

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

Pursuant to Section 23958 and 23858.4  
California Business and Professions Code

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

COUNCIL FILE NO. \_\_\_\_\_

BACKGROUND INFORMATION

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

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

Project Name	Walgreens
Address	617 West 7th Street <i>Store # 12460, CENTRAL CITY, 90017</i>
Type of Business	Neighborhood Pharmacy
Applicant	Walgreen Co., Robert Silveman
	Name
	104 Wilmot Rd, MS 1420 Deerfield, IL 60015
	Address
	Phone (847) 315-4574 Fax (847) 315-4825
	Phone Number/Fax Number
Property Owner	617 7th Street Associates, LLC
	Name
	523 West 6th Street, Ste 220, Los Angeles, CA 90014
	Address
	303-763-2260
	Phone Number/Fax Number
Representative	Armbruster Goldsmith & Delvac, Matt Dzurec
	Name
	11611 San Vicente Blvd, Ste 900 Los Angeles, CA 90049
	Address
	Phone 310-254-9052; Fax 310-209-8801
	Phone Number/Fax Number

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

- Has the City previously approved a conditional use permit for alcoholic beverage sales at this site? Yes  No  If Yes, what is the City case number(s) ZA 2012-0253-CUB;
- Have you recently filed for a new conditional use permit? Yes  No  If Yes, provide the City case number(s) \_\_\_\_\_

3. Has a previous ABC license been issued? Yes \_\_\_ No  If Yes, when and what type of license  
\_\_\_\_\_
4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.):  
Off-site beer and wine  
\_\_\_\_\_
5. Size of Business 16,193 square feet  
\_\_\_\_\_
6. % of floor space devoted to alcoholic beverages 103 square feet (sales and storage) 0.6%  
\_\_\_\_\_
7. Hours of Operation:
- a. What are the proposed hours of operation and which days of the week will the establishment be open? 7am to 10pm (Mon to Fri); 8am-10pm (Sat); 8am-9pm (Sunday)  
\_\_\_\_\_
- b. What are the proposed hours of alcohol sales? Same  
\_\_\_\_\_
8. Parking:
- a. Is parking available on the site? (If so, how many spaces?) Yes, 219 spaces  
\_\_\_\_\_
- b. If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? N/A  
\_\_\_\_\_
- c. Where? N/A  
\_\_\_\_\_
- d. How many off-site spaces? N/A  
\_\_\_\_\_
9. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons? Provide ABC case number and a copy of final ABC action.  
No.  
\_\_\_\_\_  
\_\_\_\_\_
10. Will video game machines or pool or billiard tables be available for use on the subject property and if so, how many? No  
\_\_\_\_\_
11. Will you have signs visible on the outside which advertise the availability of alcohol?  
No.  
\_\_\_\_\_
12. How many employees will you have on the site at any given time? 15 employees  
\_\_\_\_\_
13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? All employees with attend LAPD STAR training  
\_\_\_\_\_
14. What security measures will be taken including:
- a. Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy.  
\_\_\_\_\_
- b. Will security guards be provided and if so, when and how many?  
No.  
\_\_\_\_\_  
\_\_\_\_\_

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

Not applicable.

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

See attached list.

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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)

See attached list.

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

No.

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

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

1. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis? Cups that are sold are not intended for consumption on the premises by customers that purchase beer and wine.

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

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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.

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4. Will "fortified" wine (greater than 16% alcohol) be sold? No.

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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)?

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2. What is the proposed seating in all areas?

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

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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 above listed conditions apply to your site. (It is strongly suggested that you contact your Council Office and discuss your project. If the Council Office does not oppose your project, you should then check with your local area police vice unit as well as the Planning Department Public Counter at (213) 977-6083 for the determination of whether the proposed site is within a Specific Plan area, and the Community Redevelopment Agency (CRA) project staff at (213) 977-1682 or 977-1665, to determine if your site is in a CRA Project Area. If any of the five conditions listed below apply to your site, you should carefully consider if you want to file for a Public Convenience or Necessity finding.

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

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

1. Possible Benefits

Would the business:

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



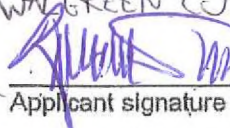


F. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

WALGREEN CO.

RL  \_\_\_\_\_  
 Applicant signature Robert H. Silverman  
Divisional Vice President

March 18 2013  
Date

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

\*\*\*\*\*

State of ILLINOIS

County of LAKE

On March 18, 2013 before me, Patricia C. Curescu  
Date Name of Notary Public

personally appeared Robert M. Silverman  
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.

Patricia C. Curescu  
Signature of Notary Public



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

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

**Exhibit 'A'**  
**Public Convenience or Necessity Justification**  
**Walgreens**  
**617 W. 7<sup>th</sup> Street, Los Angeles, CA 90017**

Walgreens (the "**Applicant**") operates a new store at 617 West 7<sup>th</sup> Street, Space 100 (the "**Store**") located northwest of the intersection of 7<sup>th</sup> Street and Hope Street of the street level of a 12 story office building in Downtown Los Angeles. The Store consists of approximately 16,983 square feet of floor area. The sales of beer and wine will comprise less than 1% of the approximate total floor area in the Store.

On January 24, 2013 the City of Los Angeles approved a Conditional Use Beverage ("**CUB**") Permit (Case No. ZA 2012-0253-CUB) to allow for off-site sales of beer and wine. The Downtown Los Angeles Neighborhood Council supported the request. State law requires that the local agency make a Finding of Public Convenience or Necessity ("**PCN Finding**") before the State of California Department of Alcoholic Beverage Control ("**ABC**") can issue a license for the sale of beer and wine from the Store. The Store is located in an area of "Undue Concentration" as that term is defined in Bus. & Prof. Code Section 23958.4.

According to the California State Department of Alcoholic Beverage Control ("**ABC**") licensing criteria, two (2) on-site and one (1) off-site license are allocated to the subject Census Tract No. 2077.10 which had a population of 1229 as of January 1, 2005. There are 96 total licenses in the census tract. Of the ninety-six (96), 73 are active licenses for on-site sales, 17 are active licenses for off-site sales, two are active licenses for on-site sales for Clubs, two licenses have been suspended, and one license has been surrendered. The requested conditional use permit would result in an additional off-site license.

The Applicant is proposing to add one off-site license to this census tract bringing the total number of off-site licenses to 18. Over-concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. The Zoning Administrator found that the proposed CUB in the existing Walgreens pharmacy will not adversely affect the community because the proposed use is a desirable use in an area planned and zoned for such. Furthermore, to insure the location will be desirable to the public convenience, the Zoning Administrator has imposed conditions of approval that will serve a safeguard to the public.

Statistics from the Los Angeles Police Department's Central Division reveal that in Crime Reporting District No. 636, which has jurisdiction over the subject property, a total of 1012 crimes (456 Part I crimes and 556 Part II crimes), were reported in 2011, and compared to the citywide average of 144 crimes and 173 crimes in the high crime reporting district for 2011. Part I Crimes reported by LAPD include; Homicide (2), Rape (1 I), Robbery (41), Aggravated Assault (51), Burglary (44), Burglary Theft from Vehicle (go), Personal Theft (13), Other Theft (162), and Automobile Theft (42). Part II Crimes reported include, Other Assault (41), Forgery (3), Embezzlement (2) Stolen Property (4),

Weapons (8), Prostitution (5) Sex Offences (5), Offence Against Family (1), Drugs (130), Liquor Laws (1), Drunkenness (5), Disorderly Conduct (1), DWI related (140) and other offences (208).

The Zoning Administrator noted that the above figures indicate that the subject site is located within a reporting district with above average crime. However, the majority of the crimes were not alcohol-related and the Zoning Administrator has imposed numerous conditions related to the sale of beer and wine for off-site consumption that will reduce any potential crime issues.

As was stated at the public hearing, this area was in a severe state of decline with large parking lots, empty buildings and Single Room Occupancy Hotels to the south of the site. The area has been upgrading over the past few years with many of the empty buildings becoming residential with a new more well to do population base.

The Store's location is within downtown Los Angeles that contains a variety of restaurants and entertainment venues, which have resulted in the existing alcohol licenses to exceed the maximum number allocated. The Zoning Administrator found in the CUB approval that over-concentration can be undue when the addition of a license will negatively impact a neighborhood. Over-concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. Although the census tract is numerically over concentrated, the CUB will not adversely affect community welfare because the proposed sale of beer and wine for off-site consumption within an existing Walgreens store, which is a desirable use in an area designated for such. Within the urban context of the downtown Los Angeles, the CUB for off-site sales in an existing retail facility will be consistent with the character of other development in the area. Thus, it can be reasonably assured that the welfare of the community will not be adversely impacted.

Additionally, the limited selection of beer and wine would provide a convenience to existing customers and would be a good destination for people who do not feel comfortable shopping traditional liquor stores. The Applicant would provide a safe and responsible atmosphere for residents to purchase beer and wine. The Store will be significantly different from typical liquor stores which usually offer a wide range of alcoholic beverages, both in terms of price and type. It is not anticipated that the addition of beer and wine that comprises 1% of the total floor and 2% of the total sales of the existing Store would exacerbate existing levels of crime or be a magnet for criminal activity. The modest selection will be tailored to provide a safe, convenient alternative to meet the needs for the Applicant's existing consumer base.

The Applicant's decision to offer beer and wine is a direct response to consumer demand. The sale of alcohol at the Store will provide an additional amenity for the neighborhood in a safe, convenient location operated by a trusted brand. The Store will not contain any type of use which may typically be associated with adverse effects upon the economic health of a neighborhood, such as a stand-alone bar or nightclub.

