

TRANSMITTAL TO COUNCIL

Case No. DIR 2008-3094(RV)(PA2)	Planning Staff Name(s) and Contact No. Sue Chang – 213-978-3304	C.D. No. 9
Related Case No(s).	Last Day to Appeal July 12, 2013	

Location of Project (Include project titles, if any.)
7026 South Broadway

Applicant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.

Juan Barrales Amador (App.) 7026 South Broadway Los Angeles, CA 90003 323-303-6336	Edwin Monterossa, Jr. (O) 11533 South St. Andrews Pl. Los Angeles, CA 90047 323-759-5973	Wil Nieves (R) 21250 Hawthorne Boulevard, #700 Torrance, CA 90503 310-375-5925
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Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.

Juan Barrales Amador El Arroyo Bar 7026 South Broadway Los Angeles, CA 90003	Armando H. Chavira, attorney at law 20929 Ventura Boulevard, Ste. 47-523 Woodland Hills, CA 91364 818-884-3777
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Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, please include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description only those items which are appealable to Council.)

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


The appellant, Juan Barrales Amador, is appealing various conditions of the determination of the Zoning Administrator.

On June 27, 2013, Zoning Administrator Sue Chang, acting for the Director of Planning, pursuant to the provisions of Section 12.27.1 found that the operation of El Arroyo Bar at 7026 South Broadway has operated in partial but not full compliance with the previous determination and denied requests to delete all conditions of DIR 2008-3094(RV)(PA1) and to restore original hours of operation. The Zoning Administrator retained, added and/or modified existing conditions.

Items Appealable to Council
DIR 2008-3094(RV)(PA2)

Fiscal Impact Statement Yes No X	ENV. No., if applicable ENV 2013-011-CE	Commission Vote:
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- Please note: In addition to this transmittal sheet, Council needs:
- (1) One original and two copies of the Commission, Zoning Administrator or Director of Planning report
 - (2) Staff recommendation report
 - (3) Appeal, if applicable;
 - (4) environmental document used to approve the project, if applicable;
 - (5) public hearing notice; and (6) mailing labels
 - (7) Condo projects only: 2 copies of Determination labels (including tenants and 500 ft. radius).

Prepared by  Linn K. Wyatt	Date July 18, 2013	Contact Number 213-978-1318
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LINN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

R. NICOLAS BROWN
SUE CHANG
LOURDES GREEN
CHARLES J. RAUSCH, JR.
JIM TOKUNAGA
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
CITY PLANNING

MICHAEL J. LOGRANDE
DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

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

(213) 978-1318

FAX: (213) 978-1334

www.planning.lacity.org

July 18, 2013

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

Case No. DIR 2008-3094(RV)(PA2)
Appellants: Juan Barrales Amador
Address: 7026 South Broadway
Council District: 9
Plan: Southeast Los Angeles
Environmental: ENV 2013-011-CE

Honorable Members:

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

Appeal Request:

The appellant is appealing various conditions of the Zoning Administrator's determination.

Background: On June 27, 2013, Zoning Administrator Sue Chang, acting for the Director of Planning, pursuant to the provisions of Section 12.27.1 found that the operation of El Arroyo Bar at 7026 South Broadway has operated in partial but not full compliance with the previous determination and denied requests to delete all conditions of DIR 2008-3094(RV)(PA1) and to restore original hours of operation. The Zoning Administrator retained, added and/or modified existing conditions.

LINN K. WYATT
Chief Zoning Administrator

LKW:lmc

MASTER APPEAL FORM

City of Los Angeles – Department of City Planning

CITY COUNCIL

APPEAL TO THE: City Planning Commission
(DIRECTOR, AREA PLANNING COMMISSION, CITY PLANNING COMMISSION, CITY COUNCIL)

REGARDING CASE #: DIR 2008-3094 (RV)(PA2)

PROJECT ADDRESS: 7026 South Broadway Los Angeles, CA 90003

FINAL DATE TO APPEAL: July 12, 2013

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

APPELLANT INFORMATION – Please print clearly

Name: JUAN BARRALES AMADOR (A)(OP)

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

Self

Other: _____

Address: 7026 South Broadway
Los Angeles, CA Zip: 90003

Telephone: _____ E-mail: _____

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

Yes

No

REPRESENTATIVE INFORMATION

Name: Armando H Chevira, Attorney at Law

Address: 20929 Ventura Blvd, Ste 47-523
Woodland Hills, CA Zip: 91364

Telephone: (818)884-3777 E-mail: armandochevira@yahoo.com

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

JUSTIFICATION/REASONS FOR APPEAL

JUAN BARRALES dba EL ARROYO BAR (A)(Op)

DIR 2008-3094(RV)(PA2)

1. Hours of Operation - No nexus between imposed condition and alleged violations.
2. Number & Hours of Security Guards - No nexus between imposed condition and alleged violations.
3. Forced joining and participation in business and neighborhood watch.
No nexus between imposed condition and alleged violations.
4. Table and Chairs affixing to floor. Less intrusive means achievable by Security Guard stationed inside location condition obligating couples to refrain from dancing. Chairs not readily able to be affixed to floor. Tables achievable.
5. Lack of nexus between conditions imposed and alleged violations.
6. Economic burden of guard hours and conditions.
7. Economic burden of chairs being affixed to floor.
8. Ineffective representation at zoning hearing; in particular representative's failure to prepare adequately for foreseeable LAPD argument and crime reports. No review of LAPD reports to establish nexus. Failure to request LAPD reports prior to hearing. Failure to provide interpreter for applicant to address zoning administrator or question LAPD evidence. Failure to meet and confer with LAPD representatives.
9. No nexus between LAPD reported crimes and imposed conditions.
10. Appeal fee amount at issue.

Applicant hereby request amendment to grounds of appeal upon review of evidence presented at hearing, and submitted subsequent to hearing.

LINN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING
ADMINISTRATORS
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CITY OF LOS ANGELES
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ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
CITY PLANNING

MICHAEL J. LOGRANDE
DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

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

(213) 978-1318

FAX (213) 978-1334

www.planning.lacity.org

June 27, 2013

Juan Barrales Amador (A)(Op)
7026 South Broadway
Los Angeles, CA 90003

Edwin Monterossa, Jr. (O)
11533 South St. Andrews Place
Los Angeles, CA 90047

Wil Nieves (R)
21250 Hawthorne Boulevard, #700
Torrance, CA 90503

CASE NO. DIR 2008-3094(RV)(PA2)
REVIEW OF CONDITIONS
7026 South Broadway
Southeast Los Angeles Planning Area
Zone : C2-1VL
D. M. : 102B201
C. D. : 9
CEQA : ENV 2013-011-CE
Legal Description: Lots 71, 72, 73
and 74, Tract 4791

Pursuant to Section 12.27.1 of the Los Angeles Municipal Code and Condition No. 35 of Case No. DIR 2008-3094(RV)(PA1) dated October 25, 2011, I hereby **DETERMINE**:

that the operation of the El Arroyo Bar (formerly known as Los Amigos Bar) located at 7026 South Broadway, has operated in partial but not full compliance with the terms and conditions set forth in the last determination;

Pursuant to the provisions of Section 12.27.1 of the Los Angeles Municipal Code, I hereby **DENY**:

a request to delete All Conditions of Case No. DIR 2008-3094(RV)(PA1) and restore original hours of operation from 10 a.m. to 2 a.m. daily in lieu of 10 a.m. to 12 midnight Sunday through Thursday and 10 a.m. to 2 a.m. Friday and Saturday; and

a request to restore original operation to include pool tables and live entertainment from 7 p.m. to 11:30 p.m. Sunday through Thursday and 7 p.m. to 1:30 a.m. Friday and Saturday.

The Zoning Administrator hereby retains, adds to or modifies (as shown in underlined text and ~~strikeout~~) the existing conditions as follows:

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.



AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER



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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. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

Conditions Originating in the City Attorney Conference of December 6, 2007

6. The property owner and/or operator of the subject bar shall immediately inform the Los Angeles Police Department (LAPD) if any person is observed or suspected of being engaged in vice or alcohol related criminal activity at the bar.
7. The business owners/operators shall obtain all licenses and permits necessary for operating the business at the property, including a liquor license. The property owners shall ensure that their lessee maintains such licenses or permits.
8. **MODIFIED** - ~~The property owner and/or operator of the subject bar shall provide at least one (1) security guard on duty at the bar beginning at 7 p.m. until closing. The guard shall monitor the front door of the bar and all patrons as well as check valid identification at the door and patrol the perimeter as necessary.~~

Security guards shall be provided by the property owner and/or operator of the subject bar as follow:

- a. The State licensed guards shall be on duty at the bar beginning at 7 p.m. until 30 minutes after closing as follow:

Sunday through Thursday: two guards
Friday and Saturday: three guards

- b. At least one guard shall be located at the front entrance door between 7 p.m. and 30 minutes after closing. The guard shall monitor the front door and all patrons as well as check valid identification and patrol the perimeter as necessary.

- c. Security guards shall log status of the patrol area including nuisance activities inside and outside the bar including a parking lot. At a minimum, the log shall include date and time/hours of security patrol, names of the guards and their respective patrol area, incidents occurred and actions taken. The security log shall be kept on the premises, made available to the responsible agencies upon request, and shall be submitted with the required plan approval application.
- d. The guard shall not conduct any other activities while employed at the premises other than those of a security guard, which includes checking identification and escorting undesirable patrons off the premises. The security guards shall maintain order and prevent activity that would interfere with the quiet enjoyment of the surrounding properties and the owners, tenants and visitors of those properties. The guard shall be responsible for preventing loitering and any criminal activity on and around the restaurant including public drinking, littering, trespassing, transactions involving controlled substances, and other illegal and public nuisance activities. If unlawful activity on the property or on the sidewalk relative to loitering, drinking alcoholic beverages, or for solicitation of sex or drugs is observed or reasonably assumed, then the guard(s) shall verbally request such persons to leave the area. The guard shall request the assistance of the Los Angeles Police Department if, based upon the guard's training, the situation so warrants.

Within 30 days of the effective date of this determination, the business operator shall provide a copy of the executed contracts for security guards to the Zoning Administrator. The contracts shall include the minimum security service requirements as required by this condition. The contract shall include the names of the security firm and guards, their working hours and copies of their State guard licenses.

