5628418687

1600 N Vine St # 2A

Permit Application #: 09016 - 10000 - 12706

Bldg-Alter/Repair  
Commercial  
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B09LA07740  
Initiating Office: METRO

Printed on: 09/04/09 15:37:44

**PLOT PLAN ATTACHMENT**

HOLLYWOOD BLVD.

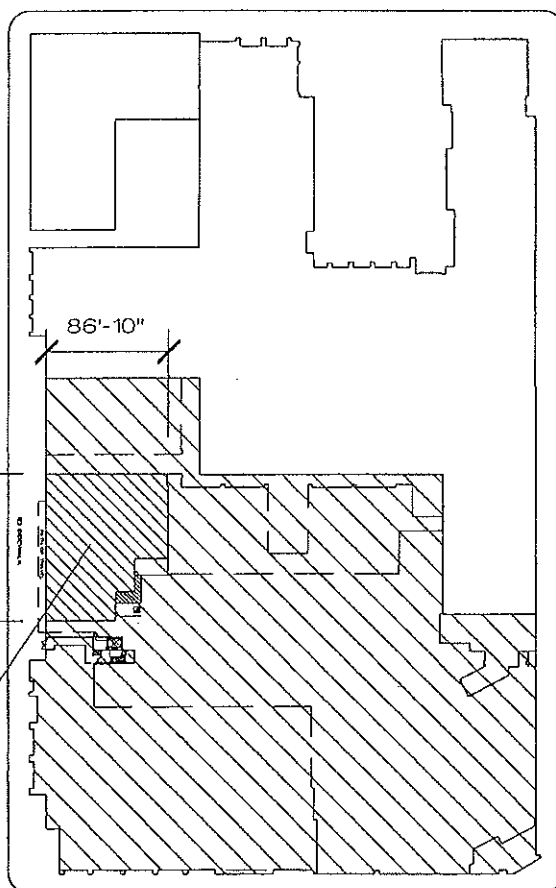
VINE ST.

ARGYLE AVE.

SELMA BLVD.

1010119201012491

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



70



Bldg-Alter/Repair Apartment Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued On: 02/02/2010 Last Status: Issued Status Date: 02/02/2010
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1. TRACT	BLOCK	LOT(S)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
HOLLYWOOD	11	9	1	M R 28-59/60	148-5A189 280	5546 - 029 - 024

**3. PARCEL INFORMATION**

Area Planning Commission - Central LADBS Branch Office - LA Council District - 13 Certified Neighborhood Council - Central Hollywood Community Plan Area - Hollywood	Census Tract - 1910.00 District Map - 148-5A189 Energy Zone - 9 Fire District - 1 (Entire parcel) Lot Cut Date - 01/03/1913	Lot Cut Date - 10/16/1914 Near Source Zone Distance - .9 Thomas Brothers Map Grid - 593-F4
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ZONE(S): [Q]C4-2-SN /

**4. DOCUMENTS**

ZI - ZI-1352 Hollywood Redevelopment ZI - ZI-2277 Hollywood Redevelopment ZI - ZI-2330 Hollywood Signage Suppl ZI - ZI-2374 Los Angeles State Enterpris	ZA - ZA-2004-189-CUB-ZV ORD - ORD-165660-SA180 ORD - ORD-173562 ORD - ORD-176172	ORD - ORD-177528 OHD - Yes HCM - US-85000704 DTRM - DIR-2008-3972-SPP	CRA - ZI 1352 HOLLYWOOD CPC - CASE-2837 CPC - CASE-9542 CPC - CPC-1986-835-GPC
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**5. CHECKLIST ITEMS**

Special Inspect - Field Welding Fabricator Req'd - Shop Welds Fabricator Req'd - Structural Steel	Std. Work Descr - Seismic Gas Shut Off Valve
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**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s): Lacmta	6250 Hollywood Blvd	LOS ANGELES CA 90028
Tenant: Applicant: (Relationship: Agent for Owner) Tina Hong -	23622 Calabasas Rd # 100	CALABASAS, CA 91302 (818) 298-5634

7. EXISTING USE	PROPOSED USE
(05) Apartment	

**8. DESCRIPTION OF WORK**

THE HOLLYWOOD & VINE LEGACY APARTMENT DEFERRED SUBMITTAL FOR THE INTERIOR EXIT STAIRWAYS, TOWNHOUSE STAIRWAYS AND HELIPAD STAIRWAYS (PHASES I-V). MAIN BUILDING PERMIT UNDER 06010-10000-04740.

**9. # Bldgs on Site & Use:**

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Charmie Huynh OK for Cashier: Charmie Huynh Signature:	DAS PC By: Coord. OK: Date:
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For inspection requests, call toll-free (888) LA4BUILD (524-2845).  
 Outside LA County, call (213) 482-0000 or request Inspections via [www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

**For Cashier's Use Only** W/O #: 91602057

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation: \$40,000	PC Valuation:
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FINAL TOTAL Bldg-Alter/Repair	1,012.24
Permit Fee Subtotal Bldg-Alter/Repr	410.00
Plan Check Subtotal Bldg-Alter/Rep	0.00
Off-hour Plan Check	156.00
Additional Plan Check	312.00
Fire Hydrant Refuse-To-Pay	
E.O. Instrumentation	4.00
O.S. Surcharge	17.64
Sys. Surcharge	52.92
Planning Surcharge	52.68
Planning Surcharge Misc Fee	5.00
Green Building Fee	2.00
Permit Issuing Fee	0.00

Sewer Cap ID: \_\_\_\_\_ Total Bond(s) Due: \_\_\_\_\_

Payment Date: 02/02/10  
 Receipt No: LA01260655  
 Amount: \$1,012.24  
 Method: Refer to ACS

**2010LA46883**

**12. ATTACHMENTS**



**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in the column headed "number / number" implies "change in numeric value / total result in numeric value") 09016 - 10000 - 02057

**14. APPLICATION COMMENTS**

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\* ATTN: CHARMIE HUYNH, \* STEEL STAIR SHOP DWG. FOR HELIPAD. TOTAL OF 5 PHASES. \* CHARMIE HAS RETAINED A COPY OF APPROVED STRUCT. PLANS. (NO STRUCT. PLANS ENCLOSED) \* STAIR CALC ENCLOSED

**15. Building Relocated From:**

<u>16. CONTRACTOR, ARCHITECT, &amp; ENGINEER NAME</u>	<u>ADDRESS</u>	<u>CLASS</u>	<u>LICENSE#</u>	<u>PHONE #</u>
(A) Price, Jack Dean Jr	9441 W Olympic Blvd,		C20327	310-788-7700
(C) Webcor Construction L P	951 Mariners Island Boulevard, 7th Floor	B	899242	
(E) Heeringa, Roger L	10900 Ne 4th St Ste 1200,		S4536	
(E) McGinnis, Daniel Warren	438 W Jefferson,		C65634	

PREMISES ADDRESS:

1600 N. Vine St.  
Los Angeles, CA

LICENSE TYPE:

off

1. CRIME REPORTING DISTRICT

Jurisdiction unable to provide statistical data.

Reporting District:

647

Total number of reporting districts:

647

Total number of offenses:

Average number of offenses per district:

307

120% of average number of offenses:

Total offenses in district:

797

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

2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract:

1910

Population:

3036

/County Ratio

Number of licenses allowed:

50

Number of licenses allowed:

Number of existing licenses:

5

Number of existing licenses:

Undue concentration exists: Yes / No.

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

Three time publication required: Yes / No

Person Taking Application

Hoffman  
Investigator

Supervisor

Over

LA METRO A B C