

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

Pursuant to Sections 23958 and 23858.4  
California Business and Professions Code

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

COUNCIL FILE NO. 14 ZA2011-2957(CUB)

TIME LIMIT FILE: \_\_\_\_\_

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 the 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 Shahram Mousavi (M & M Auto Spa Inc.) AM/PM Market

Address 2740 East Olympic Blvd

Type of Business AM/PM Market/car wash with Gas

Applicant Shahram Mousavi (M & M Auto Spa Inc.)

Name 2740 East Olympic Blvd., Los Angeles, CA 90023

Address 323-263-8081

Phone Number/Fax Number \_\_\_\_\_

Property Owner Western Plaza, LLC - Shahram Mousavi

Name 2740 East Olympic Blvd., Los Angeles, CA 90023

Address 323-263-8081

Phone Number/Fax Number \_\_\_\_\_

Representative Sherrie Olson - PLRC

Name 1030 N Mountain Ave #190, Ontario, CA 91762

Address 909-519-1816

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) \_\_\_\_\_

2. Have you recently filed for a new conditional use permit? Yes  No \_\_\_\_\_. If Yes, provide the City case number(s) Approved ZA2011-2975 (CUB)

3. Has a previous ABC license been issued? Yes \_\_\_ No . If Yes, when and what type of license?  
\_\_\_\_\_
4. Type of Alcoholic Sales Requested (on- or off-site, beer and wine, full alcohol, etc.)  
Off-Sale Beer and Wine  
\_\_\_\_\_
5. Size of business 2,250  
\_\_\_\_\_
6. % of floor space devoted to alcoholic beverages 10%  
\_\_\_\_\_
7. Hours of Operation:
- a. What are the proposed hours of operation and which days of the week will the establishment be open? 24 Hours  
\_\_\_\_\_
  - B. What are the proposed hours of alcohol sales? 10am to Midnight  
\_\_\_\_\_
8. Parking:
- a. Is parking available on the site? (If so, how many spaces?) 21 spaces provided  
\_\_\_\_\_
  - b. If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? provided  
\_\_\_\_\_
  - c. Where? provided on site  
\_\_\_\_\_
  - d. How many off-site spaces? none  
\_\_\_\_\_
9. Has the owner or lessee of the 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 advertising per conditions of approval promoting alcohol #28  
\_\_\_\_\_
12. How many employees will you have on the site at any given time? 2 to 5  
\_\_\_\_\_
13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcoholic beverages? Yes Star Training per CUB condition #13  
\_\_\_\_\_
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? If so, when and how many?  
No security guard, but security cameras inside and outside over 20 cameras  
\_\_\_\_\_  
\_\_\_\_\_

15. Will there be minimum age requirements for patrons? If so, how will this be enforced?  
Off-Sale - Must be 21 to purchase alcohol. Cash registers automatically stop sale and prompt cashier to check ID. (POS System) all age restricted products
  
16. Are there any other alcoholic beverage outlets within a 600-foot radius of the site? Provide names and addresses of such business and type of business.  
Fines Market 2765 E Olympic, Mariscos El Tejado - 1426 Soto St, Restaurant, Shell Food Mart  
 1410 Soto St and Don Quixote Rest & Salon - 2811 E Olympic
  
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)  
The Church of Jesus Christ of Last Days - 2730 E 11th St  
 Carmen Lomas Garza Primary Center - 2750 Hostetter St
  
18. Will the exterior of the site be fenced and locked when not in use?  
Open 24 hours
  
19. Will the exterior of the site be illuminated with security lighting bright enough to see patrons from the street? YES the site will be well lit

**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 alcoholic beverages 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 alcoholic beverages on the premises Yes party good section multi-packages only
  
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 per CUB conditions # 24-26
  
4. Will "fortified" wine (greater than 16% alcohol) be sold? No per CUB condition # 26

**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)?  
\_\_\_\_\_
  
2. What is the proposed seating in all areas? \_\_\_\_\_
  
3. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc. (Specify?) \_\_\_\_\_  
\_\_\_\_\_
  
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.

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

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 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.

*[Handwritten Signature]*  
 Applicant signature

5/17/12  
 Date

*[Handwritten Signature]*  
 Signature of property owner if tenant or lessee is filing application

\*\*\*\*\*

State of California

County of Los Angeles

On 5/17/12, before me, Shernie Olson, Notary Public  
Name Name of Notary Public

personally appeared Shahman Mousavi  
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.

*[Handwritten Signature]*  
 Signature of Notary Public

Attached Acknowledgment

\* 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.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Los Angeles }

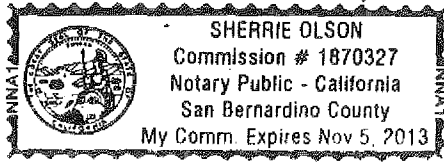
On 5/17/12 before me, Sherrrie Olson  
Notary Public Have Inset Photo and Title of the Officer

personally appeared Shahram Mousawi - Owner/Applicant  
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: Sherrrie Olson, Notary Public  
Signature of Notary Public

Place Notary Seal and/or Stamp 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: Application for Determination of "PEN"

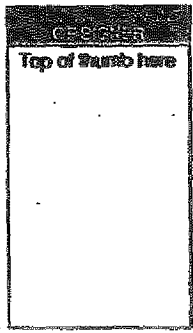
Document Date: 5/17/12 Number of Pages: 1

Signer(s) Other Than Named Above: CEO, CFO, Sec

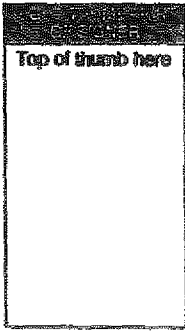
**Capacity(ies) Claimed by Signer(s)**

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

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

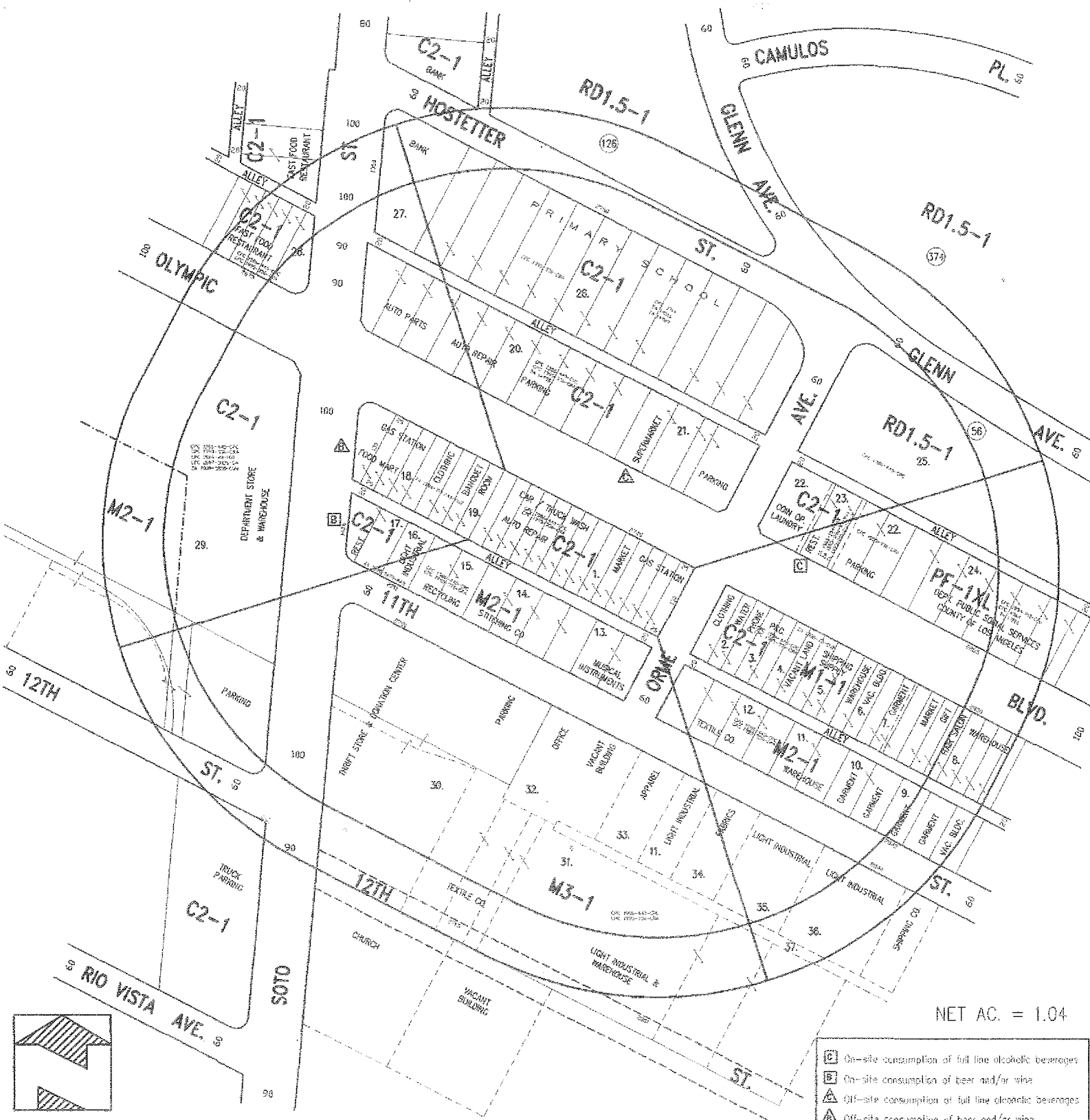


- Corporate Officer — Title(s): \_\_\_\_\_
- Individual
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer is Representing: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_



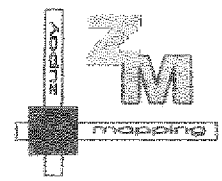
NET AC. = 1.04

LEGAL: LOTS 12-25, BLOCK 17, TRACT No. 6783, M.B. 99-77/04. SEE APPLICATION

THOMAS BROS.  
 PAGE: 675  
 GRID: A/1  
 C.D. 14  
 C.T. 2051.20  
 P.A. 020

CADFILE: OLYMPIC-RAD  
 ZM 11-295

# CONDITIONAL USE A.B. OFF SITE



**ZUPAY MAPPING SERVICE**  
 13645 SHABLOW AVE.  
 SYLMAR, CA 91342  
 818-833-9059

CASE NO.:  
 DATE: OCTOBER 14, 2011  
 DRAWN BY: ANDRES RAAB  
 D.M. NO.: 120 A 221, 120 A 219  
 121.5 A 221, 121.5 A 219  
 SCALE: 1" = 100'  
 USES: FIELD  
 CONTACT PERSON: SHERRY OLSON  
 909-519-1816

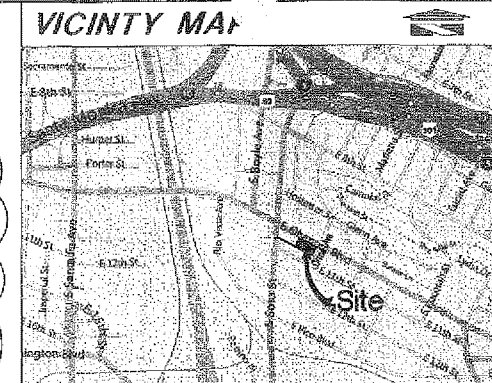
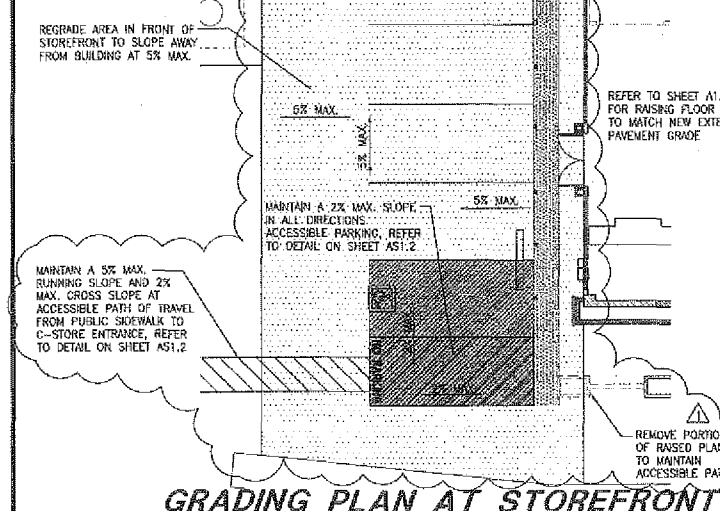
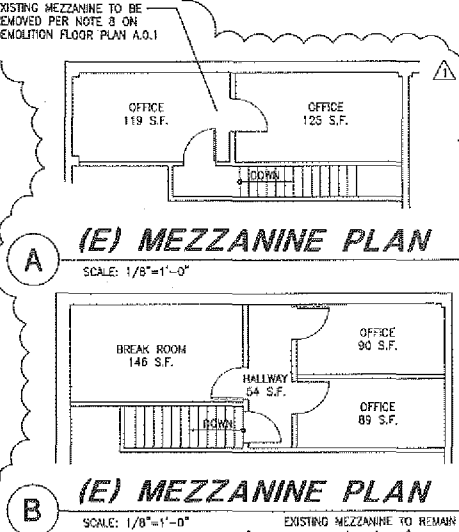


**COPY  
OF  
OWNERS  
LIST**

# TITLE SHEET AND SITE PLAN

## CONSTRUCTION NOTES

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCE, ETC.) OR TO THE LOCATION OF THE HOOR-UP. THE CONSTRUCTION SHALL NOT BE WITHIN 10 FEET OF ANY POWER LINES—WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE PROPERLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170, 155) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000). SEPARATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
5. THE POLLUTANT CONTROL CHECKLIST, FORM GRM 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.