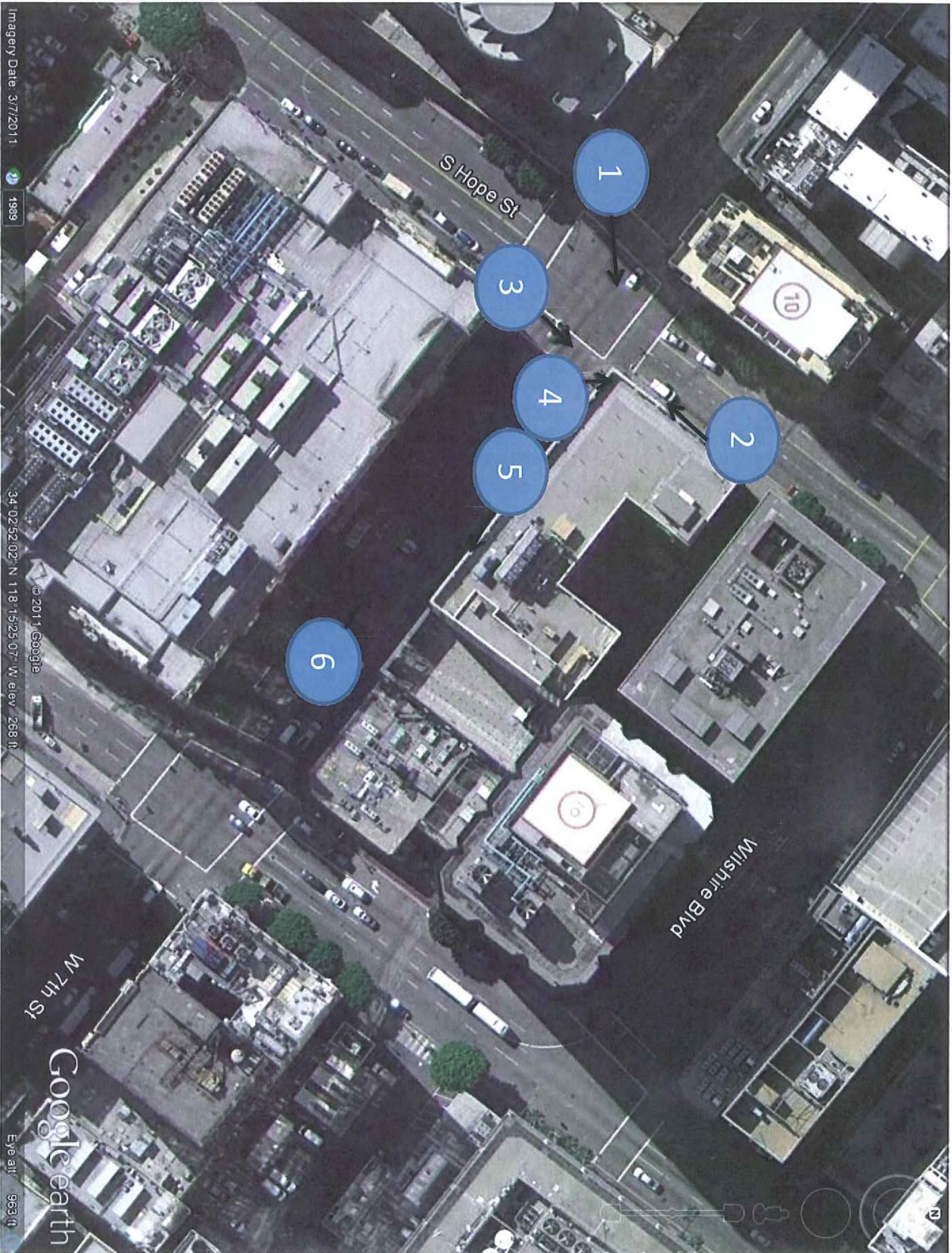
Beer and wine will be merchandised and sold with a high degree of responsibility and conscientiousness. The Applicant uses a variety of security strategies to ensure the safety of our employees and customers as well as the security of our merchandise. Primary tools include cameras and public view monitors that deter criminal activity and promote a safe environment. The digital images captured from these devices are stored for up to 90 days on a Digital Video Recorder and give the Applicant's Loss Prevention the capability to share images of thieves with our stores and local law enforcement.

Detailed policies and procedures would be employed and strictly enforced for the sale of beer and wine. Employees for each eligible store must undergo extensive training prior to beer and wine availability at an individual location. Once trained, all employees regardless of age must sign a Sale of Alcoholic Beverages Policy acknowledgement letter at the beginning of each shift. All employees will also complete any local or state required training before they can sell beer or wine. Alcohol sales training and policy acknowledgements are conducted annually every March. Employees are automatically enrolled in these training courses and new employees also will complete the alcohol sales training and policy procedures on their first day of employment. The Applicant established policy states that employees must request identification for any customer attempting to purchase alcohol who appears to be under the age of 40. The register prompts the employee before proceeding with the transaction and all under age employees are required to seek the assistance of a manager.

The Applicant is an established, reputable operator that is limiting alcohol sales to beer and wine and further limiting alcohol sales to less than one percent of its floor area. The proposed off-sales of beer and wine are sold as incidental products to the goods and services typically sold at a pharmacy. There will be no external evidence that alcoholic beverages are sold at the Store and there will be no on-site consumption, loitering or littering permitted in connection with the sales of alcoholic beverages. To ensure the location will be desirable to the public convenience, the Zoning Administrator imposed conditions of approval to ensure the use will operate in a reasonable manner in relation to adjacent uses and development of the community. A PCN Finding can be made because the addition of wine and beer will fulfill the Applicant's promise to its customers to provide a more convenient one stop shopping experience in a safe location operated by a trusted brand.



# Walgreens @ 617 West 7th



Imagery Date: 3/7/2011

1989

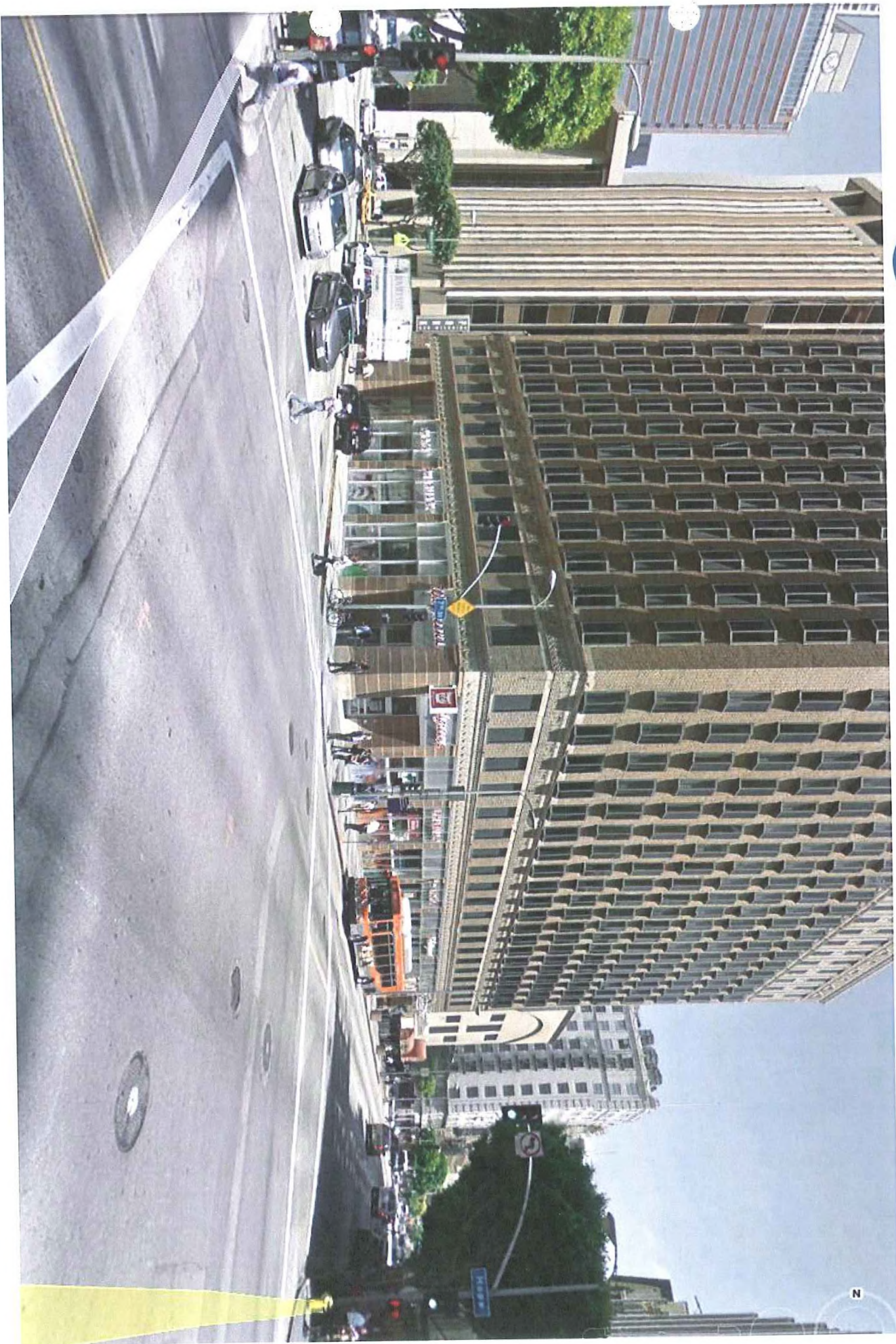
© 2011 Google  
34°02'52.02" N 118°15'25.07" W elev. 258 ft