9. All security guards working at the bar shall be licensed by the California Bureau of Security and Investigative Services and shall be employed by a licensed private patrol operator (i.e., not an employee or family member of the property owner or the bar).
10. The security guards working at the bar shall comply with the requirements of the California Business and Professions Code Section 7582.26(f) which requires that guards wear a distinctive uniform, with a patch on each shoulder reading "private security", containing the name of the private security company for which the guards are employed. The guard shall possess his or her guard permit at all times with photographic identification and present them to law enforcement personnel upon request. Guards shall have radio communication with each other.
11. The security guards working at the bar shall be given adequate training and clear instructions to enforce applicable conditions and uphold the law.
12. **MODIFIED** - ~~Within 30~~ Within 60 days of the effective date of this action, the property owners, business owners/operators, security guards and bar employees shall attend Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los

Angeles Police Department [LAPD] to be conducted in Spanish. The property owners and business owners/operators shall maintain proof of each employee's attendance and have it available on the premise for inspection by the Los Angeles Police Department or Alcoholic Beverage Control. The property owner and/or operator of the subject bar shall require subsequent hires to attend the STAR training program within ~~60~~ 30 days of their date of hire. ~~A copy of proof of STAR training attendance shall be submitted to the Zoning Administrator.~~

All employees shall attend follow-up STAR classes every 24 months.

Within 30 days after the effective date of the subject determination, a list of employees and security guards, their hire date and written confirmation of their STAR training shall be submitted to the Zoning Administrator and shall be retained on the premises at all times and be immediately made available upon request of any Los Angeles Police officer or Department of Alcoholic Beverage Control investigator.

13. The property owner and/or operator of the subject bar shall require all employees working in the capacity of a waitress or bartender to wear a uniform and a name tag. The business owner/operator shall provide uniforms and name tags for all bar employees.
14. Signs shall be prominently posted in English and Spanish stating that California State Law prohibits sales of alcoholic beverages to persons who are under 21 years of age. Said signs shall be posted by the business owner/operator. The signs should state in at least 2-inch letters: "No Loitering or Public Drinking"; signs shall be posted outside of the location. The said signs shall be in English and Spanish.
15. Signs shall be prominently posted in English and Spanish stating that California State Law prohibits the soliciting of alcoholic beverages 303(b) PC. Said signs shall be posted in the owner/operator facility and visible to patrons.
16. The bar shall prohibit dancing at the bar.
17. **MODIFIED** - The "dance floor" area of the bar shall be covered up (e.g., tables added) by tables, chairs and other items affixed to floor to discourage non-permitted dancing.

Within 30 days from the effective date of the subject determination, evidence of compliance with this condition shall be submitted to the Zoning Administrator.

18. Signs in English and Spanish shall be posted indicating "No Dancing Allowed." The signage shall have lettering of at least 2 inches in height.
19. **MODIFIED** - Amplified music shall not be audible outside of the bar or property. No amplified music. No no live entertainment, including any band, musicians, karaoke or DJ, is permitted. No speakers shall be attached to the jukebox/stereo equipment other than what was provided by the manufacturer.

Within 30 days from the effective date of the subject determination, evidence of compliance with this condition such as removal of existing speakers, etc., shall be submitted to the Zoning Administrator.

20. A single jukebox or stereo may be maintained at the bar. However, the music shall not be audible outside of the premises.
21. The business owner/operator shall ensure adherence to the maximum occupancy for the premises (security shall use a counter at the door).
22. **MODIFIED** - The hours of operation shall be limited to 10 a.m. to ~~12 midnight~~ 11 p.m., Sunday through Thursday and 10 a.m. to ~~2~~ 12 midnight Friday and Saturday.
23. There shall only be one "public" entrance to the location. Other doors shall be designated as "employee only" entrances and used by bar patrons only to evacuate the building in case of emergency.
24. Loitering is strictly prohibited on or around these premises or the area under the control of the business owner/operator. The property owner and/or operator of the subject bar shall not permit any person, including bar occupants, to loiter (i.e., standing idly about or lingering aimlessly) in the areas adjacent to the bar. Bar patrons shall be asked to leave the area after the bar closes. Individuals loitering on the sidewalk directly in front of the bar's main entrance shall be instructed to move away from the area.
25. The property owner and/or operator of the subject bar shall post and maintain the following signs at each entry point or approach to the property; the signs should say, in English and Spanish:

"NO TRESPASSING, NO LOITERING, NO DRUGS, NO DRUG DEALERS, NO PROSTITUTION, NO WEAPONS, NO DRINKING OF ALCOHOLIC BEVERAGES IN PUBLIC. THE LOS ANGELES POLICE DEPARTMENT MAKES REGULAR AND FREQUENT PATROLS OF THIS PROPERTY."

The signage shall have lettering of at least 2 inches in height.
26. Persons shall not allow anyone to trespass on the property. The property owner and/or the operator of the subject bar shall post and maintain signs in English and Spanish at each entry point or approach to the property warning against trespassing. The signage shall have lettering of at least 2 inches in height.
27. The property owner and/or operator of the subject bar shall install and maintain a video surveillance system to capture and record images on the property and the sidewalk surrounding the property. The property shall be posted with signs in English and Spanish indicating use of a surveillance system. The property owner and/or operator of the subject bar shall routinely monitor the cameras and keep tapes for at least three weeks before re-recording. These tapes shall be kept and made available tapes to LAPD officers upon request.
28. No pay phones shall be maintained on the interior or exterior of the property.

29. No food vendor shall be allowed to sell, give away or operate on the premises under the control of the property owner or business owner/operator.
30. The property owner and/or operator of the subject bar shall install lights to illuminate the front of the bar and any adjacent parking lot area of the bar for crime prevention. Any damaged or worn out lighting shall be immediately replaced. All lighting shall be directed on-site. All exterior lighting shall be to the satisfaction of the Los Angeles Police Department and the Department of Building and Safety.
31. The property owners and/or operator of the subject bar shall provide a copy of any and all lease agreements to the City Attorney's Office or to law enforcement personnel upon request.
32. The property owner and/or operator of the bar shall install a mechanical ventilation or air conditioning system, to the satisfaction of the Department of Building and Safety. This system shall be of sufficient power to cool the inside of the premises to such a degree that it will not be necessary to open the entrance and exit doors to achieve ventilation of the establishment.

Procedure Conditions

33. **MODIFIED** - A "hot line" phone number available during hours of operation for the receipt of complaints from the community regarding the subject facility shall be posted at the entry of the bar with lettering at least 2 inches in height. The "hot line" number shall be available for callers to report to the management of the subject premises any nuisance activities originating from the premises. The phone number shall be distributed to all abutting property owners and tenants and to any other interested parties including homeowner groups who request such information.

The hot line shall be responded to within 24 hours of any complaints/inquiries received on this hot line, and documented in a log and available for review by the Los Angeles Police Department and the Zoning Administrator upon request on when the calls were received, returned and the action taken at a minimum.

Within 30 days from the effective date of this determination, the hot line number, and evidence, showing that such a number was distributed to all abutting property owners, tenants and interested parties, shall be submitted to the Zoning Administrator (e.g., addresses and owners/tenants' signatures of the abutting properties indicating that the hot line number was provided to them etc.).

34. **MODIFIED** - The operator shall make available a copy of these conditions to all employees of the bar and shall train them to insure that compliance with the conditions is monitored and enforced.

Within 30 days from the effective date of this determination, a statement signed by the employees and security guards stating that they reviewed and agree to comply with the conditions shall be submitted to the Zoning Administrator.

35. **MODIFIED** - ~~No earlier~~ later than 9 months and ~~no later than 11 months~~ from the effective date of this action, the owner/operator of the subject premises and/or the

property owner of the land shall file a Plan Approval with the Office of Zoning Administration together with a filing fee and a mailing list of owners and occupants within 500 feet of the premises to determine the effectiveness of compliance with the conditions herein, and to determine whether additional and more restrictive conditions or, fewer conditions need to be considered for the operation of the facility or whether revocation is appropriate. The matter shall be set for a public hearing.

36. ~~Within 30 days of the effective date of this action, the business owner and/or the property owner shall reimburse the City for the costs required to conduct and process the subject nuisance abatement action pursuant to Section 19.01 P of the Los Angeles Municipal Code. A check in the amount of \$2000 shall be paid to the City of Los Angeles with confirmation of payment made to the Zoning Administrator within this same time period. [DELETED BY PA1]~~
37. **Within 30 days of the effective date of this determination**, the owner of the subject property shall record a covenant and agreement with the County Recorder, in a manner suitable to the Zoning Administrator, containing all of these conditions. This Covenant and Agreement shall be maintained in full force and effect at all times that the subject bar is in business and shall not be terminated unless approved by the Zoning Administrator. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file. The City will record the covenant if the property owner does not comply with this condition as required.
38. **ADDED - The operator shall join and actively participate in the efforts of any local business neighborhood watch and shall meet with Newton Area Vice Unit representatives of the LAPD on an as-needed basis to receive appropriate training and information regarding ABC laws and procedures.**
39. **ADDED -The bar floor area shall be enclosed for controlled access by employees only. No patrons shall be permitted inside the bar area.**

Within 30 days from effective date of this action, evidence of compliance with this condition shall be submitted to the Zoning Administrator.

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

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

~~Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a~~

period of not more than six months, or by both such fine and imprisonment. (Section 11.00-M of the Municipal Code)

APPEAL PERIOD - EFFECTIVE DATE

The Zoning Administrator's determination in this matter will become effective after JULY 12, 2013, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>**. Public offices are located at:

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

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

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

NOTICE

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

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the report of the Zoning Analyst thereon, and the statements made at the public hearing before the Zoning Administrator on April 11, 2013, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find that there has been substantial compliance with the imposed conditions as based upon the provisions of Section 12.27.1 of the Municipal Code as established by the following facts:

BACKGROUND

On June 16, 1994, the Zoning Administrator (Case No. ZA 94-0284(PAB)), approved a Zoning Administrator's determination of conditional use status and approval of plans in conjunction with the on-site sale of beer only in a 3,380 square-foot bar formally known as Los Amigos Bar. There were subsequent applications for request to sell beer and wine for

on-site consumption, (Case No. ZA 2002-4048(CUB)(CUX) and Case No ZA 2003-2234(CUB)) which were dismissed inasmuch as the bar was determined to have deemed-to-be-approved conditional use status for continued on-site sale of beer and wine. The business conducted at the subject property generated community complaints and allegations which were reported to the Los Angeles Police Department. Call and arrest report documentation on and associated with the use were made which included; employee soliciting alcoholic beverages; unpermitted and illegal dance floor/dance hall use; loitering; assault and threats of assault; illegal gun possession; gunfire and vandalism.