## BOUNDARY DESCRIPTION

TRACT NO 683 LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 AND LOT 25 Bk 17

## ACCESSIBILITY IMPROVEMENTS

- NOTE: REFER TO THE AS1.2-AS1.8 SHEETS FOR ACCESSIBILITY DETAILS.
- A. SITE SIGNS:**
1. INSTALL ISA DIRECTIONAL SIGN ALONG THE PATH FROM PUBLIC SIDEWALK TO ACCESSIBLE ENTRANCE DOOR.
  2. INSTALL TOW AWAY SIGN ADJACENT TO ACCESSIBLE PARKING.
  3. INSTALL VAN ACCESSIBLE PARKING SIGN.
- B. SITE ACCESS/PUBLIC PHONE:**
4. INSTALL DETECTABLE WARNING 3 FEET DEEP AT FRONT OF PARKING STALLS AND AT ACCESSIBLE PATH FROM PUBLIC SIDEWALK FULL WIDTH OF PATHWAY.
  5. RESTRIPE ACCESSIBLE PARKING AND ACCESS AISLE. MAINTAIN 2% MAX. SLOPE IN ALL DIRECTIONS.
  6. INSTALL CURB STOP.
  7. STRIPE 48" WIDE ACCESSIBLE PATH, MAINTAIN A 5% MAX. RUNNING SLOPE AND 2% MAX. CROSS SLOPE WITH NO 1/2" OVER 1/4".
- C. ENTRANCE:**
8. PROVIDE DOOR CLOSER AT ENTRANCE WITH A 5LB MAX. PUSH FORCE TO OPEN AND PROVIDES 3 SECONDS TO CLOSE DOOR FROM 70 DEGREES TO WITHIN 3 INCHES OF THE LATCH.
  9. INSTALL ISA SIGN AT ACCESSIBLE ENTRANCE DOOR.
  10. INSTALL TACTILE EXIT SIGN.
- D. QUEUING AREA/SALES COUNTER/FOUNTAIN AREA/DINING AREA:**
- NEW COUNTERS AT 34" A.F.F. (PART OF REMODEL WORK)
- E. RESTROOMS:**
- RELOCATED UNISEX RESTROOM (PART OF REMODEL WORK)

## SCOPE OF WORK

A REMODEL AND EXPANSION TO AN EXISTING 1,736 S.F. CONVENIENCE STORE. THE REMODEL INCLUDES REMOVING THE EXISTING 280 S.F. MEZZANINE, MODIFYING THE MECHANICAL ROOM FOR THE RELOCATION OF THE RESTROOM, AND RELOCATING THE DEMISING WALL BETWEEN THE C-STORE AND ADJACENT TENANT SPACE TO INCREASE THE OVERALL C-STORE TO 2,250 AND LEAVING THE ADJACENT TENANT WITH 671 S.F. SITE IMPROVEMENTS INCLUDE:

ACCESSIBILITY IMPROVEMENTS (RE-GRADE PARKING, STRIPE PATH FROM PUBLIC SIDEWALK, INSTALL BOLLARDS & DETECTABLE WARNING), RESTRIPE PARKING, RELOCATE TANK VENTS & AIR/WATER FOR NEW BUILDING FACADE. OTHER ITEMS THE REMODEL AND EXPANSION WILL INCLUDE, BUT NOT LIMITED TO:

- DEMOLITION AND REPLACEMENT OF LOAD BEARING AND NON-LOAD BEARING WALLS
- NEW CEILING GRID SYSTEM
- NEW LIGHTING (UNDER SEPARATE PERMIT)
- NEW CABINETS & COUNTERTOPS
- NEW FOOD SERVICE EQUIPMENT
- NEW CONDOLAS
- NEW WALL INTERIOR FINISHES AND PAINTING
- NEW EXTERIOR BUILDING FACADE AND PAINTING
- NEW FLOORING
- NEW PREFABRICATED WALK-IN COOLER

## SEPARATE PERMITS

1. ELECTRICAL
2. PLUMBING
3. MECHANICAL
4. SIGNS

## APPLICABLE CODES

- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 CALIFORNIA FIRE CODE
- AMERICAN WITH DISABILITIES ACT
- CCR TITLE 24 HFGA 13 1999 EDITION

## CONSULTANTS

- ARCHITECT: BARGHAUSEN CONSULTING ENGINEERS INC. 18215 72ND AVENUE S. KENT, WA 98032 CONTACT: DAN GOALWIN, (425)656-7441
- STRUCTURAL: AMC ENGINEERING 21925 LONDELUS STREET WEST HILLS, CA 91304 CONTACT: AMR MIRZADEH, (818)402-8811
- PLUMBING/MECHANICAL: SACRAMENTO ENGINEERING CONSULTANTS 10555 OLD PLACERVILLE ROAD SACRAMENTO, CALIFORNIA 95827 CONTACT: CLIFFORD CARINIO, (916)358-4468

## SITE DATA

ADDRESS: 2740 EAST OLYMPIC BOULEVARD LOS ANGELES, CA 90023 (LOS ANGELES COUNTY) 18205 72ND AVENUE S. KENT, WA 98032 CONTACT: DAN GOALWIN, (425)656-7441

APPLICANT: BARGHAUSEN CONSULTING ENGINEERS INC. 18215 72ND AVENUE S. KENT, WA 98032 CONTACT: DAN GOALWIN, (425)656-7441

OWNER: SEAN MOUSAVI, M&M AUTOSPA, INC. 2740 EAST OLYMPIC BOULEVARD LOS ANGELES, CA 90023 (323)263-8182

APN: 5170-027-006 FIRE DISTRICT: 2

LOT SIZE: 54,000± S.F. (1.24 ACRES)

ZONING: C2-1 HEIGHT: 28' (2 STORY)

ZONING INFORMATION: Z1-2770 ADELANTE EASTSIDE REDEVELOPMENT PROJECT Z-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE

GENERAL LAND USE: HIGHWAY ORIENTATED AND LIMITED COMMERCIAL

COMMUNITY NAME: BOYLE HEIGHTS

CONSTRUCTION TYPE: EXISTING MULTI-USE BUILDING V-B SPRINKLERED EXISTING CANOPY B-B NON-SPRINKLERED EXISTING CARWASH V-B NON-SPRINKLERED

OCCUPANCY: TENANT SPACE #1: EXISTING C-STORE - M TENANT SPACE #2: FUTURE RETAIL - M TENANT SPACE #3: ALARMS/CAR STEREO INSTALL - M TENANT SPACE #4: EMISSIONS TESTING - M TENANT SPACE #5: OL CHANGE/MECHANIC SHOP - F-1 EXISTING CARWASH - B EXISTING FUELING CANOPY - M

BUILDING AREA: TENANT SPACE #1 - 2,250 S.F. TOTAL EXISTING C-STORE - 1,736 S.F. REMOVED MEZZANINE - 280 S.F. ADJACENT C-STORE - 774 S.F. TENANT SPACE #2 - 671 S.F. TOTAL TENANT SPACE #3 - 739 S.F. TOTAL TENANT SPACE #4 - 732 S.F. TOTAL TENANT SPACE #5 - 4,744 S.F. TOTAL CARWASH - 2,356 S.F. TOTAL

PARKING REQUIRED: 2 SPACES FOR EVERY 1,000 S.F. TENANT SPACE #1 - 2,250/1,000(2) = 5 SPACES TENANT SPACE #2 - 671/1,000(2) = 2 SPACES TENANT SPACE #3 - 739/1,000(2) = 2 SPACES TENANT SPACE #4 - 732/1,000(2) = 2 SPACES TENANT SPACE #5 - 4,744/1,000(2) = 10 SPACES TOTAL = 21 SPACES

PARKING PROVIDED: 25 SPACES PROVIDED

OCCUPANT LOADS: SALES - 1144 S.F.(1144/30) = 39 CASHIER - 59 S.F.(59/100) = 1 RESTROOMS - 98 S.F.(98/300) = 1 STORAGE - 118 S.F.(118/300) = 1 BACKROOM - 271 S.F.(271/200) = 2 TOTAL (NET): 1,875 S.F. = 44 OCCUPANTS COOLER IS A NON OCCUPYABLE SPACE PER CBC SECTION 202 DEFINITION OF AN OCCUPYABLE SPACE

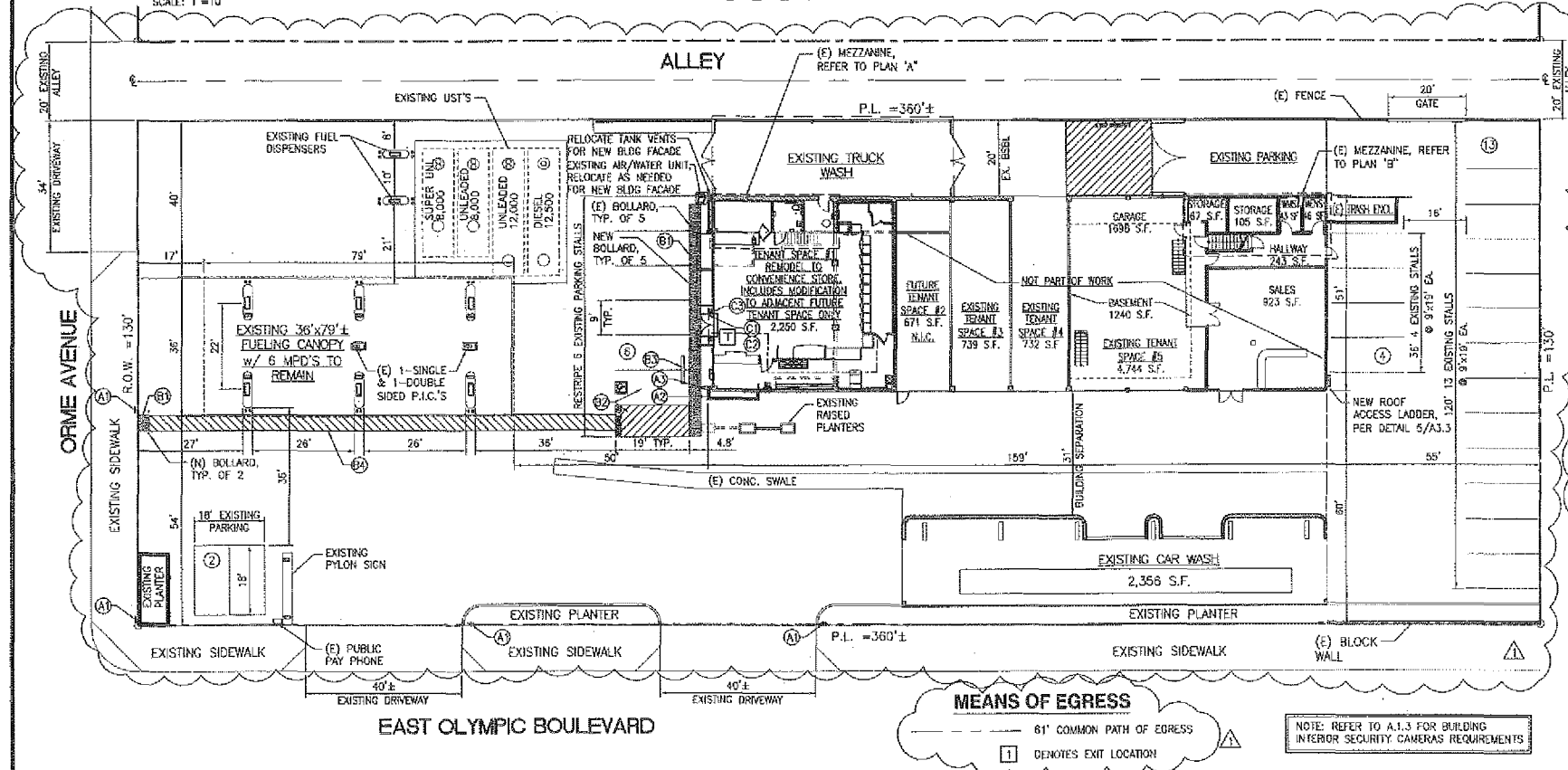
PLUMBING FIXTURE ANALYSIS: 1,427 S.F./200 = 8 OCCUPANTS (ACCESSORY AREAS ARE MAY BE EXCLUDED PER TABLE A) GROUP M: 1/200 (1) - UNISEX FACILITY REQUIRED PER C.P.C. 412.3 SEPARATE FACILITIES EXCEPTION (2)