W 7th St  
Google earth  
Eye alt: 953 ft



PHOTO

1





PHOTO

2



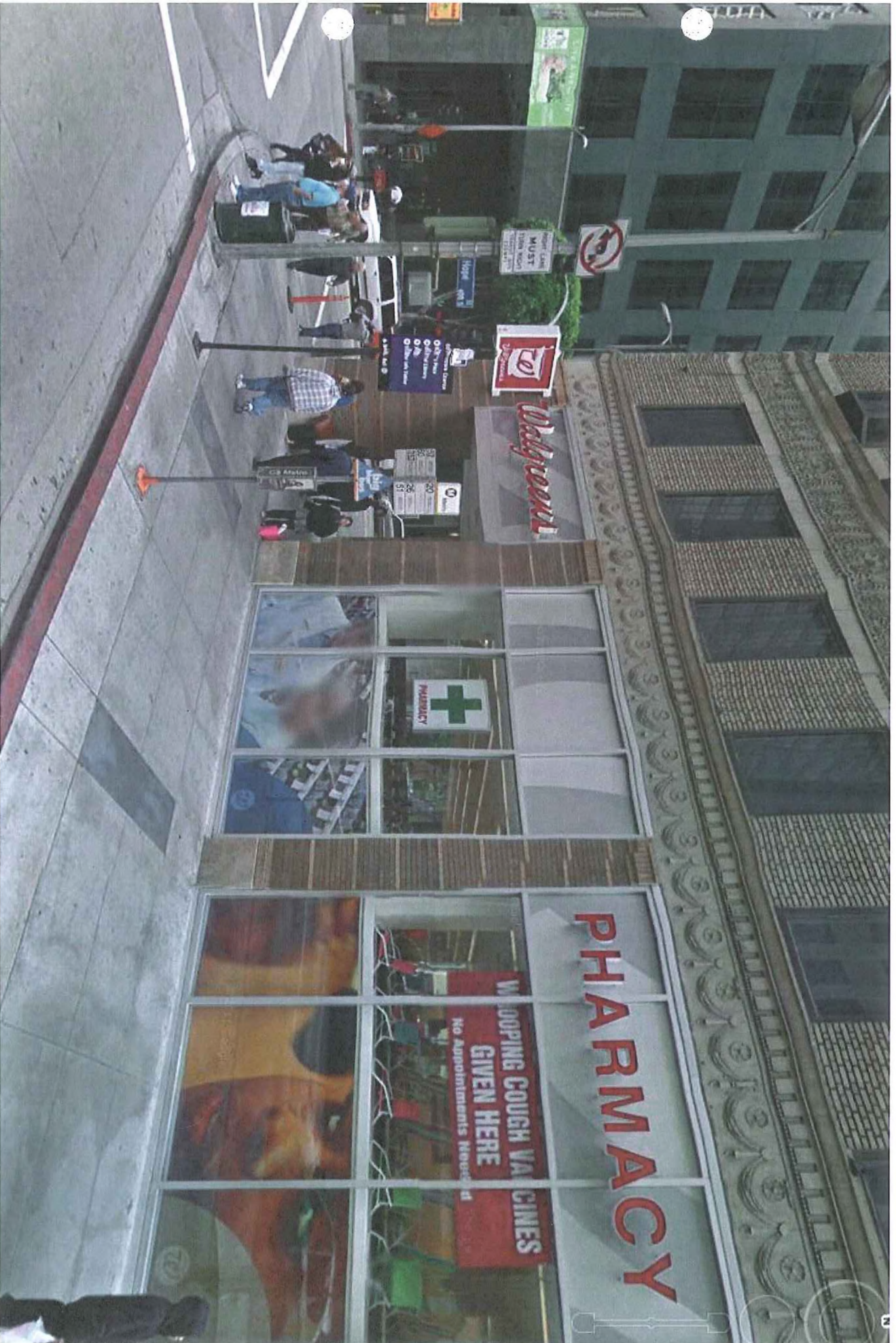


PHOTO

3









PHOTO

5



West 7th Street



PHOTO

6





LINN K. WYATT  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

R. NICOLAS BROWN  
SUE CHANG  
LOURDES GREEN  
CHARLES J. RAUSCH JR.  
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)

January 24, 2013

Robert M. Silverman (A)  
Walgreen Company  
104 Wilmont Road, MS 1420  
Deerfield, IL 60015

617 7<sup>th</sup> Street Associates, LLC (O)  
523 West 6<sup>th</sup> Street, Suite 220  
Los Angeles, CA 90014

Matt Dzurec and RJ Comer (R)  
Armbruster Goldsmith and Delvac  
10940 Wilshire Boulevard, Suite 2100  
Los Angeles, CA 90024

CASE NO. ZA 2012-0253(CUB)  
CONDITIONAL USE  
617-635 West 7<sup>th</sup> Street  
Central City Planning Area  
Zone : C2-4D  
D. M. : 129A209  
C. D. : 14  
CEQA : ENV-2012-254-ND  
Legal Description: Lot FR 6, Block 21,  
Ord's Survey Tract

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

a Conditional Use to allow the sale and dispensing of beer and wine for off-site consumption in conjunction with the operation of an existing Walgreen's 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 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 relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. Approved herein is the sale and dispensing of beer and wine for off-site consumption in conjunction with an existing 16,193 square-foot Walgreens with hours of operation and alcohol sales occurring from 7:00 a.m. to 10:00 p.m. Monday through Friday, 8:00 a.m. to 10:00 p.m. Saturday and 8:00 a.m. to 9:00 p.m. Sunday in the C2-4D Zone.
8. All entitlements granted herein shall have a life of 5 years from the effective date of this grant. Thereafter, a new authorization for the entitlements will be required. The applicant is advised that he/she should allow appropriate time for a new entitlement application to be processed and the application should be approved prior to the expiration date of this grant in order to continue the sale and dispensing of beer and wine for off-site consumption.
9. 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
10. 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.
11. 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.
  12. The applicant shall coordinate with the local division of the LAPD regarding the appropriate monitoring of community complaints regarding the subject facility.
  13. A representative of the subject facility shall meet with representatives of the neighbors and/or neighborhood association at their request to resolve neighborhood complaints regarding the subject facility.
  14. No pay phone will be permitted on the exterior of the premises.
  15. Within six months of the effective date of this determination, all personnel acting in the capacity of a manager or supervisor of checkers 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.
  16. Petitioner shall maintain a one month video library that covers all common area of the business, high-risk areas and entrances and exits. The videotapes shall be made available to the Los Angeles Police Department upon request.
  17. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Los Angeles Police Department and Department of City Planning.
  18. Loitering is prohibited on or around these premises or the area under control of the applicant.
  19. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
  20. 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.
  21. Prior to issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement for CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. This agreement with the conditions attached must be submitted to 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 Department of City Planning for attachment to the subject case file.

**The following conditions are alcoholic beverage specific conditions included in the application and shall be complied with:**

22. The sale of beer and wine for off-site consumption shall be permitted only between the hours of 7:00 a.m. to 10:00 p.m. Monday through Friday, 8:00 a.m. to 10:00 p.m. Saturday and 8:00 a.m. to 9:00 p.m. Sunday.
23. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting, or indicating the availability of beer and wine. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
24. No beer or wine coolers will be sold in single cans.
25. The business operator shall install and maintain at each point-of-sale an age-verification device to preclude sales to minors.

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

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

**TRANSFERABILITY**

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent 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 February 8, 2013, unless an appeal there from is filed with the Department of City Planning. 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://cityplanning.lacity.org>**. Public offices are located at:

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

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

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

**NOTICE**

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Department of City Planning's Development Services Center. 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 May 2, 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 under Section 12.24-W of the Municipal Code have not been established by the following facts:

**BACKGROUND**

The subject property is a rectangular shaped parcel (consisting of two tied lots) located on the northeast corner of 7th Street and Hope Street in downtown Los Angeles. The site has a 186.57 foot frontage along 7th Street and a 109.70 foot frontage along Flower Street. The site has a total land area of approximately 18,174 square feet and is zoned C2-4D. The property is improved with a twelve-story office building with ground floor retail. The existing Walgreens store is located on the ground floor and is 16,983 square feet in area.

The applicant is requesting a conditional use permit to allow the sale of beer and wine for off-site consumption at an existing drug store. Storage and sales of alcohol is proposed to be within an approximately 100 square feet area of store. The applicant states that they intend to sell a limited selection of beer and wine from the hours of 7:00 a.m. to 10:00 p.m. Monday through Friday, 8:00 a.m. to 10:00 p.m. Saturday and 8:00 a.m. to 9:00 p.m. Sunday to meet the needs of their customers.

Surrounding properties to the north are developed with high density office and retail uses and are zoned C2-4D. Properties to the east are also developed with offices with ground floor retail and restaurant establishments in the C2-4D Zone. Properties to the south are developed with offices, ground floor pharmacy and restaurants and a telecommunications exchange facility within a former department store in the C2-4D Zone. Properties to the west are developed with high density condos and ground floor retail and restaurant establishments. Additionally a portal to the Metro Rail 7th Street/Metro Center station is located directly west of the project site across Hope Street.

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

There are no relevant cases associated with the sales and dispensing of beer and wine on the subject site.

**Previous Cases, Affidavits, Permits, and Orders on Surrounding Properties**

Case No ZA 2011-0738(CUB) – On November 4, 2011, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption and beer and wine for off-site consumption in conjunction with a new 5,494 square-foot restaurant in the C2-4D Zone, located at 707 South Grand Avenue

Case No. ZA 2010-2296(CUB) – On August 16, 2010, an application was filed for a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant for a property located at 601 West 7<sup>th</sup> Street.