On March 6, 2009 the Zoning Administrator (Case No. ZA 2008-3094(RV)) determined that the operation of the Los Amigos Bar constituted a public nuisance and imposed corrective conditions pursuant to Los Angeles Municipal Code Section 12.27.1 in order to mitigate adverse impacts caused by the operation of the bar. The applicant filed an appeal to the City Council (CF No. 09-0920)) of the entire decision. The City Council sustained the decision of the Zoning Administrator and adopted the findings and imposed conditions. The effectiveness of compliance with conditions was reviewed one previous time on September 8, 2011. The Zoning Administrator found under Case No. DIR 2008-3094(RV)(PA1) that the operation of the El Arroyo Bar (formally known as Los Amigos Bar had operated in partial but not full compliance with the terms and conditions set forth in the last determination and hereby retains adds to or modifies the existing conditions including;

Condition No. 35 of the determination dated October 25, 2011 states in relevant part:

35. **MODIFIED – No earlier than 9 months and no later than 11 months from the effective date of this action,** the owner/operator of the subject premises and/or the property owner of the land shall file a Plan Approval with the Office of Zoning Administration together with a filing fee and a mailing list of owners and occupants within 500 feet of the premises to determine the effectiveness of compliance with the conditions herein, and to determine whether additional and more restrictive conditions or, fewer conditions need to be considered for the operation of the facility or whether revocation is appropriate.

The applicant has filed the instant application in compliance with the above condition. A Letter of Communication – Overdue Plan Approval, dated December 4, 2012, was mailed to the owner/operator. The plan approval application was due October 10, 2012 and was filed on January 2, 2013.

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

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

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

Prior to an action by the Zoning Administrator requiring that a use be discontinued, it must be found that prior governmental efforts to eliminate the problems associated with the use

have failed and the owner or lessee has failed to demonstrate to the satisfaction of the Zoning Administrator a willingness and ability to eliminate the problems associated with the use.

Authority

The Director of Planning, through the Office of Zoning Administration, has the authority to modify, discontinue or revoke the use; or to modify, delete or impose additional corrective conditions on the operation of the existing business under Section 12.27.1 (land use impacts caused by any use) of the Los Angeles Municipal Code.

The Zoning Administrator, in the instant matter, may modify the conditions to make them more restrictive so as to protect the neighborhood, modify the conditions to make them less restrictive if deemed no longer necessary to mitigate the impacts of the use, or may revoke the authority allowing the use.

The property has dimensions of 110 feet along the east side of Broadway, 100 feet along the north side of 71st Street and a total area of 11,000 square feet or 0.25 acres in the C2-1VL Zone. The site is improved with a one-story 2,600 square-foot beer bar which seats approximately 40 persons. The project bar shares the property with an auto stereo and alarm business, which has two buildings attached to the bar and one freestanding building in the northeast corner of the level, rectangular-shaped corner parcel of land, consisting of four contiguous lots. The overall site has five striped parking spaces in the auto stereo (northerly) portion of the property. The parking is accessed off of Broadway from a driveway 20 feet south of the northerly edge of the property. The bar formerly known as "Los Amigos" is now known as the "El Arroyo Bar".

Properties to the north are zoned C2-1VL and improved with Xtreme Car Alarm and Stereo, and the King's Castle Motel. Properties to the south are zoned C2-1VL and improved with a car wash, auto use, health store and a Jack-in-the-Box. Properties to the east across a 15-foot wide improved alley are zoned R2-1 and improved with a courtyard style multi-family property. Properties to the west across Broadway are zoned C2-1VL and improved with auto repair, auto sales and tire shop.

Broadway, adjoining the property to the west is a Major Highway 100 feet in width and improved.

71st Street, adjoining the property to the south is a Local Street 60 feet in width and improved.

The alley, adjoining the property to the east is improved within asphalt pavement and concrete gutter within a 15-foot wide dedication

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

Subject site:

Case No. DIR 2008-3094(RV)(PA1) – On October 25, 2011, the Zoning Administrator, pursuant Condition No. 35 of Case No. DIR 2008-3094(RV) dated March 6, 2009, and the Council action effective as of June 29, 2009, determined that the operation of the El Arroyo Bar (formerly known as Los Amigos Bar) located

at 7026 South Broadway, had operated in partial but not full compliance with the terms and conditions. The Zoning Administrator retained, added and modified the existing conditions.

Council File No. 09-0920 – On June 16, 2009, the City Council denied the appeal from the entire decision of the Zoning Administrator in imposing conditions with respect to the operation of a bar known as Los Amigos. The City Council sustained the decision of the Zoning Administrator and adopted the findings and imposed conditions.

Case No. DIR 2008-3094(RV) – On March 6, 2009, the Zoning Administrator pursuant to Case No. ZA 2003-2234(CUB), dated July 14, 2003, dismissed the requirement for plan approval for review as thought to have been required under Condition No. 3 of the Zoning Administrator's determination of June 16, 1994 (Case No. ZA 94-0284(PAB)) for a review of compliance with conditions inasmuch as said case subsequently determined that the subject site has deemed-to-be-approved conditional use status. Therefore, the Zoning Administrator imposed the modification of the operation of a bar, known as the Los Amigos Bar, located at 7026 South Broadway, in order to mitigate adverse impacts caused by said operation and to insure that no public nuisance shall be caused by the operation of the use.

Building Permit No. 2003LA43909 (03016-10000-11345) – Issued on June 17, 2003, to comply with an order dated September 6, 2002, to enlarge existing men's restroom in bar/retail use.

Case No. ZA 2003-2234(CUB) – On June 14, 2003, the Zoning Administrator dismissed a conditional use permit and to allow the on-site sale of beer and wine having hours in a 3,380 square-foot bar (Los Amigos Bar) of 7 p.m. to 2 a.m. daily, inasmuch as the bar had been determined to have deemed-to-be-approved conditional use status for the continued sale of alcoholic beverages inasmuch as the bar was in operation and had a beer and wine license being issued prior to March 1, 1977, which is the date used to establish such deemed-to-be-approved status per ZA Memorandum No. 60 (revised March 28, 1996).

Building and Safety Board File No. 020138 – On October 18, 2002, the Board of Building and Safety Commissioners denied the appeal request for an extension of time for six months, in which to comply with LADBS' OTC, dated June 28, 2002, regarding the sale of beer and wine for on-site consumption without conditional use approval from the Zoning Administrator.

Order to Comply - Effective June 28, 2002, for violation of Case No. ZA 94-0284(PAB) Condition No. 20, authorizing a grant of two years from effective date of July 1, 1994. The approval expired on July 1, 1996.

Communication – Dated June 21, 2002, the Office of Zoning Administration requested an inspection of the Los Amigos Bar, located at 7026 South Broadway due to expiration of PAB. "Order to Comply", issued for violation of Condition No. 20 of Case No. ZA 94-0284(PAB), which authorizes a grant of two years from the effective date of July 1, 1994.

Case No. ZA 94-0284(PAB) – On June 16, 1994, the Zoning Administrator approved the on-site sale and consumption of beer only in a 3,380 square-foot bar (Los Amigos Bar) with hours of operation from 7 p.m. to 2 a.m., daily.

Permit No. 89LA25449 – Issued in 1989, for building permit for change of use from beer bar only (on-site consumption) to beer bar with one pool table.

Surrounding Properties

Case No. ZA 91-1010(CUZ) – On July 24 1992, the Zoning Administrator denied public dancing in an existing restaurant and bar located in a 2,400 square-foot commercial building in the C2-1 Zone having hours of operation from 4:30 p.m. to 1:30 a.m. daily and serving a full line of alcoholic beverages.

Case No. ZA 89-0848(CUB) – On January 25, 1990, the Zoning Administrator denied the sale of beer and wine for on-site consumption in a 1,467 square-foot restaurant, located at 7212 South Broadway.

Case No. ZA 87-0198(CUX) – On May 12, 1987, the Zoning Administrator approved a conditional use at 7208 South Broadway to permit a dance floor in conjunction with an existing bar.

The Southeast Los Angeles Community Plan Map designates the property for land uses Neighborhood Commercial with corresponding zones of CR, C1.5, C2, RAS3 and P and Height District No. 1VL. The property is within the area of the South Los Angeles Alcohol Sales Specific Plan.

Los Angeles Police Department Arrests Reports and Calls for Service from October 25, 2011 – current.

Calls for Service report for the period from October 25, 2011 to current lists 10 radio calls for a patrol unit.

- 02/15/13 Arrest for 12.27.1 LAMC – Violation of Conditions - Subject business was cited for violations of Condition No. 16 "dance floor", No. 17 "dance floor area to be covered", No. 19 "amplified music heard beyond property", No. 20 "single jukebox and cannot be heard outside the premises." (11:20 p.m.)
- 08/25/12 Three Multiple Arrests for 303 (a) PC & 12.27.1 LAMC – Violation of Conditions – Illegal solicitation of alcoholic beverages and violation of Conditions No. 16 "dance floor", No. 17 "dance floor area to be covered". (10:40 p.m.)
- 06/01/12 Los Angeles Police Department Complaint Application – Undercover Vice Officers observed illegal solicitation of alcoholic beverages, and violation of Conditions No. 16 "dance floor", No. 17 "dance floor area to be covered". No arrests were made. (11:00 p.m.)
- 07/02/12 Los Angeles Police Department Investigation of Extortion – Victim manages father's bar, suspects approached victim asked to pay \$150.00 per week or

suspects will use the bar to sell drugs. Suspects were known 18th Street gang members. (12:30 a.m.)

- 06/08/12 Los Angeles Police Department Investigation of Extortion – Suspect is an 18th Street gang member, suspect has repeatedly told victim he must let him sell drugs from his bar or pay "rent". Victim is in fear of his safety. (11:30 p.m.)
- 09/27/11 Arrest for Violation of Conditional Use Permit 12.27.1 LAMC – Violation of Condition No. 8 "two security guards on duty" and No. 9 "security must be employed by a state licensed private company". (7:05 p.m.)
- 04/03/11 Los Angeles Police Department Investigation of Battery – Victim asked intoxicated suspect to leave location. While victim was escorting suspect out of the premises the suspect punched the victim in the face. Victim struck suspect in the face in self-defense. (12:20 a.m.)
- 03/02/11 Arrest for Violation of Conditional Use Permit 12.27.1 LAMC – Violation of Condition No. 9 "security must be employed by a state licensed private company", Condition No. 13 "waitresses and bartenders wear name tags" and Condition No. 20 "requires that no music be audible outside premises". (8:10 p.m.)
- 03/01/11 Arrest for Violation of Conditional Use Permit 12.27.1 LAMC – Violation of Condition No. 8, "two security guards on duty", No. 9 "security must be employed by a state licensed private company" and No. 10 "security wear a distinct uniform, with should patch. (9:00 p.m.)