## JURISDICTION

CITY OF LOS ANGELES BUILDING AND SAFETY CITY OF LOS ANGELES ENVIRONMENTAL HEALTH

## DRAWING INDEX

DWG NO.	TITLE
AS1.1	TITLE SHEET AND SITE PLAN
AS1.2	ACCESSIBILITY DETAILS
AS1.3	ACCESSIBILITY DETAILS
AS1.4	ACCESSIBILITY DETAILS
AS1.5	ACCESSIBILITY NOTES PER 2008 IABC
AS1.6	ACCESSIBILITY NOTES PER 2008 IABC
AS1.7	ACCESSIBILITY NOTES PER 2008 IABC
AS1.8	ACCESSIBILITY NOTES PER 2008 IABC
AS2.1	DEPT. OF BUILDING AND SAFETY REQUIREMENTS
AS2.2	DEPT. OF BUILDING AND SAFETY REQUIREMENTS
ARCHITECTURAL	
A0.1	DEMOLITION FLOOR PLAN
A1.1	CONSTRUCTION FLOOR PLAN
A1.2	FLOOR FINISH PLAN
A1.3	REFLECTED CEILING PLAN
A2.1	BUILDING ELEVATIONS
A2.3	INTERIOR ELEVATIONS
A2.5	INTERIOR ELEVATIONS
A3.1	ROOF PLAN
A3.2	WALL SECTIONS
A3.3	DETAILS
EQUIPMENT	
Q1.1	EQUIPMENT PLAN
Q2.1	EQUIPMENT SCHEDULE
STRUCTURAL	
S-0	STRUCTURAL NOTES
S-1	FOUNDATION & FRAMING PLAN
S-2	EXISTING & PROPOSED EXTERIOR ELEVATIONS
S-3	EXISTING & PROPOSED INTERIOR ELEVATIONS & SECTIONS
S-5	STRUCTURAL DETAILS
S-6	STRUCTURAL DETAILS
PLUMBING (under separate permit)	
P1.1	PLUMBING ROUGH-IN PLAN
P1.2	SANITARY PLAN AND DETAILS
P1.3	WATER/GAS PLAN AND DETAILS
P6.1	ISOMETRIC
P6.2	SCHEDULE AND NOTES
MECHANICAL (under separate permit)	
M.1.1	MECHANICAL PLAN, SCHEDULE, NOTES, & DETAILS
T24.1	TITLE 24 DOCUMENTATION
T24.2	TITLE 24 DOCUMENTATION



## GENERAL PROJECT NOTES

- A. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE. ALL REQUIRED CITY, COUNTY AND/OR STATE LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL SUBCONTRACTOR.
- B. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDUMS.
- C. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY ANY SUCH DISCREPANCIES WITH THE ARCHITECT/CONSULTANT PRIOR TO COMMENCING WORK.
- D. STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE ARCHITECT/CONSULTANT SHALL BE NOTIFIED OF ANY SUCH DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
- E. GENERAL CONTRACTOR TO REFER TO THESE DOCUMENTS AS WELL AS SPECIFICATIONS FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS. ALL ITEMS NOT MARKED AS 'OWNER SUPPLIED' ARE TO BE SUPPLIED BY GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE. ALL ITEMS ARE TO BE INSTALLED BY GENERAL CONTRACTOR.
- F. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL BUILDING IS OCCUPIED.
- H. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT IN A CLEAN (BROOM) CONDITION AT ALL TIMES.
- I. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
- J. CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED.
- K. GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, UN-CRATING, INSTALLATION AND HOOKUP OF ALL FOOD SERVICE EQUIPMENT AND OTHER OWNER FURNISHED ITEMS.
- L. GENERAL CONTRACTOR IS REQUIRED TO LABEL ALL ELECTRICAL PANELS, PLUMBING VALVES, AND ROOF TOP EQUIPMENT. PLASTIC PHENOLIC ENGRAVED PLATE SCREWED ON.
- M. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.
- N. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- O. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.
- P. MATERIALS LISTED IN DRAWINGS ARE BASED ON DESIGN INTENT. ALTERNATE SPECIFICATIONS MAY BE ACCEPTED PROVIDED THEY CLOSELY MATCH SPECIFIED MATERIAL. CONTRACTOR IS TO SUBMIT PROPOSED SAMPLES OF SUBSTITUTIONS, ALONG WITH SAMPLES OF THAT SPECIFIED IN DRAWINGS FOR REVIEW BY ARCHITECT/CONSULTANT.
- Q. GENERAL CONTRACTOR TO REFER TO BID DOCUMENT PACKET FOR OWNER'S SCOPE OF WORK. SAID DOCUMENT TAKES PRECEDENCE OVER ANY SPECIFICATIONS THAT MAY BE PRESENTED IN THIS SET OF CONSTRUCTION DOCUMENTS OR SPECIFICATIONS.
- R. ALL WORK SHALL BE PERFORMED AS SHOWN ON THESE PLANS AND IN ACCORDANCE WITH "ARCO" STANDARD SPECIFICATIONS.
- S. WHERE LOCAL CODES, ORDINANCES OR REGULATIONS ARE MORE RESTRICTIVE THAN "ARCO" STANDARD SPECIFICATIONS, THEIR LOCAL REQUIREMENTS SHALL GOVERN.
- T. ANY DISCREPANCY BETWEEN FIELD CONDITIONS AND THESE PLANS ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. NO WORK SHALL BE PERFORMED ON THE ITEMS IN QUESTION UNTIL DIRECTED BY THE OWNER.

**bp**

**ARCO**

**BARGHAUSEN CONSULTING ENGINEERS, INC.**

18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6272 (425)251-5782 FAX

CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

NO.	DATE	REVISION DESCRIPTION
1	1/24/11	SUBMIT SHEET/TA
2	4/02/11	PLAN CHECK REVISIONS

STATE OF CALIFORNIA  
DANIEL BRADY  
GOVERNOR  
JAMES H. HANCOCK  
COMMISSIONER  
ARCHITECT #14881

PROJECT INFORMATION  
**ARCO am/pm**  
**NTI REBRAND**

SITE ADDRESS: 2740 E OLYMPIC BLVD  
Orme Avenue  
LOS ANGELES, CA

FACILITY # TBD

PERMITS BY: DAS ALLOWANCE 248R  
DESIGNED BY: DAS SP 162A  
DRAWN BY: DAS ALLOWANCE 16A  
CHECKED BY: DAS PROJECT NO. #14881

DRAWING TITLE: **TITLE SHEET AND SITE PLAN**

SHEET NO. **AS1.1**



### EXIT REQUIREMENTS

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES.
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION AND SECTION 2702.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
- THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.8 - 1008.1.8.6.
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
  - aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress
  - corridors, exit enclosures and exit passageways in buildings required to have two or more exits.
  - exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
  - interior exit discharge elements, as permitted in section 1024.1, in buildings required to have two or more exits.
  - exterior landings, as required by section 1008.1.5, for exit discharge doorways in buildings required to have two or more exits.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
- EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (1 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.06 FOOT-CANDLE (0.6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM 10-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

### WINDOW SCHEDULE

TYPE	SIZE	QTY	FRAME	U-VALUE MAX	SHGC MAX	MANUFACTURER	MODEL	REMARKS
1	19'-8" x 6'-6"	1	ANODIZED ALUMINUM	0.29	0.38	SOLARBAN	SOLARBAN 60 (2) CLEAR + CLEAR	SOLAR CONTROL LOW-E GLASS, SAFETY GLAZING & FIXED, REFER TO ELEVATION ON SHEET A2.1
2	10'-10" x 6'-6"	1	ANODIZED ALUMINUM	0.29	0.38	SOLARBAN	SOLARBAN 60 (2) CLEAR + CLEAR	SOLAR CONTROL LOW-E GLASS, SAFETY GLAZING, FIXED & BULLET RESISTANT, REFER TO ELEVATION ON SHEET A2.1
3	10'-6" x 6'-6"	1	ANODIZED ALUMINUM	0.29	0.38	SOLARBAN	SOLARBAN 60 (2) CLEAR + CLEAR	SOLAR CONTROL LOW-E GLASS, SAFETY GLAZING & FIXED, REFER TO ELEVATION ON SHEET A2.1

### ENERGY CODE REQUIREMENTS

FRAMED PORTION OF S.E. EXTERIOR WALL: R-19 BATT INSULATION  
 FRAMED PORTION OF WEST DEMISING WALL: R-13 BATT INSULATION  
 ROOF ASSEMBLY: R-19 BATT INSULATION SECURED TO ROOF TRUSSES  
 (INSULATION IS NOT ALLOWED ON T-BAR CEILING. [118(E)])

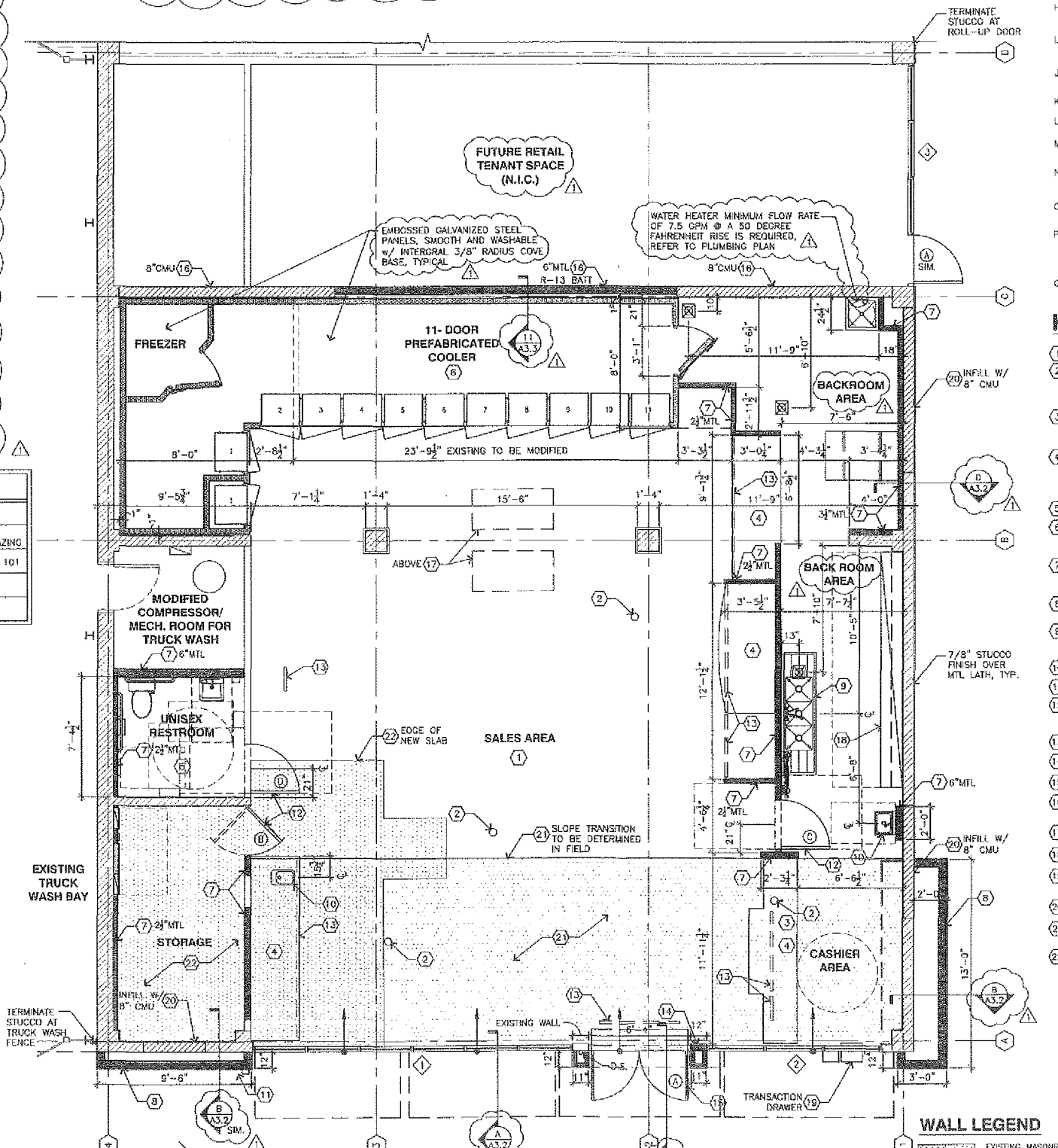
### DOOR SCHEDULE

TYPE	SIZE	QTY	MATERIAL	FRAME	RATIO	HARDWARE	REMARKS
A	(2) 5'-0"x7'-0"x1-3/4"	2	ALUMINUM NARROW STYLE	ALUMINUM	LOW-E	1	6'-4"x2'-6" OVERHEAD GLAZING
B	3'-0"x7'-0"x1"	1	THERMOPLASTIC	N/A	N/A	2	COLOR: BEIGE 101
C	3'-0"x6'-8"x1-3/4"	1	HOLLOW 16 GA METAL	16 GA METAL	N/A	3	
D	3'-0"x6'-8"x1-3/4"	1	HOLLOW 16 GA METAL	16 GA METAL	N/A	4	