Case No. ZA 2010-3438(CUB) – On May 13, 2010 the Zoning Administrator granted an approval for the subject property located at 601-609 South Grand Avenue to permit a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for



on-site consumption in conjunction with a 3,060 square-foot restaurant in the C2-4D Zone.

Case No. ZA 2007-5912(CUB) – On May 15, 2008, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant located on the ground level of a 16-story mixed use building located at 655 South Hope Street and 701-713 West 7th Street.

Case No. ZA 2007-1001(CUB) – On September 19, 2007, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on- and off-site consumption in conjunction with the development, operation and maintenance of two food establishments, a restaurant and a deli-market, located at 700-724 South Grand Avenue and 520-530 West 7th Street.

Case No. ZA 2007-0108(CUB) – On May 3, 2007, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine only for on-site consumption, located at 611 West 7th Street.

Case No. ZA 2006-9909(CUB) – On December 20, 2006, the Zoning Administrator approved a Conditional Use Permit to permit the sale and dispensing of beer and wine only for on-site consumption, located at 500 West 7th Street.

Case No. ZA 2006-7943(CUB)(CUX) – On May 22, 2007, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption at an existing 1,930 square-foot restaurant with seating for 81 patrons and operating hours from 6 a.m. to 2 a.m., daily; a request for a Conditional Use to allow the sale and dispensing of a beer and wine for on-site consumption at an existing 1,418 square-foot restaurant with seating for 32 patrons and operating hours from 6 a.m. to 2 a.m., daily; a request for a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption at an existing 3,296 square-foot restaurant having live entertainment, seating for 106 patrons and operating hours from 6 a.m. to 2 a.m., daily; a request for a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption at a 4,000 square-foot gourmet shop and deli with seating for 68 patrons); a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption at an existing 1,879 square-foot bar/lounge with live entertainment, seating for 61 patrons and operating hours from 6 a.m. to 2 a.m. daily; and a request for a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption at an existing 7,546 square-foot restaurant with live entertainment and public patron dancing, seating 245 patrons and operating hours 24 hours daily at 727-735 West 7th Street.

Case No. ZA 2005-8752(CUB) – On May 12, 2006, the Zoning Administrator approved a Conditional Use to allow sale and dispensing of beer and wine only for on-site consumption, in conjunction with a 2,538 square-foot ground floor restaurant including a six-seat beer and wine bar, located at 630 West 6th Street, #116B.

Case No. ZA 2005-5085(CUB) – On December 1, 2005, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a bar and lounge on the ground floor of an existing building, located at 630 West 6th Street, #116A.

Case No. ZA 2005-0210(CUB)(CUX) – On June 27, 2005, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with the operation of a 9,077 square-foot restaurant/lounge with a total seating capacity of 407 patrons with dancing and live entertainment in conjunction with the existing Clifton's Cafeteria bar/lounge and proposed bar/lounge at 515 West 7th Street.

Case No. ZA 2004-5993(CUB) – On January 13, 2005, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine only for off-site consumption, in conjunction with a neighborhood market at 715 West 7th Street.

Case No. ZA 2004-2072(CUB) – On August 4, 2004, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction with an existing deli/market, and the sale and dispensing of beer and wine only for on-site consumption in the deli, and an accessory wine tasting use, located 626 West Wilshire Boulevard, #120.

Case No. ZA 2003-3024(CUB) – On September 26, 2003, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction with a proposed approximately 2,400 square-foot restaurant, located at 650 South Grand Avenue.

Case No. ZA 2001-3884(CUB) – On March 21, 2002, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine only for on-site consumption in conjunction with a 44-patron restaurant, located at 727 West 7th Street.

### Streets

7<sup>th</sup> Street is a Modified Secondary Highway, dedicated to a width of 90 feet at the project's southern frontage and is improved with curb, gutter and sidewalk.

Hope Street is a Modified Secondary Highway, dedicated to a width of 80 feet at the project's western frontage and is improved with curb, gutter and sidewalk.

### Public Hearing

The public hearing was held on May 2, 2012 in City Hall, Room 1010. The hearing was attended by the applicant's representative and a representative from Council District 9. The site is currently within Council District 14, however when the case was heard, the subject site was located in Council District 9.

Matt Dzurec, the applicant's representative made the following statements in support of the project:

- The request is for the off-site sales of beer and wine.
- No single cans of beer will be sold.
- Only 100 square feet of the store will be used for alcohol sales and storage.
- The hours of operation are proposed from 7:00 a.m. to 10:00 p.m. Monday through Friday, 8:00 a.m. to 10:00 p.m. Saturday and 8:00 a.m. to 9:00 p.m. Sunday.
- We agree to the Standardized Training for Alcohol Retailers (STAR) session
- We agree to the age-verification device to preclude sales to minors.
- We agree to have internal cameras for security purposes.
- There will be no external advertising for alcohol.

Stephanie Magnion of Council District 9 made the following statements:

- The area is in transition.
- The Council Office is concerned that LAPD has not responded and we would like to meet with them.

The case was taken under advisement by the Zoning Administrator to get input from LAPD.

#### Comment Letter

The Downtown Los Angeles Neighborhood Council submitted a letter of support for the project as proposed subject to any additional conditions recommended by the Los Angeles Police Department and Council District 9.

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

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for the 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.

**MANDATED 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 subject property is a rectangular shaped parcel (consisting of two tied lots) located on the northeast corner of 7th Street and Hope Street in downtown Los Angeles. The property is improved with a twelve-story building with ground floor retail. It is now used for residential purposes. The existing Walgreens store is located on the ground floor and is 16,983 square feet in area. The subject location is desirable in that it will be sold within a carefully controlled, existing Walgreens store already found to be appropriate for the area and has been in operation at this location for approximately three years. Walgreens is a retail drugstore selling prescription and over-the-counter medicines as well as a variety of general merchandise, sundries and grocery items to the public. The selling of a limited selection of beer and wine will make up a small portion of the overall store floor area and sales and is tailored to provide a safe, convenient alternative to meet the needs for existing customers.

The use expands services in the immediate neighborhood and does not introduce a use uncommon to the area. The store will continue to serve the public convenience and is compatible with the character of the surrounding uses.

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

Surrounding properties to the north are developed with high density office and retail uses and are zoned C2-4D. Many of the office buildings have been converted to residential uses due to the City's Adaptive Re-use Ordinance. Properties to the east are also developed with offices with ground floor retail and restaurant establishments in the C2-4D Zone. Properties to the south are developed with offices, ground floor pharmacy and restaurants and a telecommunications exchange facility within a former department store in the C2-4D Zone. Properties to the west are developed with high density condos and ground floor retail and restaurant establishments. Additionally a portal to the Metro Rail 7th Street/Metro Center station is located directly west of the project site across Hope Street.

The sale of beer and wine for off-site consumption at an existing Walgreens store is appropriate at this location. The limited selection of beer and wine will make up a small portion of the overall store floor area and sales and is tailored to provide a safe, convenient alternative to meet the needs for existing customers of the store. The safest and most desirable manner of selling beer and wine is from within a larger store whose merchandise is varied, thereby precluding some of

the loitering and public safety issues that can arise with liquor sales. The modest selection of beer and wine will add to the variety of products available to customers that include non-prescription and prescription drugs, and general merchandise that includes beauty care, personal care, household items, candy and convenience food, photofinishing, and greeting cards. The addition of beer and wine will add a desired amenity sold in a safe, convenient location. This is especially true after the conversion of many structures in the area to residential uses. As conditioned herein, the location is proper in relation to adjacent uses or the development of the community.

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

The proposed service of beer and wine sales for on-site consumption in conjunction with a proposed restaurant will not be materially detrimental to the character of the development of the immediate neighborhood. The project site is located in downtown Los Angeles which is comprised of many high density commercial and residential buildings along with a wide range of neighborhood-supporting retail and commercial services that includes the existing Walgreens store. The immediate surrounding area is characterized by a mix of residential and commercial building along with ground-floor retail establishments.

The intent behind offering beer and wine at this store fulfills Walgreens' commitment to save its customers time and money with the convenience of one-stop shopping. Thus, the same customers who currently shop at Walgreens will continue to shop there, with the new option of being able to purchase beer and wine at Walgreens as opposed to some other possibly more distant and inconvenient location. As such, the sale of beer and wine for off-site consumption will not change the existing numbers of customers at the store and because of the volume of goods Walgreens sells on a daily basis, devoting this small amount of shelf and refrigerator space to sell beer and wine will not materially increase the number of truck deliveries or vehicles that currently come to the store. In addition, there will be no additional traffic generated by the addition of beer and wine, and as a result, there will be no need for additional parking or loading spaces. Therefore, as conditioned, the sale of beer and wine for on-site consumption in conjunction with an existing Walgreens will not be materially detrimental to the character of the development of the immediate neighborhood.

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

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. The Land Use Element of the City's General

Plan divides the city into 35 Community Plans. The subject site is located within Central City Community Plan which designates the subject site as Regional Center Commercial with corresponding zones of CR, C1, C 1.5, C2, C4, C5, R3, R4, R5, RAS3, and RAS4. The Central City Community Plan is silent on the issuance of conditional use permits. The Community Plan text is silent with regards to alcohol sales. In such cases, the Zoning Administrator must interpret the intent of the Plan.