- No correspondence from the general public had been received prior to the hearing; however, at the hearing, which was held for the subject matter on April 11, 2013, the Los Angeles Police Department [LAPD] submitted seven Citizen's Declaration indicating that nuisance activities continue to occur at the subject location such as prostitution, loitering, traffic violations, fighting, public urination, lewd conduct, illegal parking, public drunkenness and drinking in public. The Declaration indicates fighting, having sex in cars and alleys, urinating, pooping outside the bar, throwing beer bottles, and a drunk driver crashing neighbor's van.

PUBLIC HEARING:

A public hearing on this matter was conducted at City Hall on April 11, 2013. In attendance and testifying were representatives of the operator/property owner and the Police Department, Newton Division and Vice Support Unit. Also at the hearing but not testifying were the operator of record and the manager.

The following is a summary of the points made in verbal testimony:

Operator's representative – Wil Nieves

- The subject bar was previously known as Los Amigos Bar.
- The business owner/operator does not own the property.

- The current business owner/operator purchased the subject bar in 2010 without any knowledge of the operating conditions.
- The subject site never had a valid permit for dancing and live entertainment and the operator is not requesting to allow dancing and live entertainment.
- Only beer is sold at the bar. No wine is sold at the subject premise.
- Patrons use street parking before 5 to 6 p.m. Parking spaces on-site are available for patrons after 5 to 6 p.m. when the adjacent retail stores close.
- The bar usually opens around 4 p.m. and opens earlier on weekends.
- Dance floor is identified by tiles and there are portable tables and chairs in the dance floor.
- There is one uniformed and armed guard in the front entrance.
- Noise heard outside is intermittent and is not constant.
- A hot line phone number was provided to the surrounding property owners.
- Fixed tables in the dance area can be required as a condition.
- Employees attended the STAR training.

Los Angeles Police Department – Officer Sanchez and Officer Dickes

- Officer Sanchez has been in the Newton Vice Unit for longer than 6 years.
- The Los Angeles Police Department [LAPD] investigated the subject bar numerous times and found that the bar continuously violated the prior conditions including Condition Nos. 15, 16, 17 and 20 relating to signage, loud music and the prohibition of dancing.
- Five calls for police service were received from the subject location in 2012.
- Seven residents submitted Citizen Declarations. Residents in the area have been complaining about nuisance activities such as drinking beer on the street, vomiting, urinating/defecation, threat, fights, illegal parking, loitering, sexual activities in the car and loud music.
- The security guard did not check patrons' age identification.
- The business owner/operator was cited by LAPD numerous times for the same violations.
- No dancing is allowed, but, the bar operator repeatedly has allowed dancing.
- The operator was advised of the violations of the conditions in Spanish.
- As recently as February, 2013, dancing was still permitted and loud music was heard outside the bar.
- The current business owner/operator has been at the site since June 15, 2009 and has repeatedly violated the conditions resulting in a drain on police resources.
- The same nuisance activities occurred 7 years ago and have continuously been occurring.
- Waitresses do not wear uniforms. LAPD investigation observed un-uniformed waitresses retrieve beer from behind the bar and serve to patrons.
- There is a stereo system at the bar.
- There was extortion by the 18th street gang members at the site.
- There are bar girl activities at the bar.
- During the LAPD investigation, waitresses solicited alcoholic beverages and asked the undercover officers to dance.
- Tables and seats in any dancing area should be fixed.
- LAPD recommends revocation of the use or more restrictive conditions.

REBUTTALOperator's Representative – Wil Nieves

- Conditions could be added to require fixed seats in the dancing area and removal of two speakers/stereo system at the bar.
- Bar area could be enclosed in order to prohibit patron access to the bar.

At the end of the public hearing, the record on the matter was maintained open to allow for the Police Department to submit calls for service for 2012 and the LAPD investigation reports for the Month of May, 2012.

WRITTEN COMMUNICATION RECEIVED SUBSEQUENT TO PUBLIC HEARING

April 15, 2013 – An e-mail from Officer Michael Dickes stating the following:

"I went through the file and did not see an arrest that was made during the month of May. Do you have a DR, arrest of RFC # I can look up to obtain the report? Also I can request the current calls for services, but the turn-around time is usually quite lengthy. Let me know the dates so I can submit them. After speaking to Officer Berumen, the below listed conditions are what we would like to see imposed on the property in the event the USE is not revoked. We were concerned that additional conditions would be ineffective, given the operator has disregarded the current CUP.

You can adjust the language as you deem necessary.

#8. Employ (3) State Licensed security guards (all hours of operation / on site), one at the door to monitor in-coming patrons, one at the bar / cashier area to insure that no one, other than employees of the bar are conducting transactions and one to be roving through-out the bar and the outside of the business monitoring for underage, intoxicated persons and any other nuisance activity.

The operator shall purchase a magnetometer or other such device to insure patrons (including women) do not enter the bar with weapons of any sort.

#12. STAR training shall be required by ALL EMPLOYEES, including that of security guards

#17. The dance floor shall tables, chairs and other items affixed to floor to prevent the operator, patrons or any other person from removing such items to dance.

#19. No amplified music. No speakers shall be attached to the jukebox / stereo equipment other than what was provided by the manufacturer. Any music that is audible outside of the premises shall be grounds for immediate remove of any and all music playing equipment.

#22. The hours of operation shall be limited to 10 a.m. to 11 p.m. daily.

The operator shall join and actively participate in the efforts of any local business neighborhood watch and shall meet with Newton Area Vice Unit representatives on an as needed basis to receive appropriate training and information regarding ABC laws and procedures.

Request a short review period of 6-months to one year to insure the operator is abiding by the Conditional Use Permit...."

April 11, 2013: An e-mail from Officer Sanchez included the following:

- Arrest reports dated February 15, 2013, September 28, 2012, June 1, 2012, June 23, 2012, August 25, 2012,
- Five calls were received from the subject bar in 2012 [January 6, June 8, August 13, December 9, and 23].

STATUS OF COMPLIANCE WITH TERMS AND CONDITIONS OF CASE NO. DIR 2008-3094(RV)(PA1) DATED OCTOBER 25, 2011

The following section identifies the degree of compliance with the extant conditions based upon testimony at the public hearing, investigative planning staff visit to the premises and other information in the case file. The project planner conducted a condition compliance inspection on March 8, 2013, with the operator and the operator's representative between 10 a.m. and 11:30 a.m.

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.

STATUS: In compliance.

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.

STATUS: In compliance.

No changes have been made to the building. There are no records of any permits to modify the building.

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.

STATUS: In compliance.

This review represents an opportunity to evaluate the effectiveness of the conditions and the operator's compliance with the operating conditions.

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.

STATUS: In compliance.

During site inspection no graffiti was observed.

5. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the city fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

STATUS: Not applicable.

Administrative condition that requires no action from operator.

Conditions Originating in the City Attorney Conference of December 6, 2007

6. The property owner and/or operator of the subject bar shall immediately inform the Los Angeles Police Department (LAPD) if any person is observed or suspected of being engaged in vice or alcohol related criminal activity at the bar.

STATUS: In compliance.

Information from the application states that the operation is in compliance and would inform the LAPD of any vice or criminal activity. No additional information was provided by the LAPD in public hearing testimony regarding compliance or non compliance with this condition.

7. The business owners/operators shall obtain all licenses and permits necessary for operating the business at the property, including a liquor license. The property owners shall ensure that their lessee maintains such licenses or permits.

STATUS: In compliance.

The project planner investigation report indicates that all current licenses and permits were displayed above the cash register.

8. The property owner and/or operator of the subject bar shall provide at least one (1) security guard on duty at the bar beginning at 7 p.m. until closing. The guard monitor the front door of the bar and all patrons as well as check valid identification at the door and patrol the perimeter as necessary.

STATUS: Could not be determined.

A service agreement with Leon Security Corporation dated March 1, 2011 was submitted to the file indicating that two guards are on duty Monday through Sunday 7 p.m. to 2 a.m. One armed and one unarmed are on duty. The service agreement was for one year. It is unclear if the contract has been renewed. At the time of the site inspection the bar was not operating and no security was required. No additional information was provided by the LAPD in public hearing testimony regarding compliance or non-compliance with this condition.

9. All security guards working at the bar shall be licensed by the California Bureau of Security and Investigative Services and shall be employed by a licensed private patrol operator (i.e., not an employee or family member of the property owner or the bar).

STATUS: Could not be determined.

Copies of State certified security guard permits for three guards are attached to the file with expiration dates of December 31, 2012, January 31, 2012 and April 30, 2011. A copy of the operator's [Leon Security Corporation] license expired on December 31, 2011. It is not clear if the guard licenses were renewed. Staff could not verify, at the time of the inspection the bar was not operating. No additional information was provided by the LAPD in public hearing testimony regarding compliance or non-compliance with this condition.

10. The security guards working at the bar shall comply with the requirements of the California Business and Professions Code Section 7582.26(f) which requires that guards wear a distinctive uniform, with a patch on each shoulder reading "private security," containing the name of the private security company for which the guards are employed. The guard shall possess his or her guard permit at all times with photographic identification and present them to law enforcement personnel upon request. Guards shall have radio communication with each other.

STATUS: In compliance.

Staff could not verify, at the time of the inspection the bar was not operating. The applicant submitted photo documentation to the file.

11. The security guards working at the bar shall be given adequate training and clear instructions to enforce applicable conditions and uphold the law.

STATUS: In compliance.

According to the applicant, the security guards are licensed and adequately trained and instructed to enforce applicable conditions and uphold the law.

12. Within 60 days of the effective date of this action, the property owners; business owners/operators, and bar employees shall attend Standardized Training for

Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department to be conducted in Spanish. The property owners and business owners/operators shall maintain proof of each employee's attendance and have it available on the premise for inspection by the Los Angeles Police Department or Alcoholic Beverage Control. The property owner and/or operator of the subject bar shall require subsequent hires to attend the STAR training program within 60 days of their date of hire. A copy of proof of STAR training attendance shall be submitted to the Zoning Administrator.

STATUS: Not in compliance.

Sign in sheets for the STAR training were submitted to the file indicating that four employees and managers [the operator and his son] attended the training on March 29, 2011 and October 4, 2011, respectively, both of which are prior to the previous compliance review determination dated October 25, 2011. However, no other documents were submitted showing that employees hired after the last determination attended the STAR training as required. The condition also requires the property owners to attend the STAR training. No information has been received to show the owner's STAR training.

13. The property owner and/or operator of the subject bar shall require all employees working in the capacity of a waitress or bartender to wear a uniform and a name tag. The business owner/operator shall provide uniforms and name tags for all bar employees.

STATUS: Not in compliance.

Photos dated November 10, 2012 and attached to the file indicate that the waitresses wear distinctive uniforms and name tags. However, testimony provided by the LAPD at the hearing as summarized in this determination indicates that waitresses are not in uniform.