### DOOR NOTES / HARDWARE

NOTE: ALL EXTERIOR AND RESTROOM DOORS ARE SELF-CLOSING

- STOREFRONT DOOR: (MODIFY COUNTS AND SIZES FOR SINGLE DOOR)
  - ADA COMPLIANT BASE
  - CLEAR TEMPERED SAFETY GLASS
  - 1-3/4"x4" ALUMINUM W/ CLEAR ANODIZED FINISH
  - 2 - PAIR OFFSET PINOT HINGES
  - 4 - PUSH BARS (BOTH SIDES)
  - 2 - CONCEALED HUSKY CLOSURES IN TRANSOM BARS
  - ADAMSBRITE DEAD BOLT W/ KEY BOTH SIDES
  - 1 - THRESHOLD #270x72"
  - 2 - DOOR BOTTOM #222x36"
  - 1 - MORTISE CYLINDER #20-01.3x626
  - 1 - PAIR FLUSH BOLTS IN IN-ACTIVE LEAF
  - FURNISH AND INSTALL IMPACT RESISTANT GLASS AND SASH TO COMPLY WITH LOCAL STATE CODE REQUIREMENTS
  - FIELD VERIFY STOREFRONT ROUGH OPENING DIMENSIONS PRIOR TO STOREFRONT FABRICATION
- STORAGE DOOR:
  - ELIASON P-11 PLUS COMPLETE WITH SWING HARDWARE
  - ROCKPLATES (BOTH SIDES)
  - 14"x16" VISION PANEL
- BACKROOM DOOR:
  - 1-1/2 PAIR BUTT HINGES
  - DOOR CLOSER: LCN 4040 EDA ON PUSH SIDE
  - LEVER HANDLE (ANSI #F82-OFFICE LOCK) (SCHLAGE #AL105 SATURN LEVER, FINISH #626)
  - BEVELED KICK PLATE ON PUSH SIDE - 18" HIGH STAINLESS STEEL
  - DOOR STOPS - FLOOR MOUNTED
  - 12"x12" VISION PANEL
- RESTROOM DOOR:
  - 1-1/2 PAIR FULL MORTISED STAINLESS STEEL BUTT HINGES W/ NON-REMOVABLE PINS
  - DOOR CLOSER: LCN 4040 EDA ON PUSH SIDE
  - WEATHER STRIPPING
  - THRESHOLD 3" MAX. ABOVE THE LANDING ON BOTH SIDES OF THE DOOR
  - SEE SHEET A.2.5 FOR ACCESSIBILITY SIGNS FOR RESTROOMS
  - LEVER HANDLE (ANSI #F75-PASSAGE LATCH) (SCHLAGE #AL105 SATURN LEVER, FINISH #626) DEADBOLT (ANSI #2151-SINGLE CYLINDER DEADLOCK) (SCHLAGE #666P, FINISH #626)
  - BEVELED KICK PLATE ON PUSH SIDE - 18" HIGH STAINLESS STEEL



CONSTRUCTION FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

### GENERAL NOTES:

- CONTRACTOR SHALL INSTALL NEW PARTITIONS WITH DRY WALL AND FINISHES TO MATCH EXISTING OR AS NOTED. FINISHES MUST BE SMOOTH, LIGHT, AND WASHABLE, I.E., RESISTANT TO MOISTURE. ALL NEW PARTITIONS SHALL BE BRACED FOR LATERAL FORCES, PER BUILDING CODE REQUIREMENTS.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR FROM CABINET AND EQUIPMENT CLEARANCES PRIOR TO WALL ERECTION. DISCREPANCIES SHALL BE DIRECTED TO OWNER.
- DIMENSIONS OF WALLS ARE FROM FACE OF FRAMING.
- ALL COUNTERTOPS SHALL BE MAX. 34" A.F.F. CONTRACTOR SHALL COORDINATE WORK WITH CABINET INSTALLER FOR CABINET INSTALLATION. CONTRACTOR TO ROUTE UTILITIES THROUGH CABINETS. CONTACT CABINET INSTALLER FOR SITE SPECIFIC CABINET SHOP DRAWINGS.
- GENERAL CONTRACTOR TO CONFIRM EQUIPMENT REQUIREMENTS PER OWNER PRIOR TO INSTALLATION OF UTILITIES, WALLS, AND CABINETS.
- CONTRACTOR SHALL REPAIR ALL SOFFITS FROM REMOVAL OF OLD GRAPHICS PANEL SYSTEM TO PROVIDE A CLEAN, SMOOTH SURFACE FOR THE GRAPHICS INSTALLATION. WALL COVERINGS, WHERE REQUIRED, SHALL BE INSTALLED BY THE GENERAL CONTRACTOR ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
- ALL EXISTING PASSAGE DOORS TO BE 36" MIN. WIDTH.
- CONTRACTOR SHALL ASSIST THE PM WITH EQUIPMENT DELIVERY TO AVOID DELIVERY AND STAGING AREA. COORDINATE WITH OWNER FOR THE DELIVERY SCHEDULE AND SHIPPING DAMAGES.
- THE STORE SHALL BE FINISHED ACCORDING TO THE FINISH SCHEDULE ON INTERIOR ELEVATIONS ON A2.3 THRU A2.5 REVIEW FINISH AREAS WITH OWNER.
- CONTRACTOR SHALL ASSIST STORE PERSONNEL BY ASSEMBLING MERCHANDISE GONDOLAS AND SHELVING AS SHOWN ON O.I.1.
- HVAC CONDENSATE TO DRAIN TO FLOOR SINKS.
- ALL EXISTING SURFACES AND EQUIPMENT REMAINING MUST BE CLEANED PROPERLY, PRIOR TO OPENING.
- ALL NEW EQUIPMENT AND CABINETS SHALL BE FREE OF SHARP EDGES. CONTACT MANUFACTURER OR PREF EDGES FOR SAFETY.
- FIRE EXTINGUISHERS SHALL BE INSTALLED AT SALES COUNTER, KITCHEN, AND BACK OFFICE LOCATIONS IF NOT EXISTING. VERIFY WITH OWNER FOR DETAILS. CONFIRM FINAL DETAILS WITH LOCAL FIRE INSPECTOR.
- NEW WATER HEATER SHALL BE CAPABLE OF DELIVERING 120° WATER TO ALL SINKS. REFER TO CPD 413.1 AND CA RETAIL FOOD CODE.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL FOOD SERVICE EQUIPMENT AND COORDINATE LOCATION OF FLOOR SINKS, FLOOR DRAINS, SLOPES/SLAB DEPRESSIONS AND RAISED CURBS, ELECTRICAL AND PLUMBING SUBROUTS, AND ALL OTHER WORK UNDER THIS SCOPE OF RESPONSIBILITY RELATED TO THIS EQUIPMENT.
- ALL DOORS MUST HAVE A SWEEP PERIOD OF 3 SECONDS TO CLOSE FROM 70° OPEN TO 3° FROM THE LATCH. OPENING FORCE SHALL NOT BE MORE THAN 5 LBS PER CBC 1133B.2.5.

### KEYED NOTES:

- REFER TO SHEET A1.2 FOR FLOOR TILE INSTALLATION.
- LOCATION OF NEW CONDUIT STUB-UP, CONFIRM FINAL COUNTER STUB-UP LOCATION WITH OWNER'S REPRESENTATIVE. SAWOUT SLAB AND INSTALL ELECTRICAL AS REQUIRED AND PATCH SLAB TO MATCH ADJOINING. OPTIONAL OVERHEAD ELECTRICAL CHASE PER OWNER DISCRETION. ABANDON ALL EXISTING SALES FLOOR FILING LOCATIONS FOR FLOORING OR AS DIRECTED BY OWNER.
- CONTRACTOR TO ASSIST IN RELOCATION OR INSTALLATION OF NEW SAFE(S). CONTACT SAFE VENDOR FOR DETAILS. SAFE MUST BE SECURED TO FLOOR WITH CONCRETE ANCHORS. BOLTS MUST BE TACT WELDED INSIDE SAFE FOR SECURITY.
- INSTALL NEW CABINETS & SOLID SURFACE COUNTERTOPS AS SHOWN ON PLAN. ALL COUNTERS HEIGHTS AT 34" A.F.F. MAX. AND MINIMUM 36" WIDE SERVICE AREA. NEW CABINETS AND SALES COUNTER DESIGNS ARE BY BP APPROVED VENDOR. IMPRESSIONS OR SHOPCO. ALTERNATIVE APPROVAL TO BE OBTAINED FROM ARCO PRIOR TO PURCHASE OF EQUIPMENT.
- REFER TO SHEET A2.3 FOR ACCESSIBILITY REQUIREMENTS.
- G.C. TO COORDINATE INSTALLATION OF PREFABRICATED COOLER WITH MANUFACTURER, MAINTAIN MINIMUM 1" AIR GAP BEHIND COOLER AND ADJACENT WALL. CLOSE GAP AT ENDS WITH 2"x2" ALUMINUM ANGLE.
- G.C. TO CONSTRUCT FULL HEIGHT NON-BEARING WALL. REFER TO PLAN FOR MTL STUD SIZE. VERIFY WITH STRUCTURAL DWG'S. REFER TO DETAIL 1/A3.3 AND SHEET A2.3, A2.5 FOR FINISHES. ANY ADDITIONS TO EXISTING WALLS SHALL BE THE SAME WALL THICKNESS.
- G.C. TO CONSTRUCT EXTERIOR 8" METAL STUD WALL. REFER TO STRUCTURAL DRAWINGS. ALIGN AND MATCH EXISTING INTERIOR FINISHES IF APPLICABLE.
- G.C. TO FURNISH & INSTALL NEW 3 COMPARTMENT SINK PER SHEET Q.1.1. SINK BASIN TO BE OF SUFFICIENT SIZE TO CONTAIN ALL COOKING UTENSILS PER HEALTH DEPARTMENT REQUIREMENTS AS NOTED ON SHEET Q.1.1.
- G.C. TO FURNISH AND INSTALL NEW HAND SINK PER ACCESSIBILITY REQUIREMENTS ON SHEET A2.5
- G.C. TO RELOCATE EMERGENCY SHUT-OFF SWITCH, REFER TO ELECTRICAL PLANS.
- G.C. TO FURNISH AND INSTALL AND/OR RELOCATE DOOR AND JAMB. G.C. TO CONFIRM IF DOORS, JAMBS, AND HARDWARE MAY BE REUSED AT NEW LOCATIONS. DOORS MUST MEET ACCESSIBILITY REQUIREMENTS. REFER TO DOOR JAMB AND HEAD DETAIL 2 & 3 ON SHEET A3.3
- HANGING GRAPHICS, TYPICAL. REFER TO SHEET A1.3
- POST ADA TACTILE EXIT SIGN CENTERED 60" A.F.F. PER CBC 1011.3
- 6"x6" WHITE ON BLUE BACKGROUND ISA SYMBOL CENTERED AT 60" ABOVE FINISH GRADE, REFER TO SHEET A.2.1
- G.C. TO CONSTRUCT INTERIOR LOAD BEARING WALL. REFER TO STRUCTURAL DRAWINGS. MATCH ADJACENT FINISHES.
- RELOCATED FAN UNITS IN ATTIC SPACE, REFER TO MECHANICAL SHEETS
- POUR NEW 16"x14-6"Lx4"H HOUSEKEEPING CURB AT ELECTRICAL PANELS
- RELOCATED TRANSACTION DRAWER, INTERCOM, AND TRANSACTION TABLE, 34" MAX. HEIGHT FOR ALL OPERABLE PARTS
- G.C. TO INFILL EXISTING OPENING. MATCH ADJACENT FINISHES
- G.C. TO RAISE FLOOR TO MATCH EXTERIOR PAVEMENT GRADE USING RAPID SET "CEMENT ALL". SLOPE AT 2% MAX. BACK TO MEET EXISTING FINISH FLOOR.
- G.C. TO POUR A NEW SLAB TO MATCH EXISTING. REFER TO SHEET A0.1 FOR DEMOLITION OF EXISTING

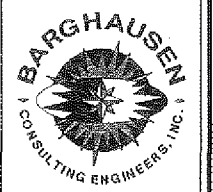
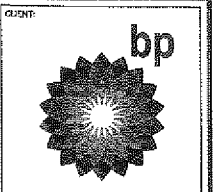
### INTERIOR WALL AND CEILING FINISH REQUIREMENTS:

INTERIOR WALLS AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE DEVELOPMENT INDEXES.