The existing store has already been determined to be in harmony with the Community Plan and not detrimental to the character of development in the immediate neighborhood. The modest addition of wine and beer at the existing store will meet the Community Goal objective to preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services. Beer and wine will comprise less than 1% of the total floor area and comprise less than 5% of the total sales of the store that is composed of a variety of general merchandising items. The addition of wine and beer will provide an additional amenity for the neighborhood in a safe and convenient location. The Project will not contain any type of use which may typically be associated with adverse effects upon the economic health of a neighborhood, such as a liquor store, stand-alone bar or nightclub. Therefore, the proposed sale of beer and wine within an existing Walgreens store at the proposed location is deemed to be in harmony with the various elements and objectives of the General Plan.

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

The approval of the conditional use will not adversely affect the welfare of the community. Most surrounding properties are developed with commercial uses and the proposed use will be conducted in accordance with extensive conditions of approval and security measures. Additionally, the subject property is designated and zoned for Regional Center Commercial land uses and is surrounded by commercially-zoned properties within downtown Los Angeles. The request to allow the sale of beer and wine for off-site consumption in conjunction with an existing Walgreens store will enhance the subject building by providing an additional amenity and service that will cater to local residents. This will positively impact the financial health of both the building, and thus improve the economic vitality of the area via increases in taxable revenue and local employment.

**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 State Department of Alcoholic Beverage Control (ABC) licensing criteria, two (2) on-site and one (1) off-site license are allocated to the subject Census Tract No. 2077.10 which had a population of 1229 as of January 1, 2005. There are 96 total licenses in the census tract. Of the ninety-six (96), 73 are active licenses for on-site sales, 17 are active licenses for off-site sales, two are active licenses for on-site sales for Clubs, two licenses have been suspended, and one license has been surrendered. The requested conditional use permit would result in an additional off-site license.

The subject location is within downtown Los Angeles that contains a variety of restaurants and entertainment venues, which have resulted in the existing alcohol licenses to exceed the maximum number allocated. Over-concentration can be undue when the addition of a license will negatively impact a neighborhood. Over-concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. Although the subject census tract is numerically over-concentrated, the project will not adversely affect community welfare because the proposed sale of beer and wine for off-site consumption within an existing Walgreens store, which is a desirable use in an area designated for such. Within the urban context of the downtown Los Angeles, the proposed project will be consistent with the character of other development in the area. Thus, it can be reasonably assured that the welfare of the community will not be adversely impacted.

Statistics from the Los Angeles Police Department's Central Division reveal that in Crime Reporting District No. 636, which has jurisdiction over the subject property, a total of 1012 crimes (456 Part I crimes and 556 Part II crimes), were reported in 2011, and compared to the citywide average of 144 crimes and 173 crimes in the high crime reporting district for 2011. Part 1 Crimes reported by LAPD include; Homicide (2), Rape (11), Robbery (41), Aggravated Assault (51), Burglary (44), Burglary Theft from Vehicle (90), Personal Theft (13), Other Theft (162), and Automobile Theft (42). Part II Crimes reported include, Other Assault (41), Forgery (3), Embezzlement (2) Stolen Property (4), Weapons (8), Prostitution (5) Sex Offences (5), Offence Against Family (1), Drugs (130), Liquor Laws (1), Drunkenness (5), Disorderly Conduct (1), DWI related (140) and other offences (208).

The above figures indicate that the subject site is located within a reporting district with above average crime. However, the majority of the crimes were not alcohol-related, and the Zoning Administrator has imposed numerous conditions related to the sale of beer and wine for off-site consumption that will reduce any potential crime issues.

As was stated at the public hearing, this area was in a severe state of decline with large parking lots, empty buildings and Single Room Occupancy Hotels to the south of the site. The area has been upgrading over the past few years with many of the empty buildings becoming residential with a new more well to do population base.

Additionally, the limited selection of beer and wine would provide a convenience to existing customers and would be a good destination for people who do not feel comfortable shopping traditional liquor stores. Walgreens would provide a safe and responsible atmosphere for residents to purchase beer and wine. The store will be significantly different from typical liquor stores which usually offer a wide range of alcoholic beverages, both in terms of price and type. It is not anticipated that the addition of beer and wine that comprises 1% of the total floor and 2% of the total sales of the existing store would exacerbate existing levels of crime or be a magnet for criminal activity. The modest selection will be tailored to provide a safe, convenient alternative to meet the needs for Walgreens existing consumer base.

- 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 following are sensitive uses located within 1000 feet of the subject site:

Fashion Institute of Design and Merchandising	919 South Grand Avenue
Multi-family Buildings	
Pershing Square Park	532 South Olive Street
California Academy for Liberal Studies	700 Wilshire Boulevard
Los Angeles Central Library	630 West 5 <sup>th</sup> Street
Christian Science Church, International	730 South Hope Street
Third Church of Christ	720 South Hope Street

The approval of the conditional use will not detrimentally affect nearby residentially properties. The store is located in a noted commercial corridor in downtown Los Angeles that is characterized by high density residential and commercial developments. The modest addition of beer and wine to the large product base that Walgreen offers will not detrimentally affect nearby sensitive uses and would provide a neighborhood-serving amenity within walking distance multi-family residences and commercial buildings.

#### **ADDITIONAL MANDATORY FINDINGS**

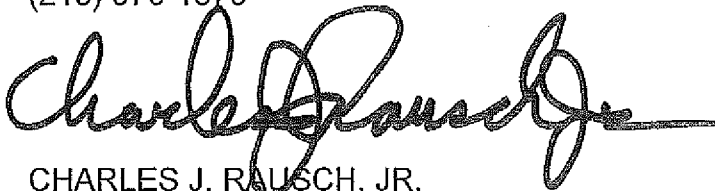
8. The National Flood Insurance Program rate maps, which are a part of the Flood

Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the property is located in Zone C, which are areas identified on the flood map as areas of moderate or minimal hazard from the principal source of flood.

9. On April 18, 2012, the Department of City Planning a Negative Declaration (ENV-2012-254-ND) was prepared for the project. On the basis of the whole record before the lead agency including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment. I hereby adopt that action. This Negative Declaration reflects the lead agency's independent judgment and analysis. The record upon which this decision is based is with the Environmental Review Section of the Department of City Planning in Room 750, 200 North Spring Street.

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

Jordann Turner  
City Planning Associate  
(213) 978-1379



CHARLES J. RAUSCH, JR.  
Associate Zoning Administrator

CJR:JT:jjq

cc: Councilmember Jose Huizar  
Fourteenth District  
Adjacent Property Owners





**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") 12016 - 20001 - 14979

**14. APPLICATION COMMENTS:**  
ADDRESS CORRECTION FORM FOR PCIS PERMITS

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) Peruzzi, John Patton	8800 Venice Blvd Suite 317, Peruzzi Arch	Los Angeles, CA 90034	C21599	(310) 838-9766
(C) Hames Framing Corporation	2604-B El Camino Real #385,	Carlsbad, CA 92008	B 920425	(909) 399-9042

**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 permit 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.: **920425** Contractor: **HAMES FRAMING CORPORATION**

**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: **Granite State Ins. Co.** Policy Number: **WC5564725**

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 abovementioned 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 Contractors 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: Shawn Sade Sign: [Signature] Date: 9/12/12  Contractor  Authorized Agent

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
ADDRESS CORRECTION FORM FOR PCIS PERMITS

I. TO BE COMPLETED BY APPLICANT

(Completed by LADBS for DAFS rejects)

Date of Request 9-12-12

15 Digit Permit Number 12016-10000-14979 Date Issued 8/23/12

Address shown on permit 617 W. 7th St.

Correct address 617 W. 7th St. # A

Shawn Sade  
Applicant's Name (print)

[Signature]  
Applicant's Signature

II. TO BE COMPLETED BY CITY EMPLOYEE

Correct legal description: n/a  
Tract:  
Lot:

Block: apn: 5144-006-024  
Arb. Unit:

(A supplemental permit is required to be issued if the legal description for the new address is different from the legal description shown on the issued permit.)

n/a  
Bureau of Engineering Approval  
Guardado  
LADBS Employee's Name (print)

n/a  
Date of Approval  
[Signature]  
LADBS Employee's Signature

Fee paid on pcis # 12016 20001 14979  
 Fee Required \$36.04 per Municipal Code 98.0415

No Fee Dept. Error \_\_\_\_\_  
Signature Required

- Dist: Original to DAFS (no new permit issued)
  - Copy to cashier audit file (no permit issued)
  - Copy to customer (with permit if applicable)
  - Copy to Inspection/Code Enforcement Bureau
- ( Commercial  Residential  CEB)  
BASB: \_\_\_\_\_ CD: \_\_\_\_\_

DAFS - Original PCIS RBF Address:

Reel \_\_\_\_\_ Batch \_\_\_\_\_ Frame \_\_\_\_\_

For Cashier's Use Only

20120923 14:23:22

617 W 7th St



Permit #: B12LA08712  
 Plan Check #: B12LA08712  
 Event Code:

12016 - 10000 - 14979  
 Printed: 08/23/12 07:33 AM

Bldg-Alter/Repair  
 Commercial  
 Plan Check at Counter  
 Plan Check

City of Los Angeles - Department of Building and Safety

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

Last Status: Ready to Issue  
 Status Date: 08/23/2012

1. TRACT	BLOCK	LOT(s)	ARE	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
ORD'S SURVEY	21	6		MR 53-66/73	129A209 99	5144 - 006 - 024

**3. PARCEL INFORMATION**

Area Planning Commission - Central	Census Tract - 2077.10	Near Source Zone Distance - .9
LADBS Branch Office - LA	District Map - 129A209	Parking Dist. - CCPD
Council District - 9	Energy Zone - 9	Parking Dist. - DPD
Certified Neighborhood Council - Downtown Los Angeles	Fire District - 1 (Entire parcel)	School Within 500 Foot Radius - YES
Community Plan Area - Central City	Lot Cut Date - 12/13/1913	Thomas Brothers Map Grid - 634-E4