14. Signs shall be prominently posted in English and Spanish stating that California State Law prohibits sales of alcoholic beverages to persons who are under 21 years of age. Said signs shall be posted by the business owner/operator. The signs should state in at least 2-inch letters: "No Loitering or Public Drinking" signs shall be posted outside of the location. The said signs shall be in English and Spanish.

STATUS: In compliance.

Photos are attached to the file. Staff observed signs in English and Spanish in the bar and posted on the exterior.

15. Signs shall be prominently posted in English and Spanish stating that California State Law prohibits the soliciting of alcoholic beverages 303(b) PC. Said signs shall be posted in the owner/operator facility and visible to patrons.

STATUS: In compliance

Photos are attached to the file. The required signage was posted in the interior of the bar.

16. The bar shall prohibit dancing at the bar.

STATUS: Not in compliance

The testimony from the LAPD at the hearing indicates the operator has allowed dancing.

17. The "dance floor" area of the bar shall be covered up (e.g., tables added) to discourage non-permitted dancing.

STATUS: Not in compliance.

Information and photos from the representative indicate that the dance floor is covered by tables and chairs to discourage patrons from non-permitted dancing. However, the LAPD undercover investigation indicates dancing continues to occur at the bar.

18. Signs in English and Spanish shall be posted indicating "No Dancing Allowed." The signage shall have lettering of at least 2 inches in height.

STATUS: In compliance.

Photos have been submitted of signs with "No Dancing Allowed" posted above the cash register.

19. Amplified music shall not be audible outside of the bar or property. No live entertainment, including any band, musicians, karaoke or DJ, is permitted.

STATUS: Not in compliance

The Alcoholic Beverage Control license prohibits any live entertainment so any band music would be also prohibited. Testimony from the LAPD at the hearing as summarized in this determination indicates that loud music was heard outside the subject bar during undercover investigations.

20. A single jukebox or stereo may be maintained at the bar. However, the music shall not be audible outside of the premises.

STATUS: Not in compliance

A jukebox exists in the bar. Testimony from the LAPD at the hearing as summarized in this determination indicates that loud music was heard outside the subject bar during undercover investigations.

21. The business owner/operator shall ensure adherence to the maximum occupancy for the premise (security shall use a counter at the door).

STATUS: In compliance.

LA County health permit observed by staff, indicate occupancy of 65 to 150. The compliance reports submitted to the file indicates that security maintains a patron guest counter at the door as required. No comments were received indicating that this condition is in non-compliance.

22. The hours of operations shall be limited to 10 a.m. to 12 midnight, Sunday through Thursday and 10 a.m. to 2 a.m. Friday and Saturday.

STATUS: In compliance.

Photos submitted to the file indicate the above hours of operation are posted at the entrance of the premises. Per the operator, the bar is not open during the daytime and only opens at 4 p.m. The project planner reports that hours of operation from 10 a.m. to 12 midnight, Sunday through Thursday and 10 a.m. to 2 a.m. Friday and Saturday, are posted at the front entrance.

23. There shall only be one "public" entrance to the location. Other doors shall be designated as "employee only" entrances and used by bar patrons only to evacuate the building in case of emergency.

STATUS: In compliance.

The application states that there is only one public entrance to the location, at Broadway and 71st Street. All other doors are closed to the public and are designated as "employee only" entrances. Investigative staff observed three entrances, a main entrance and two side entrances one fronting 71st Street and another fronting Broadway. Staff observed three entrances, a main entrance and two side entrances one fronting 71st Street and another fronting Broadway. Staff did observe "employee only" signs.

24. Loitering is strictly prohibited on or around these premises or the area under the control of the business owner/operator. The property owner and/or operator of the subject bar shall not permit any person, including bar occupants, to loiter (i.e., standing idly about or lingering aimlessly) in the areas adjacent to the bar. Bar patrons shall be asked to leave the area after the bar closes. Individuals loitering on the sidewalk directly in front of the bar's main entrance shall be instructed to move away from the area.

STATUS: In compliance.

Citizen's Declarations submitted by the LAPD at the hearing indicate that loitering is a problem at this location. Investigative staff was unable to verify. However, the operator states that upon closing of the bar all patrons are asked to leave the areas adjacent to and

surrounding the bar. Individuals loitering on the sidewalk directly in front of the bar's entrance will be instructed to move away from the area. No comments were received from the LAPD whether loitering has been a problem at this location.

25. The property owner and/or operator of the subject bar shall post and maintain the following signs at each entry point or approach to the property; the signs should say, in English and Spanish:

"NO TRESPASSING, NO LOITERING, NO DRUGS, NO DRUG DEALERS, NO PROSTITUTION, NO WEAPONS, NO DRINKING OF ALCOHOLIC BEVERAGES IN PUBLIC. THE LOS ANGELES POLICE DEPARTMENT MAKES REGULAR AND FREQUENT PATROLS OF THIS PROPERTY."

The signage shall have lettering of at least two inches in height.

STATUS: In compliance.

Photos are provided in the file.

26. Persons shall not allow anyone to trespass on the property. The property owner and/or the operator of the subject bar shall post and maintain signs in English and Spanish at each entry point or approach to the property warning against trespassing. The signage shall have lettering of at least 2 inches in height.

STATUS: In compliance.

Photos are provided in the file. Investigative staff did observe a sign is posted in English and Spanish warning any person against trespassing on the property.

27. The property owner and/or operator of the subject bar shall install and maintain a video surveillance system to capture and record images on the Property and the sidewalk surrounding the property. The property shall be posted with signs in English and Spanish indicating use of a surveillance system. The property owner and/or operator of the subject bar shall routinely monitor the cameras and keep tapes for at least three weeks before re-recording. These tapes shall be kept and made available tapes to LAPD officers upon request.

STATUS: In compliance.

During site investigation, staff observed a video system that streams to a DVD player. The property was posted with signs, both, in English and Spanish indicating use of a surveillance system.

28. No pay phones shall be maintained on the interior or exterior of the property.

STATUS: In compliance.

No pay phones were observed on the property.

29. No food vendor shall be allowed to sell, give away or operate on the premises under the control of the property owner or business owner/operator.

STATUS: In compliance.

The application states that food trucks or vendors are not allowed outside of the premises. No evidence to the contrary has been submitted.

30. The property owner and/or operator of the subject bar shall install lights to illuminate the front of the bar and any adjacent parking lot area of the bar for crime prevention. Any damaged or worn out lighting shall be immediately replaced. All lighting shall be directed on-site. All exterior lighting shall be to the satisfaction of the Los Angeles Police Department and the Department of Building and Safety.

STATUS: In compliance.

The subject site has sufficient lighting standards at the front of the site which appear are set so as not to disturb the adjoining residential neighborhood.

31. The property owners and/or operator of the subject bar shall provide a copy of any and all lease agreements to the City Attorney's Office or to law enforcement personnel upon request.

STATUS: In compliance.

The application states that a copy of the lease agreement is maintained on-site and is available to all enforcement personnel and is attached to the file. A lease agreement was submitted with the current application indicating that the lease will terminate on June 14, 2014.

32. The property owner and/or operator of the bar shall install a mechanical ventilation or air conditioning system, to the satisfaction of the Department of Building and Safety. This system shall be of sufficient power to cool the inside of the premises to such a degree that it will not be necessary to open the entrance and exit doors to achieve ventilation of the establishment.

STATUS: In compliance.

Photographs submitted to the file indicate an AC system was installed.

Procedure Conditions

33. A "hot line" phone number available during hours of operation for the receipt of complaints from the community regarding the subject facility shall be posted at the entry of the bar with lettering at least 2 inches in height. The "hot line" number shall be available for callers to report to the management of the subject premises any nuisance activities originating from the premises. The phone number shall be

distributed to all abutting property owners and tenants and to any other interested parties including homeowner groups who request such information.

STATUS: Not in compliance.

Investigative staff reports that a "hot line" phone number [323-757-4057] is posted on the entrance door. Staff attempted to call the number numerous times, but, no one picked up the phone. It is not clear it is a working number and how the hot line number was provided to the neighbors.

34. The operator shall make available a copy of these conditions to all employees of the bar and shall train them to insure that compliance with the conditions is monitored and enforced.

STATUS: In compliance.

Investigative staff requested the conditions from the operator and he immediately made them available to staff.

35. No earlier than 9 months and no later than 11 months from the effective date of this action, the owner/operator of the subject premises and/or the property owner of the land shall file a Plan Approval with the Office of Zoning Administration together with a filing fee and a mailing list of owners and occupants within 500 feet of the premises to determine the effectiveness of compliance with the conditions herein, and to determine whether additional and more restrictive conditions or, fewer conditions need to be considered for the operation of the facility or whether revocation is appropriate. The matter shall be set for a public hearing.

STATUS: Belated compliance.

The application was due on October 9, 2012. The Plan Approval application was file on January 2, 2013 after a letter informing the owner/operator for an over-due plan application was received.

36. ~~Within 30 days of the effective date of this action, the business owner and/or the property owner shall reimburse the City for the costs required to conduct and process the subject nuisance abatement action pursuant to Section 19.01 P of the Los Angeles Municipal Code. A check in the amount of \$2000 shall be paid to the City of Los Angeles with confirmation of payment made to the Zoning Administrator within this same time period. [DELETED BY PA1]~~

37. Within 30 days of the effective date of this determination, the owner of the subject property shall record a covenant and agreement with the County Recorder, in a manner suitable to the Zoning Administrator, containing all of these conditions. This Covenant and Agreement shall be maintained in full force and effect at all times that the subject bar is in business and shall not be terminated unless approved by the Zoning Administrator. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file. The City will record the covenant if the property owner does not comply with this condition as required.

STATUS: Belated compliance.

A covenant was recorded on December 26, 2012. The original due date was December 9, 2011.

MODIFICATIONS AND ADDITIONS TO CONDITIONS ESTABLISHED HEREIN

The following modifications to extant conditions have been made based upon the current review:

Condition No. 8 – This condition has been modified to increase the number of required security guards. The bar currently opens at 4 p.m. although it is permitted to open earlier. It is also anticipated that if the bar were to open earlier, there is no evidence that it would need additional security during that time. The Los Angeles Police Department recommends three security guards during all hours of operation, one at the door to monitor incoming patrons, one at the bar/cash area to ensure that no one other than employees of the bar conduct the sale of alcoholic beverages and one to patrol throughout the bar and the outside of the business to monitor underage, intoxicated persons and any other nuisance activity. Considering that the next compliance review is required within 9 months after this action and the conditions were modified by this action resulting in reduced operating hours, removal of the existing speakers and prohibition of amplified music, etc., two guards and three guards are required during the week and weekends, respectively. If the guards required herein are found to be inadequate in mitigating nuisance activities during the next compliance review, additional guards may be required.