EXIT ENCLOSURES AND EXIT PASSAGeways CLASS B: FLAME SPREAD 25-75  
 CLASS C: FLAME SPREAD 76-200  
 ROOMS AND ENCLOSED SPACES CLASS C: FLAME SPREAD 76-200  
 ALL CLASSES SHALL HAVE A SMOKE-DEVELOPED INDEX OF 0-450

### INTERIOR FLOOR AND WALL FINISH REQUIREMENTS:

NON-ABSORBENT INTERIOR FLOOR AND WALL FINISHES SHALL BE USED WITHIN AT LEAST TWO FEET AROUND AND PERPENDICULAR TO EXTERIOR ENTRIES AND/OR OPENING SUBJECT TO FOOT TRAFFIC.



18215 72ND AVENUE SOUTH  
 KENT, WA 98032  
 (425)251-6222  
 (425)251-6782 FAX

CIVIL, ENGINEERING, LAND PLANNING,  
 SURVEYING, ENVIRONMENTAL SERVICES

NO	DATE	REVISION DESCRIPTION
1	1/28/11	BUILDING PERMITS
2	2/24/11	PLAN CHECK REVISIONS



DEVELOPMENT INFORMATION:  
**ARCO am/pm**  
**NTI REBRAND**

SITE ADDRESS:  
 2740 E OLYMPIC BLVD  
 @Orca Avenue  
 LOS ANGELES, CA

FACILITY # TBD

REVISION BY	DATE	REVISION

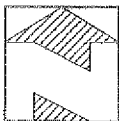
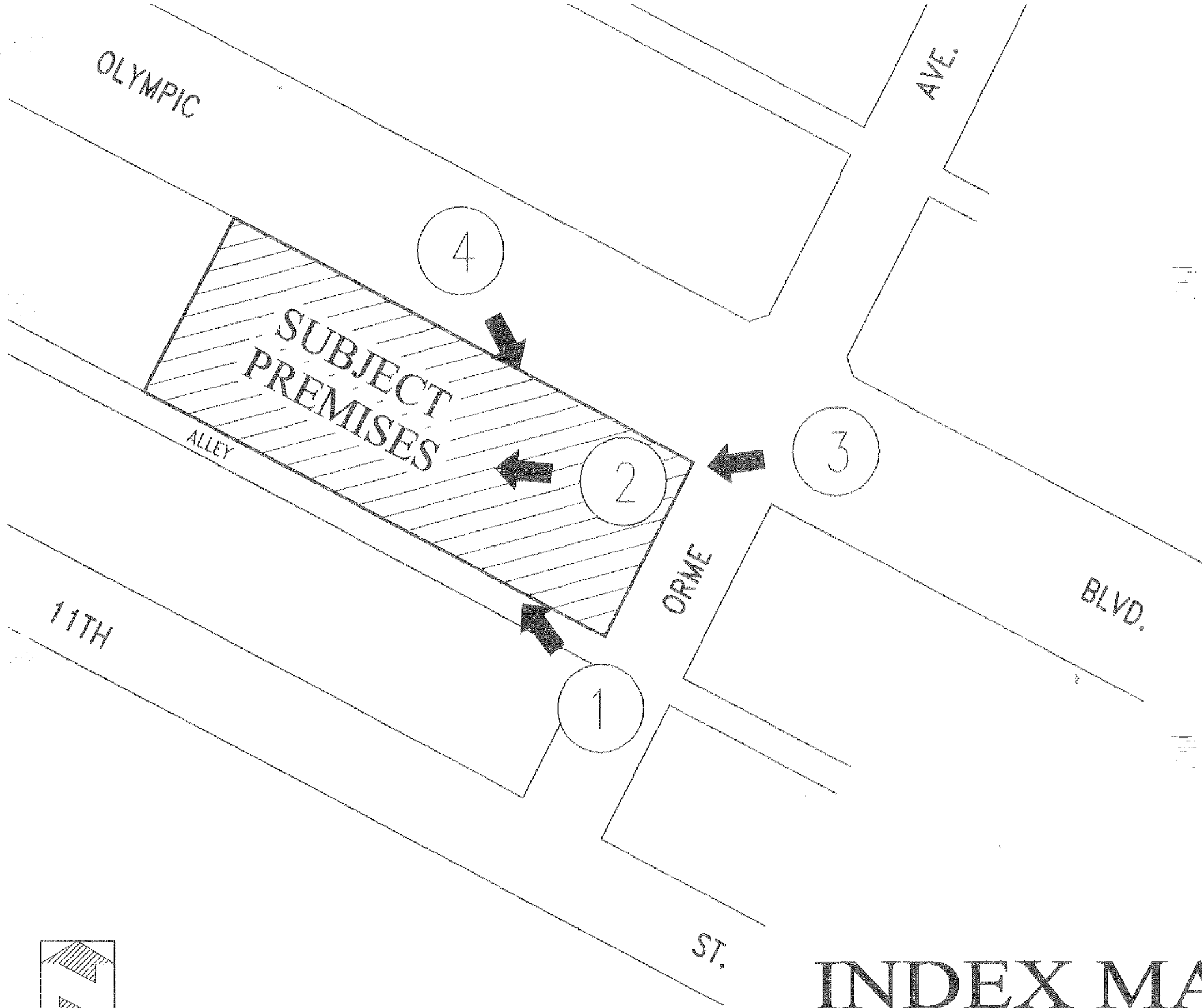
PROJECT NO: #14681

### CONSTRUCTION FLOOR PLAN

SHEET NO: **A1.1**







# INDEX MAP



# PHOTO EXHIBIT



1



2



3



4



Bldg-Addition <b>GREEN - MANDATORY</b>	City of Los Angeles - Department of Building and Safety	
Commercial	<b>APPLICATION FOR BUILDING PERMIT</b>	Last Status: Ready to Issue
Regular Plan Check	<b>AND CERTIFICATE OF OCCUPANCY</b>	Status Date: 10/03/2011
Plan Check		

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 6783	17	20		M B 99-77/84	120A221 67	5170 - 027 - 006

**3. PARCEL INFORMATION**

Area Planning Commission - East Los Angeles	Census Tract - 2051.20	School Within 500 Foot Radius - YES
LADBS Branch Office - LA	District Map - 120A221	Thomas Brothers Map Grid - 675-A1
Council District - 14	Energy Zone - 8	
Certified Neighborhood Council - Boyle Heights	Fire District - 2	
Community Plan Area - Boyle Heights	Near Source Zone Distance - 1.1	

ZONES(S): C2-1

**4. DOCUMENTS**

ZI - ZI-2129 East Los Angeles State Entr CPC - CPC-1986-445-GPC	CDBG - SEZ-East Los Angeles State En
ZI - ZI-2270 Adelante Eastside Redevelc CPC - CPC-1995-336-CRA	
ORD - ORD-166585-SA4140	CDBG - FEZ-Los Angeles
CRA - ZI 2270 ADELANTE EAST	CDBG - LARZ-Central City

**5. CHECKLIST ITEMS**

Special Inspect - Epoxy Injection	Special Inspect - Structural Observation
Special Inspect - Field Welding	Fabricator Reqd - Structural Steel
Special Inspect - Masonry	Std. Work Descr - Seismic Gas Shut Off Valve

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

Owner(s):  
Western Plaza Lic And 2740 Olympic Blvd LOS ANGELES CA 90023

Tenant:  
- M & M Auto Spa, Inc. (323) 980-0914

Applicant: (Relationship: Architect)  
Amber Kelly - Barghausen Consulting Engin 18215 72nd Ave South KENT, WA 98032 (425) 656-7496

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(16) Retail		ENLARGE (E) CONVENIENCE STORE (FROM 1736 SQFT TO 2250 SQFT) BY COMBINING WITH PORTION OF ADJACENT TENANT SPACE (AUTO REPAIR, S1 OCCUPANCY, AREA 774 SQFT) AND REMOVE (E) MEZZANINE LEVEL (260 SQFT) AND ITS STAIRWAYS; TI INCLUDES NEW PARTITIONS (INCLUDING

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

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Shunyu Zhang DAS PC By: Ronald Allen  
OK for Cashier: Kathleen Raygoza Coord. OK:  
Signature: Date:

For inspection requests, call toll-free (888) LA4BUILD (524-2845).  
Outside LA County, call (213) 482-8000 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 #: 11400296

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

Permit Valuation: \$123,750	PC Valuation: \$0
FINAL TOTAL Bldg-Addition	1,506.10 Planning Gen Plan Maint Surcharge 37.51
Permit Fee Subtotal Bldg-Additior	1,098.43 School District Commercial Area 0.00
Energy Surcharge	State Green Building Surcharge 5.00
Handicapped Access	Green Building
Plan Check Subtotal Bldg-Additior	130.05 P. C. Supp. Green Building
Off-hour Plan Check	0.00 Permit Issuing Fee 0.00
Plan Maintenance	21.97
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	25.99
O.S. Surcharge	25.53
Svs. Surcharge	76.59
Planning Surcharge	75.03
Planning Surcharge Misc Fee	10.00
Sewer Cap ID:	Total Bond(s) Due:

**12. ATTACHMENTS**

Plan





- (P) Floor Area (ZC): 0 Sqft / Sqft
- (P) Height (BC): 0 Feet / Feet
- (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: +774 Sqft / 2250 Sqft
- (P) S1 Occ. Group: -774 Sqft / Sqft
- (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 25
- (P) Type III-B Construction

**14. APPLICATION COMMENTS:**  
 \*\* Approved Seismic Gas Shut-Off Valve may be required. \*\*

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

**15. BUILDING RELOCATED FROM:**

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) Goalwin, Daniel Brian	23326 S E 293rd Place,		C18865	(424) 251-6222
(C) A M C Group Inc	P O Box 572110,	B	749575	
(E) Mirzadeh, Amir	P O Box 572110,		C58119	(818) 402-8811
(O) Owner-Builder			0	

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

**17. LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **749575** Contractor: **A M C GROUP INC**

**18. WORKERS' COMPENSATION DECLARATION**

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

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

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

Carrier: **State Comp. Ins. Fund** Policy Number: **1886975**

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

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

**19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

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

**20. CONSTRUCTION LENDING AGENCY DECLARATION**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): \_\_\_\_\_ Lender's Address: \_\_\_\_\_

**21. FINAL DECLARATION**

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

**By signing below, I certify that:**

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

Print Name: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: \_\_\_\_\_  Contractor  Authorized Agent

## SUPPLEMENTAL NOTES:

10-11-11 c/i CMU 1ST LFT APPROVED  
10-12-11 c/i CMU 2ND LFT APPROVED  
10-13-11 c/i CMU 3RD LFT APPROVED  
10-17-11 c/i CMU 4TH LFT APPROVED  
10-26-11 Metal stud Frame INFIN ED TO COVER ONE SIDE  
Ply wall OK Plywood NAILING OK AT TRUSS -  
11-9-11 OK TO FRONT FOOTINGS FOR OUT SIDE ABCT WALLS  
12-6-11 c/i STRUCTURAL STEEL REINFORCEMENT APPROVED  
12-9-11 (PLBS) Undergruound plumbing OK Subject to All disabled access requirements  
and all required clean-outs, ONE more inspection before placing concrete  
12-9-11 Electrical Front Wall only OK Rough; 2 PVC in slab Sabal  
1-10-12 Electrical Rough walls & Hand Lids only; load schedule appropriate Sab  
1-23-12 partial drywall APPROVED  
2-10-12 E/S Rough Per t-bar area only OK Except by cooler tower  
level waiting area Rough OK  
3/07/12 HVAC ROUGH OK PENDING APPROVED DUCT TAPE collection  
4/11/12 HVAC ROUGH OK AT T BAR CEILING ROUGH OK  
AT TYPE II HOOD AND REFRIGERATION EQUIPMENT  
in kitchen

## IMPORTANT NOTICE

- \* Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).
- \* Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to [www.ladbs.org](http://www.ladbs.org) and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m.. When requesting an inspection, the following are required:  
(1) The job address, (2) Type of inspection, (3) Use of building, (4) Permit number, (5) Phone number of a contact person should the department need to reach someone.
- \* Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the inspection.
- \* Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
- \* No person shall perform any construction or repair work between the hours of 9:00 p.m. (6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A.M.C.).
- \* No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- \* Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting, or demolition.
- \* A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
- \* Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
- \* Inspection services will not be provided when there is an unleashed dog on the premises.