ZONES(S): C2-4D

**4. DOCUMENTS**

Z1 - Z1-1117 MTA Project	ZA - ZA-1978-200-CUB	CPC - CPC-1986-606-GPC	CPC - CPC-2008-4502-GPA
Z1 - Z1-2374 Los Angeles State Enterpris	ZA - ZA-1990-1166-CUE	CPC - CPC-2005-1122-CA	CPC - CPC-2010-213-CA
Z1 - Z1-2385 Greater Downtown Housing	ZA - ZA-2012-253-CUB	CPC - CPC-2005-1124-CA	CPC - CPC-2010-583-CA
Z1 - Z1-2416 Downtown Design Guide P	ORD - ORD-164307-SA1485	CPC - CPC-2005-361-CA	CDBG - BID-DOWNTOWN CENTER

**5. CHECKLIST ITEMS**

Std. Work Descr - Interior Non-struct. Remo

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

Owner(s):  
 Sic West 7th Llc Lessor 220 Montgomery St 20TH FL SAN FRANCISCO CA 94104

Tenant:

Applicant (Relationship: Architect)  
 Trenton Lum - 8800 Venice Bl 317 LOS ANGELES, CA 90034 (310) 838-9766

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(16) Retail		LA Department of Building and Safety INTERIOR REMODEL TO (E) WALGREENS RETAIL STORE, ADD BEVERAGE BAR; NEW 3 COMPARTMENT SINK, NEW HAND SINK, ACOUSTIC CEILING TILES, FINISHES. (TOTAL AREA = 140 sq ft.)

2. # Rtdgs on Site & Use:

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: George Banning DAS PC By:  
 OK for Cashier: Lori Amanti Coord. OK:  
 Signature: *Lori Amanti* Date: 8.23.12

For inspection requests, call toll-free (888) LA4BUILD (524-2845).	03 75
Outside LA County call (213) 482-0000 or request inspections via	011 26
www.ladbs.org. To speak to a Call Center Agent, call 311 or	011 24
(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.	011 00
PLANNING GEN PLAN MAINT	05 37
For Cashier's Use Only	00
BUILDING PERMIT CHECK	00.00
BUILDING PLAN CHECK	00.00
BUILDING PLAN CHECK	00.00

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

Permit Valuation: \$10,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	230.45
Permit Fee Subtotal Bldg-Alter/Re	185.63
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rc	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	2.10
O.S. Surcharge	3.75
Sys. Surcharge	11.26
Planning Surcharge	11.14
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surchar	5.57
CA Bldg Std Commission Surchar	1.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

**12. ATTACHMENTS**

Plot Plan

120161000014979F

Total Due: 230.45  
 Credit Card: 230.45  
 329500

20120808632

\* P 1 2 0 1 6 1 0 0 0 0 1 4 9 7 9 F N \*



**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") 12016 - 10000 - 14979

**14. APPLICATION COMMENTS:**

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) Peruzzi, John Patton	8800 Venice Blvd Suite 317, Peruzzi Arch		C21599	(310) 838-9766
(C) Hames Framing Corporation	2604-B El Camino Real #385,	B	920425	(909) 399-9042

**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 (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.: 920425 Contractor: HAMES FRAMING CORPORATION

**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: Granite State Ins. Co. Policy Number: WC5564725

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 L.A. 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 abovementioned 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: LUIS GUTIERREZ Sign: [Signature] Date: 8/23/12  Contractor  Authorized Agent



# March 08, 2013

Friday

March 2013

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April 2013

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

8	Friday
6 am	
7:00	
8:00	LA city hall
9:00	Records 9:15
10:00	9:45
11:00	
12 pm	
1:00	
2:00	
3:00	
4:00	
5:00	
6:00	
7:00	
8:00	No School (Parent -teacher Conferences) 3/8 & 3/11 Kahn, Ruth
9:00	

Daily Task List
Arranged By: Start Date
SEE: ZONING ENG. PLANNING
PER: WALL HEIGHT
DRIVE THROUGH PROJECT SITE

Notes
BUILDING PERMITS
WALGREENS
6 COMES



# Property Activity Report

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617 W 7TH ST walgreens 90017

APPLICATION / PERMIT NUMBER: 09042-10000-11795

PLAN CHECK / JOB NUMBER: M09LA02172

## Permit Application or Issued Permit Information

GROUP: Mechanical  
 TYPE: Plumbing  
 SUB-TYPE: Commercial  
 PRIMARY USE: N/A  
 WORK DESCRIPTION: Installation of a potable water system and waste system for ground floor Walgreens. Shell design approved for 4psi/100ft.  
 PERMIT ISSUED: Yes      PERMIT ISSUE DATE: 11/30/2009      ISSUING OFFICE: Metro  
 CURRENT STATUS: Permit Finaled      CURRENT STATUS DATE: 05/19/2010

### Permit Application Status History

Submitted	07/14/2009	PCIS IMPORT
PC Assigned	07/14/2009	BRYAN GAVIDIA
PC Approved	07/14/2009	BRYAN GAVIDIA
Ready to Issue	11/30/2009	LESLIE ALEJANDRINO
Issued	11/30/2009	ACS SYSTEM
	05/18/2010	DENTON LOMENZO
Permit Finaled	05/18/2010	DENTON LOMENZO

### Permit Application Clearance Information

No data available

## Licensed Professional/Contractor Information

### Contractor Information

Walgreen Co; Lic. No.: 450038-B  
 106 WILMOT ROAD  
 DEERFIELD, IL 60015

### Engineer Information

Neal, William Edward; Lic. No.: M32264  
 3129 SAGEWOOD LN  
 CORONA, CA 92882

## Inspection Activity Information

### Inspector Information

EUGENE DAY, (213) 482-0359  
 Office Hours: 7:30-8:15 AM MON-FRI

### Pending Inspection Request(s)

No data available

### Inspection Request History

Rough	01/07/2010	Corrections Issued	DENTON LOMENZO
Rough	01/12/2010	Corrections Issued	DENTON LOMENZO
Final	05/05/2010	Corrections Issued	DENTON LOMENZO
Final	05/13/2010	Corrections Issued	DENTON LOMENZO
Final	05/18/2010	Permit Finaled	DENTON LOMENZO

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617 W 7TH ST # A 90017

APPLICATION / PERMIT NUMBER: 12016-20001-14979

PLAN CHECK / JOB NUMBER: X12VN16027

## Permit Application or Issued Permit Information

GROUP: Building  
 TYPE: Bldg-Alter/Repair  
 SUB-TYPE: Commercial  
 PRIMARY USE: (16) Retail  
 WORK DESCRIPTION: SUPPLEMENTAL PERMIT TO ADD UNIT A (WALGREENS) TO EXISTING ADDRESS. \*\*NO CHANGE IN LEGAL \*\*  
 PERMIT ISSUED: Yes      PERMIT ISSUE DATE: 09/12/2012      ISSUING OFFICE: Van Nuys  
 CURRENT STATUS: Permit Finaled      CURRENT STATUS DATE: 11/30/2012

### Permit Application Status History

Ready to Issue	09/12/2012	CAROLINA GUARDADO
Not Ready to Issue	09/12/2012	CAROLINA GUARDADO
Ready to Issue	09/12/2012	CAROLINA GUARDADO
Issued	09/12/2012	ACS SYSTEM
Permit Finaled	11/29/2012	LEONARD MATCHNIFF

### Permit Application Clearance Information

No data available

## Licensed Professional/Contractor Information

### Architect Information

Peruzzi, John Patton; Lic. No.: C21599  
 8800 VENICE BLVD SUITE 317  
 PERUZZI ARCHITECTS  
 LOS ANGELES, CA 90034

### Contractor Information

Hames Framing Corporation; Lic. No.: 920425-B  
 2604-B EL CAMINO REAL #385  
 CARLSBAD, CA 92008

## Inspection Activity Information

### Inspector Information

DAN MCAULIFFE, (213) 202-9861  
 Office Hours: 7:30-8:15 AM MON-FRI  
 LEONARD MATCHNIFF, (213) 202-9861  
 Office Hours: 7:30-8:15 AM MON-FRI  
 NICK DANERI, (213) 202-9861  
 Office Hours: 7:30-8:15 AM MON-FRI

### Pending Inspection Request(s)

No data available

### Inspection Request History

Final	11/29/2012	Permit Finaled	LEONARD MATCHNIFF
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# Property Activity Report

617 W 7TH ST SPACE 100 90017

APPLICATION / PERMIT NUMBER: 10041-10000-01202

PLAN CHECK / JOB NUMBER: X10LA01322

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## Permit Application or Issued Permit Information

GROUP: Electrical  
 TYPE: Electrical  
 SUB-TYPE: Commercial  
 PRIMARY USE: N/A  
 WORK DESCRIPTION: INSTALL FIRE ALARM DEVICES INTO SPACE 100, WALGREENS.  
 PERMIT ISSUED: Yes      PERMIT ISSUE DATE: 01/22/2010      ISSUING OFFICE: Metro  
 CURRENT STATUS: Permit Finaled      CURRENT STATUS DATE: 05/13/2010

### Permit Application Status History

Ready to Issue	01/22/2010	KRISANDRA TORRES
Issued	01/22/2010	ACS SYSTEM
	05/12/2010	GEOFFREY GUNSUL
Permit Finaled	05/12/2010	GEOFFREY GUNSUL