Condition No. 12 – This condition has been modified to include security guards to attend STAR training and to require all employees to attend follow-up STAR classes every 24 months.

Condition No. 17 - This condition has been modified to prevent dancing on the dance floor by covering the dance floor with tables and other items affixed to floor. Even though dancing is not permitted at the bar, the LAPD investigations indicate that dancing has been permitted by the operator.

Condition No. 19 – This condition has been modified to mitigate loud music that can be heard outside the bar. The existing speakers are required to be removed and no amplified music is permitted.

Condition No. 22 – This condition has been modified to reduce the hours of operation.

Condition No. 33 – This condition has been modified to require complaints received on the hot line number to be recorded in a log, which shall be available for review by the LAPD and the responsible agencies upon request.

Condition No. 34 - This condition has been modified to require all employees and security guards to review and agree to comply with the operating conditions.

Condition No. 35 – This condition has been modified to require the next compliance review application to be filed within 9 months after this action.

Condition No. 38. – This condition has been added to require the operator to participate in any local business neighborhood watch and to meet with the LAPD on an as needed basis to receive appropriate training and information relative to the operation of the bar.

Condition No. 39. - This condition has been added to require the bar floor area to be enclosed for controlled access by employees only in order to prevent patron access to the area behind the bar counter.

FINDINGS

The El Arroyo Bar, under its former name of Los Amigos Bar, was determined to be a public nuisance as established in Section 12.17.1 of the Los Angeles Municipal Code by the Zoning Administrator on March 6, 2009, and affirmed by the action of the City Council on appeal, which became effective on June 29, 2009.

The operator at the time of the original nuisance hearing in 2008 on this matter is no longer affiliated with the operation of the bar and a new operator is in place. The subject bar has been under the current business owner/operator since 2009. The Alcoholic Beverage Control [ABC] issued the ABC License [No. 480309] to the current operator [Juan Barrales Amador] on November 19, 2009 with an expiration date of October 31, 2013. The lease of the subject premise will terminate on June 14, 2014.

On October 25, 2011, the Zoning Administrator reviewed condition compliance under Case No. DIR 2008-3094(RV)(PA1) and determined that full compliance with the operating conditions were not attained. The current operator was a relatively new operator and was apparently not made aware that such conditions existed until the condition compliance was reviewed in 2011. However, it is obvious that the current operator has been made aware of the conditions since 2011 when the prior compliance review determination was made.

Testimony from the Los Angeles Police Department and Citizen's Declarations indicate that the operator has failed to comply with the operating conditions. It was noted in the prior 2011 action "... ***Noted herein is the fact that dancing, which was conducted on the premises previously under the prior operator has never been legally permitted and has no deemed-to-be approved conditional use status for any future conduct on-site. A separate conditional use permit for patron dancing would need to be applied for if such an activity is proposed in the future.***" However, patron dancing is continuously being permitted. Employees do not wear a uniform and a name tag. Loud music was heard from outside the bar. The hot line number 323-757-4057 is not picked up. The operator did not file the subject application until an overdue letter of the required application was sent by the Planning Department. A Covenant and Agreement was due to be recorded by December 9, 2011; however, it was not filed until December 26, 2012. The LAPD investigative report on February 15, 2013 states in part "... *During this investigation my partner and I observed two male Hispanic patrons enter and one exit the bar who showed obvious signs of intoxication. The males displayed obvious difficulty maintaining their balance and walking with a slow staggered gait. I directed Barrales's attention to the intoxicated individuals and advised him that he has a responsibility not to over serve alcoholic beverages to his patrons and to deny alcoholic service to patrons who enter his bar showing obvious signs of intoxication. Barrales stated he does not ...*" The LAPD discussed the non-compliance issues with the operator numerous times in English and in Spanish. However, the operator has failed to correct the deficiencies.

This has in part led to the Police Department's position of not recommending a relaxation of certain conditions associated with the number of security guards, hours and certain entertainment that in the past contributed to community nuisance impacts.

Since the operator has shown a lack of responsibility complying with the conditions, the applicant's requests to allow extended hours of operation, pool tables and live entertainment have been denied. The number of security guards has been increased. The operator is required to remove speakers in order to mitigate loud music being heard outside the bar. No live entertainment of any kind is permitted. The hours of operation has been reduced with closing hours at 11 p.m. during the week and at 12 midnight on weekends.

A plan approval is required to be filed within nine (9) months of this action in recognition that the bar operation will need to further prove that it is operating within the limits of the conditions. This will allow an opportunity to assess the operation and determine if any relaxation of conditions can be justified or if the operation has been problematic. At such time, an extension of hours and the inclusion of live entertainment can be evaluated with a more solid record of the operator's track record given the revised conditions. If there is any indication of problems, the outcome may lead to a revocation, which would need to be rendered in compliance with all required City regulations. However, the objective is to have results that allow the use to be a viable asset to the community and a good track record could result in modifications of conditions that allow the operator to also meet his objectives in a manner which does not generate nuisance concerns.

It should be noted that the property owner has not changed since 2008 and the responsibility for informing the operator and assuring compliance with the conditions lie primarily with the property owner. Thus, it does not appear that there was a willingness from or any effort made by the property owner to ensure ongoing compliance with the revocation conditions.

The Zoning Administrator hereby finds that the site at 7026 South Broadway would without the imposition of the corrective conditions previously established and modified herein continue to adversely impact nearby uses, jeopardize or endanger public health or safety of persons residing or working on the premises or in the surrounding area, continue to constitute a public nuisance and continue to repeat instances of nuisance activities. It is through these conditions that the use can be made compatible with the neighborhood and their continued existence and compliance is intended to bring any potential nuisance problems under control.

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

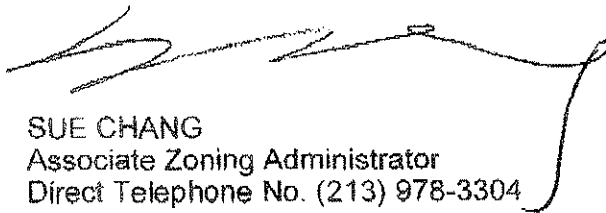
It is the purpose of these proceedings, under Ordinance No. 171,740 to provide a just and equitable method to be cumulative with and in addition to any other remedy available for the abatement of public nuisance activities.

It is further determined that the instant action by the Zoning Administrator is in compliance with all the procedures as set forth in Section 12.27.1 of the Municipal Code and has been

conducted so as not to impair the constitutional right of any person. Further, conditions imposed are not so onerous as to prevent the viable operation of the business.

The owner/operator of this business has been afforded the opportunity to review the file in advance of the hearing which was duly noticed and testify to any allegations concerning the impacts of the operation of El Arroyo Bar. The operator and a representative were in attendance and testimony was provided through their representative at the public hearing.

MICHAEL LOGRANDE
Director of Planning



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

SC:lmc

cc: Councilmember Jan Perry
Ninth District
~~Acting Deputy Mayor~~

Office: Van Nuys
Applicant Copy
 Application Invoice No: 12185

City of Los Angeles
 Department of City Pla



City Planning R

NOTICE: The staff of the Planning Department will analyze your request a application, regardless of whether or not you obtain th

This filing fee is required by Chapter



LA Department of Building and Safety
 VN 0017 202012867 7/10/2013 3:21:32 PM

PLAN & LAND USE \$4,250.00
 ONE STOP SURCH \$85.00
 CITY PLAN SURCH \$255.00
 OPERATING SURCHG \$297.50
 GEN PLAN MAINT SURCH \$212.50

Receipt #: 0202048116

Sub Total: \$5,100.00

Applicant: EL ARROYO BAR - AMADOR, JUAN BARRALES
 Representative: ATTORNEY AT LAW - CHAVIRA, ARMANDO H. (B:818-8840777)
 Project Address: 7026 S BROADWAY, 90003

NOTES:

Item	Fee	%	Charged Fee
APPEAL BY APPLICANT-85%OF THE APPLICATION FEE (Enter application fee amount) *	\$5,000.00	85%	\$4,250.00
Case Total			\$4,250.00

Item	Charged Fee
Fees Subject to Surcharges*	\$4,250.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total *	\$4,250.00
Expediting Fee	\$0.00
OSS Surcharge (2%)	\$85.00
Development Surcharge (6%)	\$255.00
Operating Surcharge (7%)	\$297.50
General Plan Maintenance Surcharge (5%)	\$212.50
Grand Total	\$5,100.00
Total Credit	\$0.00
Total Invoice	\$5,100.00
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$5,100.00

LA Department of Building and Safety
 VN 0017 202012867 7/10/2013 3:21:32 PM

PLAN & LAND USE \$4,250.00
 ONE STOP SURCH \$85.00
 CITY PLAN SURCH \$255.00
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Sub Total: \$5,100.00

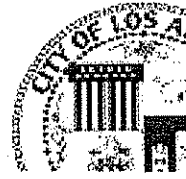
Receipt #: 0202048116

Council District: 9
 Plan Area: Southeast Los Angeles
 Processed by CHEW, DENNIS on 07/10/2013
 Signature: *[Signature]*

CHEW # 5550/1220

Office: Downtown
 Return to Planning Copy
 Application Invoice No: 9869

City of Los Angeles
 Department of City Planning



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.

City Planning Request

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

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

Applicant: EL ARROYO BAR - BARRALES AMADOR, JUAN (B:323-3036336)
Representative: NIEVES AND ASSOCIATES - NIEVES, WIL (B:310-3755925)
Project Address: 7026 S BROADWAY, 90003

NOTES:

DIR-2008-3094-RV-PA2			
Item	Fee	%	Charged Fee
PLAN APPROVAL FOR RV CASE - Initial Deposit	\$5,000.00	100%	\$5,000.00
Case Total			\$5,000.00
ENV-2013-11-CE			
Item	Fee	%	Charged Fee
CATEGORICAL EXEMPTION (each) *	\$81.00	100%	\$81.00
Case Total			\$81.00

Item	Charged Fee
Fees Subject to Surcharges*	\$81.00
Fees Not Subject to Surcharges	\$5,000.00
Plan & Land Use Fees Total	\$5,081.00
Expediting Fee	\$0.00
OSS Surcharge (2%)	\$1.62
Development Surcharge (6%)	\$4.86
Operating Surcharge (7%)	\$5.67
General Plan Maintenance Surcharge (5%)	\$4.05
Grand Total	\$5,097.20
Total Credit	\$0.00
Total Invoice	\$5,097.20
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$5,097.20

Council District: 9
 Plan Area: Southeast Los Angeles
 Processed by PEREZ, ALFREDO on 01/02/2013
 Signature: _____



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

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

CASE NUMBER: BTCID: VO13-426

REFERENCE: DATE: 7/10/2013

SITE ADDRESS: 7026 S BROADWAY

AUTHORIZED BY: RIVA

DESCRIPTION OF SERVICES AND FEES:

Labels and Mailing Preparation - Number	0	x \$1.77	
Mailing Only - Number	0	x \$1.42	
Appeals - Number	331	x \$1.52	\$503.12
Posting of Site - Number of signs	1	x \$75.00 (1 st)	\$135.00
	1	x \$60.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$12.20
All Weather Posting (optional)		\$20.00	
Removal of Signs (optional)	0	\$50.00	

TOTAL DUE: \$650.32

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

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

X

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

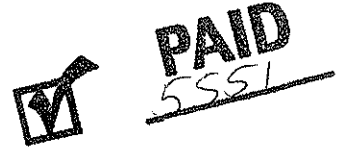
X

Refunds and Credits only valid one year from the original filing date. Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices. If case goes to appeal, processing & mailing costs of \$1.52/label will be paid.