## BUILDING AND SAFETY PERMIT AND PLAN CHECK OFFICE LOCATIONS

Downtown Los Angeles  
202 N. Figueroa St., 4th Fl.

Van Nuys  
6262 Van Nuys Blvd., 2nd Fl.

West Los Angeles  
1828 Sawtelle Blvd., 2nd Fl.

San Pedro  
638 S. Beacon St., 2nd Fl.

South Los Angeles  
8475 S. Vermont Ave., 2nd Fl.



# INSPECTION RECORD

For use by cashier only



Your feedback is important. Please visit our website to complete a Customer Survey at [www.ladbs.org/LADBSWeb/customer-survey.isf](http://www.ladbs.org/LADBSWeb/customer-survey.isf). If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

PERMIT# 111014 - 10000 - 00296

ADDRESS

DESCRIPTION OF WORK:

**INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION**

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		

**DO NOT PLACE FILL UNTIL ABOVE IS SIGNED**

Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		

**FOOTING INSPECTIONS**

Footing Excavation		
Forms		
Reinforcing Steel		
OK to Place Concrete	10-5-11	[Signature]

**GROUNDWORK INSPECTIONS**

Electrical		
Plumbing	12-13-11	GO
Plumbing Methane	N/A	
Gas Piping	N/A	
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		

**DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED**

**ROUGH INSPECTIONS**

Green Code	4/4/12	[Signature]
Electrical		
Plumbing	1-18-12	GO
Fire Sprinkler	5-1-12	T. Cowan
Heating & Refrigeration	3/2/12	[Signature]
Roof Sheathing		
Disabled Access		
Framing	11-18-11	[Signature]
Insulation	1-15-12	[Signature]
Suspended Ceiling		
OK to Cover	6-17-12	[Signature]

FOR INSPECTION REQUESTS, PLEASE CALL 3-1-1 OR OUTSIDE CITY OF LOS ANGELES 888-LA4-BUILD (888)524-2845 or [www.ladbs.org](http://www.ladbs.org)

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing	2-21-12	[Signature]
Interior Lathing		
Drywall	1-25-12	[Signature]

**DO NOT COVER UNTIL ABOVE IS SIGNED**

WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		

**POOL INSPECTIONS**

Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		

**DO NOT FILL POOL UNTIL ABOVE IS SIGNED**

**FINAL INSPECTIONS**

Grading		
Electrical	4-18-12	[Signature]
Plumbing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD sign-off provided		
Public Works		
Building		
PROJECT FINAL		

Certificate of Occupancy Required

YES  NO

LA Department of Building and Safety

LA 06 51 213386 10/03/11 08:49AM

BUILDING PERMIT COMM	\$1,098.43
BUILDING PLAN CHECK	\$130.05
PLAN MAINTENANCE	\$21.97
EI COMMERCIAL	\$25.99
ONE STOP SURCH	\$25.53
SYSTEMS DEVT FEE	\$76.59
CITY PLANNING SURCH	\$75.03
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT	\$37.51
STATE GREEN BUILDING SUR	\$5.00
BUILDING PLAN CHECK	\$0.00
SCHOOL D-COMM	\$0.00
BUILDING PLAN CHECK	\$0.00

P110141000000296FN

-----  
Total Due: \$1,506.10  
Check: \$1,506.10

2011LA69183

PREMISES ADDRESS:

2740 EAST Olympic Blvd

LOS Angeles, CA 90023

LICENSE TYPE: Off-Sale

1. CRIME REPORTING DISTRICT

\_\_\_\_\_ Jurisdiction unable to provide statistical data.

Reporting District: 497

Total number of reporting districts: 334

Total number of offenses: 169

Average number of offenses per district: 169

120% of average number of offenses: \_\_\_\_\_

Total offenses in district: 203

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

2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract: 2051.20

Population: \_\_\_\_\_ / County Ratio \_\_\_\_\_

Number of licenses allowed: 3

Number of existing licenses: 7

Undue concentration exists:  Yes / No.

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

Three time publication required: Yes / No

\_\_\_\_\_  
Person Taking Application

\_\_\_\_\_  
Investigator

\_\_\_\_\_  
Supervisor

LINN K. WYATT  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

R. NICOLAS BROWN  
SUE CHANG  
LOURDES GREEN  
FERNANDO TOVAR  
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
CITY PLANNING

MICHAEL J. LOGRANDE  
DIRECTOR

OFFICE OF  
ZONING ADMINISTRATION

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

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

[www.planning.lacity.org](http://www.planning.lacity.org)

March 29, 2012

Shahram Mousavi (A)  
M&M Auto Spa  
2740 East Olympic Boulevard  
Los Angeles, CA 90023

Western Plaza, LLC. (O)  
2740 East Olympic Boulevard  
Los Angeles, CA 90023

Sherrie Olson (R)  
1030 N. Mountain Avenue #190  
Ontario, CA 91762

CASE NO. ZA 2011-2975(CUB)  
CONDITIONAL USE  
2740 East Olympic Boulevard  
Boyle Heights Planning Area  
Zone : C2-1  
D. M. : 120A221  
C. D. : 14  
CEQA : ENV-2011-2976-MND  
Legal Description: Lot 20, Block 17,  
Tract 6783

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

a Conditional Use Permit to allow the sale of beer and wine only for off-site consumption in conjunction with a 514 square-foot addition to an existing convenience store,

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 Development Services Center staff and the Department of Building and Safety for purposes of having a building permit issued.
6. Indemnification. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. Approved herein is the sale of beer and wine for off-site consumption in conjunction with a 2,250 square-foot convenience store, with 24-hour operation daily. Hours of beer and wine sales shall be restricted pursuant to Condition No. 29 of this grant.
8. This grant shall have a life of **5 years** after which the applicant shall file for and win an authorization from the Office of Zoning Administration in order to continue the sale of beer and wine for off-site consumption.
9. Parking shall be provided in accordance with the requirements of the Los Angeles Municipal Code and to the satisfaction of the Department of Building and Safety.
10. 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 Zoning Administrator will have the right to require the petitioner(s) to file for a plan approval application together with the associated fees, 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.
11. A 24-hour "hot line" phone number shall, be provided for the receipt of complaints from the community regarding the subject facility and shall be:
  - a. Posted at the entry.
  - b. Posted at the Customer Service desk.
  - c. Provided to the immediate neighbors, schools, and the Neighborhood Council.

12. The property owner/operator shall keep a log of complaints received, the date and time received, and the disposition of the response. This shall be available for inspection by the Department.
13. Within six months of the effective date of this determination, all personnel acting in the capacity of a manager of the premises shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department. The applicant shall contact the Vice Unit of the Los Angeles Police Department and make arrangements for such training.
14. Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
15. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department and City Planning.
16. There shall be no coin-operated games or video machines permitted on the premises at any time.
17. Loitering is prohibited on or around these premises or the area under control of the applicant.
18. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
19. Trash/recycling pick-up is permitted to occur only between the hours of 8:00 a.m. and 8:00 p.m., Monday through Saturday.
  - a. Trash/recycling containers shall be locked when the restaurant is not in use.
  - b. Trash/recycling containers shall not be placed in or block access to required parking.
  - c. Trash/recycling items shall not be emptied or disposed into outside containers earlier than 9:00 a.m. or later than 9:00 p.m.
20. This approval is tied to ENV-2011-2976-MND. The applicant shall comply with all mitigation measures and conditions of approval identified in that case.
21. Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
22. This grant is contingent upon the transfer of an existing ABC License (License No. 402930) from 1230 South Lorena Street to the subject site.



23. Prior to issuance of any permits relative to this matter, the property owner shall record a covenant acknowledging and agreeing to comply with all the terms and conditions established herein in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center of the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for attachment to the subject case file.

**The following conditions are alcoholic beverage specific conditions, which are volunteered by the applicant and shall be complied with:**

24. No single sale of beer bottles or cans shall be permitted.
25. Wine bottles shall not be sold in less than 750 milliliters size.
26. No fortified wines greater than 16% alcohol shall be sold except for after dinner desert wines such as ports and sherrys.
27. Beer and wine coolers shall be sold in pre-package quantities only (such as 6-packs and 4-packs.
28. There shall be no exterior advertising or signs of any 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. This condition is not meant to preclude an interior display of alcoholic beverage containers within the interior of the convenience store.
29. Hours of beer and wine sales shall be limited from 10 a.m. to midnight.

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

All terms and Conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

**TRANSFERABILITY**

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

**VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

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

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

**APPEAL PERIOD - EFFECTIVE DATE**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after APRIL 13, 2012, unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are also available on-line at <http://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 Department of City Planning's Development Services Center staff. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

### FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Department of City Planning Staff thereon, and the statements made at the public hearing on March 7, 2012, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

### BACKGROUND

The project site is a rectangular-shaped lot consisting of fourteen tied parcels, with a frontage of approximately 360 feet along Olympic Boulevard and approximately 130 feet along Orne Avenue to the east. The property is zoned C2-1 with a Highway Oriented and Limited Commercial land use designation in the Boyle Heights Community Plan Area. The property is located within the Adelante Eastside Redevelopment Project Area (ZI-2270) and the East Los Angeles State Enterprise Zone (ZI-2129). The proposed project involves a 514 square-foot addition to an existing 1,736 square-foot convenience store, for a new total of 2,250 square feet, with a 24-hour operation daily and beer and wine sales limited from 6 a.m. to 2 a.m. daily, with 25 parking spaces (Please refer to public hearing discussion section for further discussion regarding hours of operation). The project site is presently developed with four other tenant spaces (including JMP Auto Sound Security & Window Tint Shop and Oscar's Auto Repair) including an existing 2,356 square-foot car wash and gas station. The project is located in the C2-1 Zone.

Surrounding properties include an auto parts, auto repair, a parking lot, a supermarket, a coin laundry, to the north across Olympic Boulevard in the C2-1 zone, a clothing store to the east across Orne Avenue in the C2-1 Zone, a musical instrument store, a stitching company, a recycling business, and a restaurant to the south in the M2-1 Zone and a banquet room directly to the west of the subject site in the C2-1 Zone.

Olympic Boulevard is a designated Major Highway dedicated to a 100-foot width at the project's northern street frontage.

Orne Avenue to the east is designated as a Local Street dedicated to a 60-foot width.

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

Permit No. 11014-100000-00296 – reviewed by a supervisor on 2/28/2011 for the enlarging of an existing convenience store.

Public Hearing:

The Office of Zoning Administration conducted a public hearing in Los Angeles City Hall on Wednesday, March 7, 2012, at approximately 12:00 p.m. The applicant was M&M Auto Spa.

The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the application. Interested parties were also invited to submit written comments regarding this request prior to the public hearing.

At the public hearing the applicant's representative was present, as well as a representative from Council District 14.

Sherrie Olson, applicant's representative, indicated that they had done substantial outreach with the community, LAPD and Council Office.