### Permit Application Clearance Information

No data available

## Licensed Professional/Contractor Information

### Contractor Information

National Fail Safe; Lic. No.: 329699-C10  
 6442 INDUSTRY WAY  
 WESTMINSTER, CA 92623

## Inspection Activity Information

### Inspector Information

ROBERT BALL, (213) 482-0322  
 Office Hours: 7:30-8:15 AM MON-FRI

### Pending Inspection Request(s)

No data available

### Inspection Request History

Rough or Power Release	04/13/2010	Partial Approval	GEOFFREY GUNSUL
Final	05/12/2010	Permit Finaled	GEOFFREY GUNSUL

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# City of Los Angeles Department of City Planning

## 5/25/2011 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

635 W 7TH ST  
623 W 7TH ST  
619 W 7TH ST  
617 W 7TH ST

### ZIP CODES

90017

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2010-583-CA  
CPC-2010-213-CA  
CPC-2008-4502-GPA  
CPC-2005-361-CA  
CPC-2005-1124-CA  
CPC-2005-1122-CA  
CPC-1986-606-GPC  
ORD-164307-SA1485  
ZA-1990-1166-CUE  
ZA-1978-200-CUB  
ENV-2010-214-ND  
ENV-2008-4505-ND  
ENV-2005-362-CE  
ENV-2005-1125-CE  
ENV-2005-1123-CE  
AFF-45742

### Address/Legal Information

PIN Number	129A209 99
Lot/Parcel Area (Calculated)	18,174.2 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID E4
Assessor Parcel No. (APN)	5144006024
Tract	ORD'S SURVEY
Map Reference	M R 53-66/73
Block	21
Lot	FR 6
Arb (Lot Cut Reference)	None
Map Sheet	129A209

### Jurisdictional Information

Community Plan Area	Central City
Area Planning Commission	Central
Neighborhood Council	Downtown Los Angeles
Council District	CD 9 - Jan Perry
Census Tract #	2077.10
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

Special Notes	None
Zoning	C2-4D
Zoning Information (ZI)	ZI-2374 Los Angeles State Enterprise Zone ZI-2416 Downtown Design Guide Project Area ZI-2385 Greater Downtown Housing Incentive Area ZI-1117 MTA Project
General Plan Land Use	Regional Center Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	Downtown Adaptive Reuse Incentive Area
Baseline Mansionization Ordinance	No
CRA - Community Redevelopment Agency	None
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None

500 Ft School Zone

Active: California Academy for Liberal Studies - Early College High School

500 Ft Park Zone

No

**Assessor Information**

Assessor Parcel No. (APN)	5144006024
APN Area (Co. Public Works)*	0.470 (ac)
Use Code	Not Available
Assessed Land Val.	\$14,148,452
Assessed Improvement Val.	\$16,015,826
Last Owner Change	04/06/10
Last Sale Amount	\$6,609,566
Tax Rate Area	211
Deed Ref No. (City Clerk)	8-862
	594100
	169494
	1619611
	1313394

**Building 1**

Year Built	1923
Building Class	AX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	221,836.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

**Additional Information**

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Alquist-Priolo Fault Zone	No
Distance to Nearest Fault	0.92837 (km)
Landslide	No
Liquefaction	No

**Economic Development Areas**

Business Improvement District	Downtown Center
Federal Empowerment Zone	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	Los Angeles State Enterprise Zone
Targeted Neighborhood Initiative	None

**Public Safety**

Police Information	
Bureau	Central

Division	Central
Reporting District	152
Fire Information	
District / Fire Station	9
Batallion	1
Division	1
Red Flag Restricted Parking	No



## CASE SUMMARIES

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

Case Number:	CPC-2010-583-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A PROPOSED ORDINANCE ADDING SUBDIVISION 30 TO SUBSECTION A OF SECTION 12.22 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO IMPLEMENT THE PREVIOUSLY ADOPTED DOWNTOWN DESIGN GUIDE WITHIN THE EXPIRING AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2010-213-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	GPA-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number:	CPG-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	GPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED
Case Number:	ZA-1990-1166-CUE
Required Action(s):	CUE-CONDITIONAL USE EXCEPTION
Project Descriptions(s):	CONDITIONAL USE EXCEPTION FOR THE SALE OF BEER AND WINE IN A RESTAURANT WITH 35 SEATS IN THE C2-4D ZONE.
Case Number:	ZA-1978-200-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2010-214-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

Project Descriptions(s): INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

**DATA NOT AVAILABLE**

ORD-164307-SA1485

AFF-45742



ZIMAS PUBLIC

05/25/2011

City of Los Angeles  
Department of City Planning



2008 Digital Color-Ortho (1 ft res)

**Lot Ties**

**Oil Wells**

**Easement Lines**

**Zone Boundaries**

**Building Lines**

**Community Boundary**

**Lot Lines**

- Community Driveway
- Lot Cut
- Lot Line
- Lot Split
- Tract Line

Address: 617 W 7TH ST  
 APN: 5144006024  
 PIN #: 129A209 99

Tract: ORD'S SURVEY  
 Block: 21  
 Lot: FR 6  
 Arb: None

Zoning: C2-4D  
 General Plan: Regional Center Commercial



2010 P. 1

23958.4 B & P APPLICATION WORK SHEET

PREMISES ADDRESS:

617 W. 7th street  
LA 90017

LICENSE TYPE:

Off-Sale

1. 90 day rule applies: Yes / No (if yes, no stats or PC or N required)

2. CRIME REPORTING DISTRICT

Jurisdiction unable to provide statistical data.

Reporting District: 152

Total number of reporting districts: 1135

Total number of offenses: 266,457

Average number of offenses per district: 235

120% of average number of offenses: 282

Total offenses in district: 390

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

3. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract: 2077.10

Population: 1299 / County Ratio                     

Number of licenses allowed: 1

Number of existing licenses: 17

Undue concentration exists:  Yes /  No

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

Three time publication required: Yes / No

LA Metro D.O.

8/24/10

DATE

Over





I hereby certify that the information contained herein is true and correct in accordance with the records in the City Clerk's and City Planning Department Offices.

I further hereby certify that to the best of my knowledge and under penalty of perjury the attached ownership list correctly shows the latest names and addresses on the City Clerk's records and the Los Angeles County Tax Assessor's Role as of:

Peter Elias (mg)                      3/14/13  
Peter Elias                              Date

The following is a color-coded key for distribution of this material:

- GREEN      CLIENT COPY
- BLUE      BTC, INC
- PINK      CITY OF LOS ANGELES, ORIGINAL
- GOLDEN    COUNCIL DISTRICT (for 11 or 12 only)
- WHITE      NEIGHBORHOOD COUNCIL COPY

Situs Address: 617 W. 7<sup>th</sup> St.                      Total Notification: 93

**CAUTION: THIS MAP MUST BE FILED WITHIN (90) NINETY DAYS FROM THE DATE ON THE MAP.**

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ADJACENT LIST MARCH 14, 2013