X

Signature: 
 Telephone: (818) 884-3777
 Print Name: ARMANDO H CHAVIRA, ATTORNEY AT LAW

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



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

STAFF INVESTIGATOR REPORT

March 28, 2013

Juan Barrales Amador (A)(Op)
7026 South Broadway
Los Angeles, CA 90003

Edwin Monterossa, Jr. (O)
11533 South St. Andrews Place
Los Angeles, CA 90047

Wil Nieves (R)
21250 Hawthorne Boulevard, #700
Torrance, CA 90503

CASE NO. DIR 2008-3094(RV)(PA2)
REVIEW OF COMPLIANCE WITH
CONDITIONS AND POSSIBLE
REVOCATION OF USE
7026 South Broadway
Southeast Los Angeles Planning Area
Zone : C2-1VL
D. M. : 102B201
C. D. : 9
CEQA : ENV 2013-011-CE
Legal Description: Lots 71, 72, 73
and 74, Tract 4791

Request

1) A Plan Approval, pursuant to Los Angeles Municipal Code Section 12.27.1 and Condition No. 35 of the Zoning Administrator's determination dated October 25, 2011 for the purpose of reviewing compliance with the conditions and effectiveness of the conditions in eliminating the public nuisance problems; 2) Delete All Conditions of Case No. DIR 2008-3094(RV)(PA1) and restore original hours of operation 10 a.m. to 2 a.m. daily in lieu of 10: a.m. to 12 midnight Sunday through Thursday and 10 a.m. to 2 a.m. Friday and Saturday. In addition, restore original operation to include pool tables and live entertainment from 7 p.m. to 11:30 p.m. Sunday through Thursday and 7 p.m. to 1:30 a.m. Friday and Saturday.

The purpose of the hearing is to obtain testimony of the property owner and/or business operator, plus affected and/or interested persons regarding the operation of the El Arroyo Bar, use location address: 7026 South Broadway, (property location addresses of: 7022, 7024 and 7026 South Broadway; 253 West 71st Street). Following the hearing, the Zoning Administrator may require the discontinuance of the use; or modify, delete or impose additional conditions regarding its use as a bar selling beer and wine in order to mitigate any land use impacts caused by the use. The public is also invited to submit written comments prior to the hearing.

Background

On June 16, 1994, the Zoning Administrator (Case No. ZA 94-0284(PAB)), approved a Zoning Administrator's determination of conditional use status and approval of plans in

auto stereo and alarm business, which has two buildings attached to the bar and one freestanding building in the northeast corner of the level, rectangular-shaped corner parcel of land, consisting of four contiguous lots. The overall site has five striped parking spaces in the auto stereo (northerly) portion of the property. The parking is accessed off of Broadway from a driveway 20 feet south of the northerly edge of the property. The bar formerly known as "Los Amigos" is now known as the "El Arroyo Bar".

The Project

Staff conducted a condition compliance inspection on March 8, 2013, with the operator and the operator's representative between 10 a.m. and 11:30 a.m.

Staff observed the following regarding the October 25, 2011, Zoning Administrator's determination of Case No. DIR 2008-3094(RV)(PA1):

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.

Comment: Zoning Administrator's discretion.

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.

Comment: The building is in substantial conformance with the site plan. Research indicates that no new permits were requested altering the existing structure.

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.

Comment: Zoning Administrator's discretion.

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.

Comment: No graffiti was observed during the site inspections.

5. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall

guards are employed. The guard shall possess his or her guard permit at all times with photographic identification and present them to law enforcement personnel upon request. Guards shall have radio communication with each other.

Comment: Staff could not verify, at the time of the inspection the bar was not operating. The applicant submitted photo documentation to the file.

11. The security guards working at the bar shall be given adequate training and clear instructions to enforce applicable conditions and uphold the law.

Comment: Staff could not verify, at the time of the inspection the bar was not operating.

12. **MODIFIED** – Within 60 days of the effective date of this action, the property owners, business owners/operators, and bar employees ~~to~~ shall attend Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department to be conducted in Spanish. ~~within 30 days of the effective date of this Letter of Determination.~~ The property owners and business owners/operators shall maintain proof of each employee's attendance and have it available on the premise for inspection by the Los Angeles Police Department or Alcoholic Beverage Control. The property owner and/or operator of the subject bar shall require subsequent hires to attend the STAR training program within 60 days of their date of hire. A copy of proof of STAR training attendance shall be submitted to the Zoning Administrator.

Comment: Information from the previous file state that STAR training was conducted on October 4, 2011.

13. The property owner and/or operator of the subject bar shall require all employees working in the capacity of a waitress or bartender to wear a uniform and a name tag. The business owner/operator shall provide uniforms and name tags for all bar employees.

Comment: Photos attached to the file indicate that the waitresses do wear distinctive uniforms and name tags. Staff could not verify at the time of the site investigation because the bar was not operating.

14. Signs shall be prominently posted in English and Spanish stating that California State Law prohibits sales of alcoholic beverages to persons who are under 21 years of age. Said signs shall be posted by the business owner/operator. The signs should state in at least 2-inch letters: "No Loitering or Public Drinking"; signs shall be posted outside of the location. The said signs shall be in English and Spanish.

Comment: Staff observed signs in English and Spanish in the bar and posted on the exterior.

23. There shall only be one "public" entrance to the location. Other doors shall be designated as "employee only" entrances and used by bar patrons only to evacuate the building in case of emergency.

Comment: The application states that there is only one public entrance to the location, at the Broadway and 71st Street. All other doors are closed to the public and are designated as "employee only" entrances. Staff observed three entrances, a main entrance and two side entrances one fronting 71st Street and another fronting Broadway. Staff did observe "employee only" signs.

24. Loitering is strictly prohibited on or around these premises or the area under the control of the business owner/operator. The property owner and/or operator of the subject bar shall not permit any person, including bar occupants, to loiter (i.e., standing idly about or lingering aimlessly) in the areas adjacent to the bar. Bar patrons shall be asked to leave the area after the bar closes. Individuals loitering on the sidewalk directly in front of the bar's main entrance shall be instructed to move away from the area.

Comment: The applicant states that upon closing of the bar all patrons are asked to leave the areas adjacent to and surrounding the bar. Individuals loitering on the sidewalk directly in front of the bar's entrance will be instructed to move away from the area.

25. The property owner and/or operator of the subject bar shall post and maintain the following signs at each entry point or approach to the property; the signs should say, in English and Spanish:

"NO TRESPASSING, NO LOITERING, NO DRUGS, NO DRUG DEALERS, NO PROSTITUTION, NO WEAPONS, NO DRINKING OF ALCOHOLIC BEVERAGES IN PUBLIC. THE LOS ANGELES POLICE DEPARTMENT MAKES REGULAR AND FREQUENT PATROLS OF THIS PROPERTY."

The signage shall have lettering of at least 2 inches in height.

Comment: In compliance. See Photos.

26. Persons shall not allow anyone to trespass on the property. The property owner and/or the operator of the subject bar shall post and maintain signs in English and Spanish at each entry point or approach to the property warning against trespassing. The signage shall have lettering of at least 2 inches in height.

Comment: Staff did observe a sign is posted in English and Spanish warning any person against trespassing on the property.

27. **MODIFIED** – ~~In consultation with Officer Ruiz (Telephone Number 323-846-6559),~~ The property owner and/or operator of the subject bar shall install and maintain a video surveillance system to capture and record images on the Property and the sidewalk surrounding the property. The property shall be posted

Procedure Conditions

33. **MODIFIED** – A "hot line" phone number available during hours of operation for the receipt of complaints from the community regarding the subject facility shall be posted at the entry of the market bar with lettering at least 2 inches in height. The "hot line" number shall be available for callers to report to the management of the subject premises any nuisance activities originating from the premises. The phone number shall be distributed to all abutting property owners and tenants and to any other interested parties including homeowner groups who request such information.

Comment: A "hot line" phone number is available during hours of operation to receive complaints. It is posted on the entrance door (see photo).

34. The operator shall make available a copy of these conditions to all employees of the bar and shall train them to insure that compliance with the conditions is monitored and enforced.

Comment: Staff requested the conditions from the operator and he immediately complied and made them available to staff.

35. **MODIFIED** – No earlier than 5 9 months and no later than 6 11 months from the effective date of this action, the owner/operator of the subject premises and/or the property owner of the land shall file a Plan Approval with the Office of Zoning Administration together with a filing fee and a mailing list of owners and occupants within 500 feet of the premises to determine the effectiveness of compliance with the conditions herein, and to determine whether additional and more restrictive conditions or, fewer conditions need to be considered for the operation of the facility or whether revocation is appropriate. The matter shall be set for a public hearing.

Comment: The Plan Approval application was file on January 2, 2013. The application was due on October 9, 2012.

36. ~~**DELETED** – Within 30 days of the effective date of this action, the business owner and/or the property owner shall reimburse the City for the costs required to conduct and process the subject nuisance abatement action pursuant to Section 19.01 P of the Los Angeles Municipal Code. A check in the amount of \$2000 shall be paid to the City of Los Angeles with confirmation of payment made to the Zoning Administrator within this same time period.~~

37. **Within 30 days of the effective date of this determination**, the owner of the subject property shall record a covenant and agreement with the County Recorder, in a manner suitable to the Zoning Administrator, containing all of these conditions. This Covenant and Agreement shall be maintained in full force and effect at all times that the subject bar is in business and shall not be terminated unless approved by the Zoning Administrator. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the

operated in partial but not full compliance with the terms and conditions. The Zoning Administrator retained, added and modified the existing conditions.