Trisha Robinson, Planning Deputy for Council District 14, stated the Councilmember was not in support, but if the project was approved, for alcohol sales to be limited from 10 a.m. to midnight. The applicant's representative agreed to such condition and has been incorporated as part of this determination (Please refer to Condition No. 29 of this grant).

**BASIS FOR CONDITIONAL USE PERMITS**

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

**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 project site is a rectangular-shaped lot consisting of fourteen tied parcels, with a frontage of approximately 360 feet along Olympic Blvd and approximately 130 feet along Orne Avenue to the east. The property is zoned C2-1 with a Highway Oriented and Limited Commercial land use designation in the Boyle Heights Community Plan Area. The property is located within the Adelante Eastside Redevelopment Project Area (ZI-2270) and the East Los Angeles State Enterprise Zone (ZI-2129). The site is presently improved with an existing 1,736 square-foot convenience store, four other tenant spaces with a combined square footage of 6,886 square-feet, an existing 2,356 square-foot car wash and an existing gas station. Major public bus lines provide service to the site.

The applicant has requested approval for the sale of beer and wine for off-site consumption at the proposed convenience store. The applicant's representative stated at the public hearing that it intends to transfer the license from an existing store located at 2130 South Lorena Street to the subject site. This has been incorporated as a volunteered condition in this grant. As conditioned the proposed location will be desirable to the public convenience and welfare because there is a lack of convenience stores in the area. The proposed addition to the convenience store and addition of beer and wine sales for off-site consumption will provide a needed service in the community and allow for the establishment to remain viable.

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

The surrounding properties are developed with commercial uses including an auto parts, auto repair, a parking lot, a supermarket, a coin laundry, to the north across Olympic Blvd. in the C2-1 zone, a clothing store to the east across Orne Avenue in the C2-1 Zone, a musical instrument store, a stitching company, a recycling business, and a restaurant to the South in the M2-1 Zone and a banquet room directly to the west of the subject site in the C2-1 Zone. The proposed expansion of the existing grocery store with the addition of beer and wine sales for off-site consumption will not be detrimental to the adjacent community with the implementation of the conditions of approval herein and will bring economic vitality to the region. The subject convenience store is located in the Adelante Eastside Redevelopment Project Area (ZI-2270) and the East Los Angeles State Enterprise Zone (ZI-2129). The proposed addition of beer and wine sales for off-site consumption for the convenience store will serve the needs of the local business people, shoppers, and residents. Therefore, the proposed use is in proper relation to the adjacent uses and developments in the community.

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

As conditioned there should not be any material detriment to the character of the development in the immediate neighborhood, but rather a benefit. The proposed expansion of with convenience store with added beer and wine sales for off-site consumption will provide a much needed service to the community; visually, the proposed use will upgrade the existing site and add economic vitality to the area. Furthermore, the grant is for a period of five years, after which a new application would need to be filed for continuation of the operation. At that time, conditions may be revisited and modified if it is determined that the applicant is no longer in compliance with the original conditions of approval.

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

The subject site is located within the Boyle Heights Community Plan Area, which designates the property for Highway Oriented and Limited Commercial land uses, with corresponding zones of C1, C2, RAS3, and P, and Height District No. 1. This project is in harmony with the goals and intent of the General Plan Elements adopted for this geographical area in that it will allow for the best possible use of this commercial site without detriment to adjacent or nearby properties.

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

The proposed use will not adversely affect the welfare of the community. The applicant has worked extensively with the community and received letters of support from over 150 local residents/ businesses in the area. The subject site is zoned for commercial uses. The project provides a use that is in demand in the community. Additionally, the proposed improvements through this entitlement will upgrade the existing site which will further stimulate growth through the community.

6. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, 4 on-site and 3 for off-site consumption licenses allocated to the subject census tract (Census Tract 2051.20). Currently there are 7 on-site

licenses and 7 off-site licenses in this census tract. Within 600 feet of the subject site, there are 2 on-site and 2 off-site existing licenses.

Statistics provided by the Los Angeles Police Department's Hollenbeck Division Vice Unit, within Crime Reporting District No. 497, which has jurisdiction over the subject property, a total of 334 crimes were reported in 2010, compared to the city-wide average of 169 offenses and the high crime reporting district of 203 crimes for the same reporting period.

In 2010, there were 14 Narcotics, 11 Liquor Law, 45 Public Drunkenness, 0 Disturbing the Peace, 0 Disorderly Conduct, and 12 DWI related arrests.

#### Alcohol Establishments within 600 Feet

- Mariscos El Tejado- 1448 Soto Street (On-site, Beer and Wine)
- Shell Food Mart- 1410 Soto Street (Off-site, Beer and Wine)
- Fines Market- 2765 East Olympic Boulevard (Off-site, Full Line)
- Don Quixote Restaurant & Salon- 2811 East Olympic Boulevard (On-site, Full Line)

#### Alcohol Establishments within 600 to 1,000 Feet

There were no alcohol establishments observed within 600 to 1,000 feet radius of the subject property.

#### Sensitive Uses within 600 to 1,000 Feet

The following sensitive uses observed within 600 to 1,000 feet radius of the subject property:

The Church of Jesus Christ of Latter Day Saints	2730 East 11 <sup>th</sup> Street
Carmen Lomas Garza Primary Center	2750 Hostetter Street

The applicant is purchasing an existing license (License No. 402930) from an existing business located at 1230 South Lorena Street and transferring it to the subject site. Based on the numbers provided by both the California Department of Alcoholic Beverage Control (ABC) and the Los Angeles Police Department's Hollenbeck Division Vice Unit, the Zoning Administrator finds that an undue concentration of off-site alcohol sales does not and would not result, as there will be a transfer of license to the subject site, and not an increase in licenses.

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

The subject property is located in the C2-1 Zone and Boyle Heights Community Plan Map designates the subject property for Highway Oriented and Limited Commercial land uses. Sensitive uses within 1,000 feet of the subject site include multi-family residences, a church, and a Primary Center. This grant has placed numerous conditions including some volunteered by the applicant during the public hearing. Residents and the City will have an opportunity to evaluate the effectiveness of these conditions at the expiration of the grant of 5 years, by which time the applicant must file and obtain a new application to continue the sale of beer and wine at the subject site. The Zoning Administrator finds that the proposed use will not detrimentally affect neighboring multi-family residences or other sensitive uses in the area.

#### ADDITIONAL MANDATORY FINDINGS

8. The subject property is not located in an area for which a flood insurance rate map has been prepared.
9. On February 02, 2012, the Department of City Planning issued Mitigated Negative Declaration No. ENV-2011-2976-MND. This Mitigated Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level. I hereby adopt that action. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

I concur with the report prepared by Vanessa Soto, Planning Staff for the Office of Zoning Administration, on this application and approve same.

VANESSA SOTO  
City Planning Assistant  
(213) 978-1349



FERNANDO TOVAR  
Associate Zoning Administrator

FT:TLI:VS

cc: Councilmember Jose Huizar  
Fourteenth District  
Adjacent Property Owners



# TITLE SHEET AND SITE PLAN

**CONSTRUCTION NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SEASIDE AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE AND ADJACENT PROPERTIES.
4. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SEASIDE AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) PRIOR TO THE START OF CONSTRUCTION.



**GENERAL PROJECT NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SEASIDE BUILDING DEPARTMENT ORDINANCES AND THE CALIFORNIA BUILDING CODE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SEASIDE AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE AND ADJACENT PROPERTIES.
5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES DURING CONSTRUCTION.

**bp**

**ARCO**

**SITE DATA**

ADDRESS: 2540 E OLYMPIC BOULEVARD, SEASIDE, CA 92083

APPLICANT: [Name]

OWNER: [Name]

APN: 312-040-048

LOT SIZE: 1.12 ACRES

ZONING: M-1 (MANUFACTURING)

GENERAL LAND USE: INDUSTRIAL

CONSTRUCTION TYPE: [Type]

OCCUPANCY: [Type]

BUILDING AREA: [Area]

PARKING REQUIRED: [Number]

PARKING PROVIDED: [Number]

OCCUPANT LOADS: [Load]

PLANNING PICTURE ANALYSIS: [Analysis]

JURISDICTION: [Jurisdiction]

DRAWING INDEX: [Index]



**BOUNDARY DESCRIPTION**

**ACCESSIBILITY IMPROVEMENTS**

**SEPARATE PERMITS**

**APPLICABLE CODES**

**CONSULTANTS**

**MEANS OF EGRESS**

**CONSTRUCTION NOTES**

**GENERAL PROJECT NOTES**

**GENERAL PROJECT NOTES**

**GENERAL PROJECT NOTES**

**AS1.1**

**MECHANICAL**

**ELECTRICAL**

**PLUMBING**

**STRUCTURAL**

**FIRE**

**HAZARDOUS WASTE**

**ENVIRONMENTAL**

**ARCHITECTURAL**

**LANDSCAPE ARCHITECTURE**

**TRAVEL**

**AVIATION**

**CONSTRUCTION**

**GENERAL**

**BOUNDARY DESCRIPTION**

**ACCESSIBILITY IMPROVEMENTS**

**SEPARATE PERMITS**

**APPLICABLE CODES**

**CONSULTANTS**

**MEANS OF EGRESS**

**CONSTRUCTION NOTES**

**GENERAL PROJECT NOTES**

**GENERAL PROJECT NOTES**

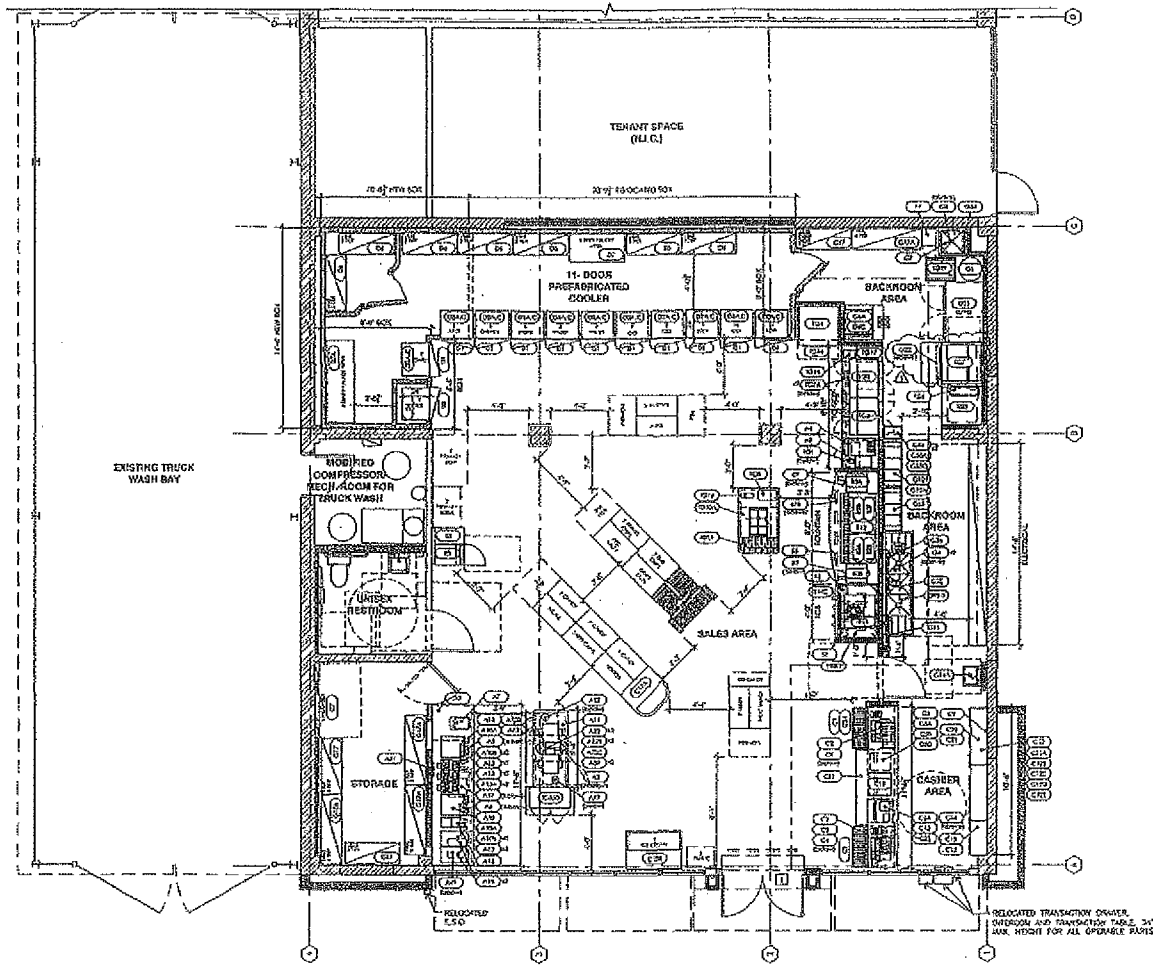
**GENERAL PROJECT NOTES**

**GENERAL PROJECT NOTES**

**GENERAL PROJECT NOTES**







EXISTING TRUCK WASH BAY

TERMINAL SPACE (M.I.C.)