1)  
SIC-WEST 7TH LLC  
220 MONTGOMERY ST #20TH  
SAN FRANCISCO CA 94104-3402

2)  
600 WILSHIRE PROPERTY LLC  
11755 WILSHIRE BLVD #1770  
LOS ANGELES CA 90025-1569

3)  
KHORSAANDI MEHRAN  
611 WILSHIRE BLVD #810  
LOS ANGELES CA 90017-2936

4)  
GOLDEN BOY WILSHIRE LLC  
626 WILSHIRE BLVD #1150  
LOS ANGELES CA 90017-2933

5)  
600 WILSHIRE PROPERTY LLC  
11755 WILSHIRE BLVD #1770  
LOS ANGELES CA 90025-1569

6)  
655 HOPE STREET CONDO ASSN  
9595 WILSHIRE BLVD #410  
BEVERLY HILLS CA 90212-2504

7)  
TANG CHANG R  
655 S HOPE ST #601  
LOS ANGELES CA 90017-3216

8)  
AYALA RAY A JR  
655 S HOPE ST #602  
LOS ANGELES CA 90017-3216

9)  
YUN MYUNG S & KUM O  
655 S HOPE ST #603  
LOS ANGELES CA 90017-3216

10)  
HARHAY THOMAS J & TARIL R  
14 BETHANY  
LAGUNA NIGUEL CA 92677-2931

11)  
SECK GROUP LLC  
1801 AVENUE OF THE STARS #1444  
CENTURY CITY CA 90067-5899

12)  
GORDILLO ARMIDA  
655 S HOPE ST #606  
LOS ANGELES CA 90017-3216

13)  
LEE FREDDY S  
655 S HOPE ST #607  
LOS ANGELES CA 90017-3216

14)  
KORNEAGAY LOLITA  
655 S HOPE ST #608  
LOS ANGELES CA 90017-3216

15)  
PARK HELEN H  
655 S HOPE ST #701  
LOS ANGELES CA 90017-3216

16)  
MARKS HOWARD E LIVING TRUST  
615 N ARDEN DR  
BEVERLY HILLS CA 90210-3509

17)  
BJORND AHL JONATHAN J & MARY A  
28 CONSERVANCY  
IRVINE CA 92618-8818

18)  
HWANG DAVID  
655 S HOPE ST #704  
LOS ANGELES CA 90017-3217

19)  
SECK GROUP LLC  
1801 AVENUE OF THE STARS #1444  
CENTURY CITY CA 90067-5899

20)  
XU AMY  
1624 RANGE CT  
DIAMOND BAR CA 91765-4318

21)  
LIU BETTY  
655 S HOPE ST #707  
LOS ANGELES CA 90017-3217

22)  
ZHANG WEN B  
655 S HOPE ST #801  
LOS ANGELES CA 90017-3217

23)  
CONDURACHE IRINA  
655 S HOPE ST #802  
LOS ANGELES CA 90017-3217

24)  
ESTRADA ROBERT  
655 S HOPE ST #803  
LOS ANGELES CA 90017-3217

25)  
REEDY EDWARD & CHARLOTTE  
655 S HOPE ST #804  
LOS ANGELES CA 90017-3220

26)  
SECK GROUP LLC  
1801 AVENUE OF THE STARS #1444  
CENTURY CITY CA 90067-5899

27)  
LAI JEREMY D & JOSELYN A  
1216 OLD MILL RD  
SAN MARINO CA 91108-1842

28)  
YUE MICHELLE W & JENNIFER K  
1725 LARK TREE WAY  
HACIENDA HEIGHTS CA 91745-3811

29)  
KIM DANIEL  
655 S HOPE ST #808  
LOS ANGELES CA 90017-3220

30)  
BLANCO JORGE L  
PO BOX 193404  
SAN JUAN PR 00919-3404

31)  
SECK GROUP LLC  
1801 AVENUE OF THE STARS #1444  
CENTURY CITY CA 90067-5899

32)  
FRANCISCO ALEXJOSEPH D  
655 S HOPE ST #903  
LOS ANGELES CA 90017-3220

33)  
HEAJUNGUM KIM  
655 S HOPE ST #1506  
LOS ANGELES CA 90017-3234

34)  
SECK GROUP LLC  
1801 AVENUE OF THE STARS #1444  
CENTURY CITY CA 90067-5899

35)  
LU PATRICK & GERTRUDE  
490 W LE ROY AVE  
ARCADIA CA 91007-7305

36)  
YUE PETER & PETER & PATRICIA  
1725 LARK TREE WAY  
HACIENDA HEIGHTS CA 91745-3811

37)  
KIM SANG C  
3115 SOJIN CRENZUM AVE #101  
LOS ANGELES CA 90007

38)  
ROTHSCHILD GERRI LIVING TRUST  
655 S HOPE ST #1002  
LOS ANGELES CA 90017-3221

39)  
ZHU XIAOHUA  
655 S HOPE ST #1003  
LOS ANGELES CA 90017-3221

40)  
STANBRIDGE INTL INVS LTD  
655 S HOPE ST #1004  
LOS ANGELES CA 90017-3221

41)  
STANBRIDGE INTL INVS LTD  
26-C SWISS CLUB RD  
SINGAPORE 28812 REPUBLIC OF SINGAPORE

42)  
PARK AMY M  
1100 WILSHIRE BLVD #2208  
LOS ANGELES CA 90017-1951

43)  
NAGATA MITSUHIRO  
655 S HOPE ST #1007  
LOS ANGELES CA 90017-3225

44)  
CHANG FRED Y  
2103 EDMORE AVE  
ROWLAND HEIGHTS CA 91748-4033

45)  
MEI TSUI  
655 S HOPE ST #1101  
LOS ANGELES CA 90017-3225

46)  
LIA KEVEN K  
2211 CHANTECLER DR  
FREMONT CA 94539

47)  
ZHU XIAO H  
655 S HOPE ST #1103  
LOS ANGELES CA 90017-3225

48)  
SOMERMAN STEVE M & MIRIAM S  
655 S HOPE ST #1104  
LOS ANGELES CA 90017-3225

49)  
SECK GROUP LLC  
1801 AVENUE OF THE STARS #1444  
CENTURY CITY CA 90067-5899

50)  
LEE MINNA  
655 S HOPE ST #1106  
LOS ANGELES CA 90017-3225

51)  
ABELLAN RICARDO & FAMILY  
1911 N BEVERLY DR  
BEVERLY HILLS CA 90210-1612

52)  
HWANG STEVE T & ALICE  
655 S HOPE ST #1201  
LOS ANGELES CA 90017-3225

53)  
MCLANE JOAN M  
655 S HOPE ST #1202  
LOS ANGELES CA 90017-3231

54)  
CORNWELL DANIEL J & INME  
655 S HOPE ST #1203  
LOS ANGELES CA 90017-3231

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ADJACENT LIST MARCH 14, 2013

55)  
BENNY HAU M D INC INC  
PO BOX 10249  
SAN BERNARDINO CA 92423-0249

56)  
SECK GROUP LLC  
1801 AVENUE OF THE STARS #1444  
CENTURY CITY CA 90067-5899

57)  
LU PATRICK & GERTRUDE  
490 W LE ROY AVE  
ARCADIA CA 91007-7305

58)  
ZHU XIAO H  
655 S HOPE ST #1207  
LOS ANGELES CA 90017-3231

59)  
KISOR STEPHEN J  
4400 GUILDHALL CT  
WESTLAKE VILLAGE CA 91361-4321

60)  
HELD LAURA A  
655 S HOPE ST #1401  
LOS ANGELES CA 90017-3231

61)  
COHEN CHLOE L  
655 S HOPE ST #1402  
LOS ANGELES CA 90017-3232

62)  
GULATI VIKAS  
746 S LOS ANGELES ST #807  
LOS ANGELES CA 90014-2184

63)  
SI WU  
655 S HOPE ST #1404  
LOS ANGELES CA 90017-3232

64)  
SECK GROUP LLC  
1801 AVENUE OF THE STARS #1444  
CENTURY CITY CA 90067-5899

65)  
BULANADI MARVIN B  
655 S HOPE ST #1406  
LOS ANGELES CA 90017-3232

66)  
KOH FAMILY TRUST  
655 S HOPE ST #1407  
LOS ANGELES CA 90017-3232

67)  
CHOW WARREN A  
28819 COVECREST DR  
RANCHO PALOS VERDES CA 90275-4701

68)  
CHANG CHIH H & HSIU H  
655 S HOPE ST #1502  
LOS ANGELES CA 90017-3232

69)  
LIN POREY  
10724 WILSHIRE BLVD #803  
LOS ANGELES CA 90024-4463

70)  
KAO MICHAEL  
150 N ORANGE GROVE BLVD  
PASADENA CA 91103-3534

71)  
HEAJUNGUM KIM  
655 S HOPE ST #1505  
LOS ANGELES CA 90017-3234

72)  
LIU JUNG J  
2502 REATA PL  
DIAMOND BAR CA 91765-3661

73)  
YUN JI SEON  
655 S HOPE ST #1507  
LOS ANGELES CA 90017-3234

74)  
SHAPIRO DAVID M TRUST  
655 S HOPE ST #1508  
LOS ANGELES CA 90017-3234

75)  
HUNT H TERRY & ANITA E  
PO BOX 2288  
AVILA BEACH CA 93424-2288

76)  
BOPP JONATHAN P  
612 S FLOWER ST #822  
LOS ANGELES CA 90017-2812

77)  
MAROTTA GINA A  
416 S SPRING ST #507  
LOS ANGELES CA 90013-1965

78)  
KIM CHRISTINA  
655 S HOPE ST #1604  
LOS ANGELES CA 90017-3234

79)  
SECK GROUP LLC  
1801 AVENUE OF THE STARS #1444  
CENTURY CITY CA 90067-5899

80)  
CASIMIRO IAN C A  
655 S HOPE ST #1606  
LOS ANGELES CA 90017-3236

81)  
KIM PAUL  
655 S HOPE ST #1607  
LOS ANGELES CA 90017-3236

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82)  
SECK GROUP LLC  
1801 AVENUE OF THE STARS #1444  
CENTURY CITY CA 90067-5899

83)  
MARKS HOWARD E LIVING TRUST  
615 N ARDEN DR  
BEVERLY HILLS CA 90210-3509

84)  
PENG CINDY S Y & CHRISTINA S Y  
15 BROWN RD  
GREAT NECK NY 11024-1404

85)  
SECK GROUP LLC  
1801 AVENUE OF THE STARS #1444  
CENTURY CITY CA 90067-5899

86)  
MARKS HOWARD E LIVING TRUST  
615 N ARDEN DR  
BEVERLY HILLS CA 90210-3509

87)  
SOUTHERN CALIF RAPID  
1 GATEWAY PLZ  
LOS ANGELES CA 90012-3745

88)  
700 SOUTH FLOWER LLC  
PO BOX 847  
CARLSBAD CA 92018-0847

89)  
GIP 7TH LTREET LLC LESSOR  
600 W 7TH ST  
LOS ANGELES CA 90017-3842

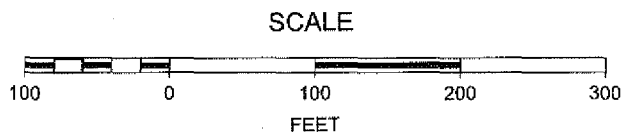
REBECCA LIDSKIN  
WALGREENS  
104 WILMOT ROAD  
MS #1420  
DEERFIELD IL 60015

ARMBRUSTER GOLDSMITH & DELVAC LLP  
11611 SAN VICENTE BLVD #900  
LOS ANGELES CA 90049  
ATTN: MATT DZUREC

GERALD WELLS CONSULTING  
GERALD WELLS  
17140 AVENIDA DE LA HERRADURA  
PACIFIC PALISADES CA 90272

13-069  
QUALITY MAPPING SERVICE  
14549 ARCHWOOD STREET #301  
VAN NUYS CA 91405

# ADJACENT NOTIFICATION MAP 617 W 7TH ST



Quality Mapping Service

14549 Archwood St Suite 301  
Van Nuys, California 91405  
Phone (818) 997-7949 - Fax (818) 997-0351  
qmapping@qesqms.com

DATE: 03-14-13

QMS: 13-069