11-BOOS PREFABRICATED COOLER

BACKROOM

SALES AREA

MODIFIED COMPRESSOR TECH ROOM FOR TRUCK WASH

UNisex RESTROOM

STORAGE

CASHIER AREA

RELOCATED TRANSACTION SHOWER  
OVERFLOW ALSO INDICATED BY TABLE 24"  
MAX HEIGHT FOR ALL OPERABLE PARTS

EQUIPMENT PLAN  
SCALE: 1/4" = 1'-0"

MEANS OF EGRESS  
--- 6" CORNER PART OF EGRESS  
□ EGRESS EXIT LOCATION

**EXHIBIT "A"**  
Page No. 3 of 3  
Case No. 2A 2011-2975 (w/2)

NOTE:  
THIS PLAN, AS SHOWN, HAS BEEN APPROVED BY THE APPLICANT'S MANAGEMENT OR  
ENGINEER, D. 2011  
ANY CORRECTIONS TO THIS PLAN NEEDS TO BE APPROVED THROUGH PROJECT ENGINEER,  
PERMIT DEVELOPMENT DIVISION OF PERMITS, INSPECTION AND REGISTRATION INTO  
THE PERMIT ENCLOSURE. CONTACT ENGINEER FOR FURTHER DETAILS.



1815 70TH AVENUE SOUTH  
KING, WA 98031  
(206) 835-4223  
(206) 831-8783 FAX

CIVIL ENGINEERING AND PLUMBING  
SYSTEMS CONTRACTORS, INC.

NO.	DATE	REVISION DESCRIPTION
1		ISSUE FOR PERMIT
2		ISSUE FOR PERMIT
3		ISSUE FOR PERMIT
4		ISSUE FOR PERMIT
5		ISSUE FOR PERMIT
6		ISSUE FOR PERMIT
7		ISSUE FOR PERMIT
8		ISSUE FOR PERMIT
9		ISSUE FOR PERMIT
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15		ISSUE FOR PERMIT
16		ISSUE FOR PERMIT
17		ISSUE FOR PERMIT
18		ISSUE FOR PERMIT
19		ISSUE FOR PERMIT
20		ISSUE FOR PERMIT



ARCO 661711  
TNT HESBAND

2740 E OLYMPIC BLVD  
OLYMPIA, WA 98512, CA

FACILITY # 180

PROJECT NO. 2011-2975  
DATE 11/11/11  
SCALE 1/4" = 1'-0"

EQUIPMENT PLAN

PROJECT NO.

Q1.1

2A 2011 2975

## Conditional Use Permit – Alcohol (CUB)

**Location:** 2740 EAST OLYMPIC BLVD  
Los Angeles, CA 91343

**Request:** Code Section 12:24-W, 1

To permit the sale and dispensing of Beer and Wine only for off-site consumption; in conjunction with a 2,446 convenience AM/PM Market/Car Wash with Gas station. Hours of operation from 24 hours with limited sales on alcohol from 6am-2am seven days a week.

**a. Describe briefly how the proposed project will be proper in relation to adjacent uses or the development of the community.**

The proposed location is located on a commercially zoned and developed. Surrounding properties have compatible and similar uses that of the proposed. The subject property is classified as C2-1 Highway Oriented and Limited Commercial. The property is located to encourage business and job growth within the city.

**b. Why does applicant believe the project will be desirable to the public convenience and welfare.**

The Market's location of the site is in a thriving commercial area of Soto Street and Olympic Blvd. The community will benefit from this type of use, since there is no other like business that provides a variety of goods as ours that will cater to immediate area. Our business is unique to this area. With a selection of other goods such as medicines, fresh foods, hot foods, pre-packaged food items, beauty products, dairy products, meats, breads, coffee station, Danishes and a pleasant atmosphere to relax in. Residents and employees within the immediate area can benefit from an offering of this kind, since there is no other similar use to ours in the immediate area. The surrounding businesses and community will benefit from the public convenience of an upscale Market.

**c. Describe how the proposed project will not be detrimental to the character of development of the community.**

A Market has been at this location for a number of years. The business hours will operate 24 hours seven days a week. This newly remodeled will service a much needed area. Commercially zoned and developed properties adjoin our site. These properties are similarly zoned and are developed as commercial uses ranging from restaurants to retail.

**d. Will the approval of the conditional use at this location adversely affect the economic welfare of the community? Why?**

The approval of this project will allow the applicant to open an upscale Market with the inclusion of beer and wine, and the grant will enhance the economic well being of the community. Granting this request will help the market to offer a wider range of food and drink options for the customers resulting in economic benefits.

**e. Will the approval of the conditional Use result in or contribute to an undue concentration of establishments? Why?**

No, since there is no like business as ours in the immediate area, this will serve as a benefit and asset to the community. Inclusion of beer and wine is a common accepted business practice in all communities. In addition, it helps improve the economic growth and help generate tax revenue to various municipalities.

**f. Will the approval of the Conditional Use detrimentally affect nearby residentially zoned properties? Why?**

The requested use at the proposed location will not affect nearby residents. These properties are buffered from site and sound of other existing businesses. These properties will not be affected by allowing the expansion/remodel to continue to include Beer and wine at an existing market.

**g. What are the proposed hours of operation and which days of the week will the establishment be open? What are the proposed hours of alcohol sales?**

Hours of operation: 24 hours with limited hours on alcohol from 6am to 2am. Seven days a week.

**h. What is the occupancy load as determined by the Fire Department? ( number of patrons)? What is the proposed seating in all areas?**

**50 Occupancy (M)**

**i. Is parking available on site? If so, how many spaces? If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? Where? How many Off-site spaces?**

The parking spaces shall be provided in compliance with the zoning and other applicable provisions of the municipal codes to the satisfaction of building and safety. Parking is provided 21 spaces

**i. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) (On-Site only)**

This request involves no form of entertainment.

**k. Is a full line of alcoholic beverages to be served or just beer and wine?**

Beer and Wine Only for Off Site consumption.

**l. Will cups, glasses, or other similar containers be sold, which might be used for the consumption of liquor on the premises? (Off-Site Only)**

N/A

**m. 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. (On-Site Only)**

A cocktail lounge will not be maintained incidental to the restaurant use.

**n. 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?**

The lessee of the subject premises has never been suspended from the sale of alcoholic beverages on the subject property or fined by The Department of Alcoholic Beverage Control.

**o. Will video game machines be available for use on the subject property and if so, how many such machines will be in use?**

Video game machines will not be available for use on this site.

**p. Will you have signs visible on the outside which advertise the availability of alcohol?**

Signs will not be visible on the outside to promote alcohol from within.

**q. Will alcohol be sold without a food order? Will there be a kitchen on the site as defined in section 12.03 of the Los Angeles Municipal code?**

N/A

**r. Will beer or Wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750ml)?**

N/A

**s. Will "fortified" wine (greater than 16% alcohol) be sold?**

"Fortified" wine will not be sold.

**t. Will off-site sales of alcohol as a secondary use to on-site sales occur (i.e., take out)?**

No. Off-Site only Primary

**u. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?**

N/A

**v. Will a security guards be provided and if so, when and how many?**

The applicant does not anticipate the need for security guards given the Use of security cameras provided on the inside and outside of the premises. (Over 8)

**w. Will alcohol be allowed to be consumed on any adjacent property under the control of the applicant?**

No alcohol will be allowed to be consumed on any adjacent property under our control.

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

The gross sale of alcohol will not exceed the gross sale of food items on a quarterly basis.

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

N/A



**z. How many employees will you have on the site at any given time?**

The maximum number of employees that will work at any given time is 2- 5.

**aa. What security measures will be taken including?**

- 1. Posting of Rules and Regulations on the premises.**
- 2. To prevent such problems as gambling, loitering, theft, vandalism and truancy.**
- 3. Will security guards be provided and if so, when and how many?**
- 4. Other measures.**

Please refer to item "V" above.

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

There will be no minimum age requirement.

**cc. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of the proposed business? Where?**

The church of Later Day Saints – 2730 E 11<sup>th</sup> St and Carmen Lomas Garza Primary Center 2750 Hostetter St.

**dd. For massage parlor or sexual encounter establishment applicants: are there any other adult entertainment businesses with 1,000 feet of your proposed location (i.e. adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater)?**

N/A

**ee. For off-site sales, where will the alcohol be stored and displayed (indicate on floor plan)?**

Yes (5) coolers doors and one end cap only.

# AM/PM Market Security Plan – 2740 E Olympic Blvd., LA,CA 90023

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## OPERATIONAL SECURITY

- HOURS** –24 HOURS- SEVEN DAYS A WEEK. ALCOHOL 6am-2am
  - LIGHTING** – STORE WILL BE WELL LIT, CLEAN AND ORGANIZED TO CREATE A SAFE ENVIRONMENT TO OUR PATRONS. THE APPLICANT WILL PROVIDE SUFFICIENT LIGHTING TO THE EXTERIOR OF THE PREMISES, INCLUDING ADJACENT PUBLIC SIDE WALKS AND ALLEY TO CREATE A SAFER ENVIRONMENT.
  - LITTER CONTROL** – REMOVAL OF LITTER WILL BE ON A DAILY BASIS INCLUDING ADJACENT SIDEWALKS AND ALLEY UNDER THE LICENSEE'S CONTROL.
  - GRAFFITI** – REMOVAL OF ALL GRAFFITI TO THE STORE FRONT SHALL BE DONE WITH 24 HOURS OF NOTICE OR KNOWLEDGE.
-

# AM/PM MARKET Security Plan – 2740 E Olympic Blvd., LA,CA 90023

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## OPERATIONAL SECURITY

- CASH CONTROL** – DAILY RECEIPTS WILL BE DEPOSITED AT BANK SO THAT MINIMAL CASH IS MAINTAINED ON THE PREMISES AT ANY GIVEN TIME. LIMITED AMOUNT OF CASH ON THE PREMISES WILL IN A WELL SECURED AND TIMED SAFE.
  - POS** - WE WILL USE ONLY ONE REGISTER AT NIGHT. DOLLAR BILLS HIGHER THAN 20'S AND LARGER ARE DEPOSITED RIGHT AWAY IN A TIME LOCK SAFE
  - FRONT SIGN** - WE WILL POST THE SIGNS – NO LOITERING AT THE FRONT DOOR
  - SALE OF ALCOHOL** – THE HOURS OF OPERATION- 24 HOURS- SALE of alcohol 6AM -2AM SEVEN DAYS A WEEK IS TO MITIGATE ANY CONCERNS.
-



# AM/PM Market Security Plan

## 2740 E Olympic Blvd, LA 90023

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### PHYSICAL SECURITY

- A SECURITY SYSTEM WILL BE INSTALLED THAT WILL COMBINE MOTION DETECTORS, CONTACTS AT DOORS, AUDIO ALARM AND A CLOSED CIRCUIT TELEVISION MONITOR TO SECURE THE PREMISES.**
  - THE MAIN HUB OF THIS SYSTEM WILL BE LOCATED IN THE OFFICE WITHIN THE STORE. DATA WILL BE STORED FOR 30 DAYS. EMPLOYEES WILL BE TRAINED TO PROVIDE DATA TO POLICE WHEN REQUESTED.**
  - SECURITY CAMERAS: EIGHT (16) STATE OF THE ART SECURITY CAMERAS WILL BE INSTALLED, TEN EXTERIOR AND SIX INTERIOR, TO MONITOR ACTIVITY AND TO AVOID ANY PROBLEMS OR CONCERNS..**
  - THE CAMERAS WILL BE OPERATING 24 HOURS A DAY, 7 DAYS A WEEK. IT IS EXTREMELY IMPORTANT THAT LA CANASTA MARKET PROVIDES A SAFE AND UPSCALE ENVIRONMENT FOR OUR PATRONS.**
  - OUR MAIN POS REGISTER IS BEING REPOSITIONED SO THAT THE PERSON AT THE SALES COUNTER CAN SEE THE ACTIVITY AT THE FRONT ENTRANCE.**
-