Council File No. 09-0920 – On June 16, 2009, the City Council denied the appeal from the entire decision of the Zoning Administrator in imposing conditions with respect to the operation of a bar known as Los Amigos. The City Council sustained the decision of the Zoning Administrator and adopted the findings and imposed conditions.

Case No. DIR 2008-3094(RV) – On March 6, 2009, the Zoning Administrator pursuant to Case No. ZA 2003-2234(CUB), dated July 14, 2003, dismissed the requirement for plan approval for review as thought to have been required under Condition No. 3 of the Zoning Administrator's determination of June 16, 1994 (Case No. ZA 94-0284(PAB)) for a review of compliance with conditions inasmuch as said case subsequently determined that the subject site has deemed-to-be-approved conditional use status. Therefore, the Zoning Administrator imposed the modification of the operation of a bar, known as the Los Amigos Bar, located at 7026 South Broadway, in order to mitigate adverse impacts caused by said operation and to insure that no public nuisance shall be caused by the operation of the use.

Building Permit No. 2003LA43909 (03016-10000-11345) – Issued on June 17, 2003, to comply with an order dated September 6, 2002, to enlarge existing men's restroom in bar/retail use.

Case No. ZA 2003-2234(CUB) – On June 14, 2003, the Zoning Administrator dismissed a conditional use permit and to allow the on-site sale of beer and wine having hours in a 3,380 square-foot bar (Los Amigos Bar) of 7 p.m. to 2 a.m. daily, inasmuch as the bar had been determined to have deemed-to-be-approved conditional use status for the continued sale of alcoholic beverages inasmuch as the bar was in operation and had a beer and wine license being issued prior to March 1, 1977, which is the date used to establish such deemed-to-be-approved status per ZA Memorandum No. 60 (revised March 28, 1996).

Building and Safety Board File No. 020138 – On October 18, 2002, the Board of Building and Safety Commissioners denied the appeal request for an extension of time for six months, in which to comply with LADBS' OTC, dated June 28, 2002, regarding the sale of beer and wine for on-site consumption without conditional use approval from the Zoning Administrator.

Order to Comply - Effective June 28, 2002, for violation of Case No. ZA 94-0284(PAB) Condition No. 20, authorizing a grant of two years from effective date of July 1, 1994. The approval expired on July 1, 1996.

Communication – Dated June 21, 2002, the Office of Zoning Administration requested an inspection of the Los Amigos Bar, located at 7026 South Broadway due to expiration of PAB. "Order to Comply", issued for violation of Condition No. 20 of Case No. ZA 94-0284(PAB), which authorizes a grant of two years from the effective date of July 1, 1994.

Flood Hazard Evaluation

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the property is located in Zone C, areas of minimal flooding.

Environmental Clearance

On January 2, 2013, the project was issued a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV 2011-1210-CE, for a Categorical Exemption, Class 21, Category 2, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

Comments from Other Departments or the General Public

Los Angeles Police Department Arrests Reports and Calls for Service from October 25, 2011 – current.

Calls for Service report for the period from October 25, 2011 to current lists 10 radio calls for a patrol unit.

- 02/15/13 Arrest for 12.27.1 LAMC – Violation of Conditions - Subject business was cited for violations of Condition No. 16 “dance floor”, No. 17 “dance floor area to be covered”, No. 19 “amplified music heard beyond property”, No. 20 “single jukebox and cannot be heard outside the premises.” (11:20 p.m.)
- 08/25/12 Three Multiple Arrests for 303 (a) PC & 12.27.1 LAMC – Violation of Conditions – Illegal solicitation of alcoholic beverages and violation of Conditions No. 16 “dance floor”, No. 17 “dance floor area to be covered”. (10:40 p.m.)
- 06/01/12 Los Angeles Police Department Complaint Application – Undercover Vice Officers observed Illegal solicitation of alcoholic beverages, and violation of Conditions No. 16 “dance floor”, No. 17 “dance floor area to be covered”. No arrests were made. (11:00 p.m.)
- 07/02/12 Los Angeles Police Department Investigation of Extortion – Victim manages father’s bar, suspects approached victim asked to pay \$150.00 per week or suspects will use the bar to sell drugs. Suspects were known 18th Street gang members. (12:30 a.m.)
- 06/08/12 Los Angeles Police Department Investigation of Extortion – Suspect is an 18th Street gang member, suspect has repeatedly told victim he must let him sell drugs from his bar or pay “rent”. Victim is in fear of his safety. (11:30 p.m.)

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF PUBLIC HEARING
REVIEW OF CONDITIONS AND POSSIBLE REVOCATION OF USE**

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Others

The purpose of the hearing is to obtain testimony of the property owner and/or business operator, plus affected and/or interested persons regarding the operation of the El Arroyo Bar, use location address: 7026 South Broadway, (property location addresses of: 7022, 7024 and 7026 South Broadway; 253 West 71st Street). Following the hearing, the Zoning Administrator may require the discontinuance of the use; or modify, delete or impose additional conditions regarding its use as a bar selling beer and wine in order to mitigate any land use impacts caused by the use. The public is also invited to submit written comments prior to the hearing.

Hearing: Office of Zoning Administration
Date: Thursday, April 11, 2013
Time: 10:00 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
(Enter from Main Street)
Los Angeles, CA 90012

Case No.: DIR 2008-3094(RV)(PA2)
CEQA No.: ENV 2012-11-CE
Council No.: 9
Plan Area: Southeast Los Angeles
Zone: C2-1VL

Applicant: El Arroyo Bar
Representative: Wil Nieves

Staff Contact: Pio Vincent Quitoriano
Phone No.: (213) 978-1458
Vincent.quotoriano@lacity.org

PROJECT LOCATION: 7026 South Broadway
The property is legally described as Lots 71-74, Tract 4791

REQUESTED ACTION: The Zoning Administrator will consider:

- 1) A Plan Approval, pursuant to Los Angeles Municipal Code Section 12.27.1 and Condition No. 35 of the Zoning Administrator's determination dated October 25, 2011 for the purpose of reviewing compliance with the conditions and effectiveness of the conditions in eliminating the public nuisance problems; and 2) Delete All Conditions of Case No. DIR 2008-3094(RV)(PA1) and restore original hours of operation 10:00 a.m. to 2:00 a.m. daily in lieu of 10:00 a.m. to 12 midnight Sunday-Thursday and 10:00 a.m. to 2:00 a.m.- Friday and Saturday. In addition, restore original operation to include, pool tables and live entertainment from 7:00 p.m. to 11:30 p.m. Sunday-Thursday and 7:00 p.m.-1:30 a.m. Friday and Saturday.
2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of CEQA.

The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

On June 16, 1994, the Zoning Administrator (Case No. ZA 94-0284(PAB)), approved a Zoning Administrator's determination of conditional use status and approval of plans in conjunction with the on-site sale of beer only in a 3,380 square-foot bar formally known as Los Amigos Bar. There were subsequent applications for request to sell beer and wine for on-site consumption, (ZA 2002-4048(CUB)(CUX)) and Case No. ZA 2003-2234(CUB)) which were dismissed as the bar was determined to have deemed-to-be-approved conditional use status. The business

V. Nieves

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CITY CLERK'S USE

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 9
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PROJECT TITLE * DIR 2008-3094 (RV) (PA2)	LOG REFERENCE ENV 2013-0011(CE)
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PROJECT LOCATION
* 7026 S. Broadway, Los Angeles, CA 90003

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
* PLAN APPROVAL TO DETERMINE EFFECTIVENESS OF IMPOSED CONDITIONS

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

CONTACT PERSON * Wil Nieves	AREA CODE * 310	TELEPHONE NUMBER * 375-5925	EXT.
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EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 et seq.	Art. III, Sec. 1

Class 21 Category 2 (City CEQA Guidelines)

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

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

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

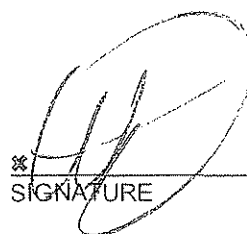
SIGNATURE	TITLE	DATE
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FEE: \$81.00	RECEIPT NO. 9869	REC'D. BY	DATE
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DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

* WIL NIEVES
NAME (PRINTED)

* 
SIGNATURE

* JAN 2, 2013
DATE

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>2012-11 (CE)</u>	Existing Zone <u>C2-1VL</u>	District Map <u>102B201</u>
APC <u>SLA</u>	Community Plan <u>SE LA</u>	Council District <u>9</u>
Census Tract <u>2393-10</u>	APN <u>6012-010-018</u>	Staff-Approval <u>ACCEPTED</u> <u>APEAL</u> Date <u>01-02-13</u>

* Approval for Filing by Community Planning Staff, When Applicable

CASE NO. **DIR 2008-3094 (RV) (PA2)**

APPLICATION TYPE PLAN APPROVAL PER DIR 2008-3094(RV)(PA1) AND 2003-2234(CUB) AS PER CONDITION #35
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 7026 S. BROADWAY, LOS ANGELES, CA Zip Code 90003

Legal Description: Lot 71-74 Block NONE Tract 4791 (MB 50-94)

Lot Dimensions 100'X110' Lot Area (sq. ft.) 11,000 SQ FT Total Project Size (sq. ft.) 2,670 SQ FT

2. PROJECT DESCRIPTION

Describe what is to be done: PLAN REVIEW FOR A BAR WITH BEER/WINE, LIVE ENT, DANCE & TWO POOL TABLES

Present Use: BEER BAR WITH TWO POOL TABLES Proposed Use: SEE ABOVE

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> LEED Silver

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
-------------------------------	--------------------------------	---------------------------------	------------------------------------

No. of residential units: Existing _____ To be Demolished _____ Adding _____ Total _____

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.24 W 1 & 12.27.1

ZA DETERMINATION OF APPROVAL OF PLANS PER CONDITION #35 OF ZA-2008-3094(RV) AND ZA 2003-2234 (CUB) TO REVIEW COMPLIANCE WITH CONDITIONS OF APPROVAL FOR THE CONTINUED USE, MAINTENANCE AND OPERATION OF AN EXISTING BAR WITH BEER AND WINE, FOR ON-SITE SALES AND CONSUMPTION WITH TWO POOL TABLES, AS ACCESSORY USES, WITHIN THE C2-1VL ZONE. APPLICANT REQUESTS THE TERMINATION OF THE IMPOSITION OF CONDITIONS.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

For information regarding the Public Hearing date, or the name & phone no. of the Zoning Investigator assigned to this case call: (213) 978-1318

List related or pending case numbers relating to this site
ZA-1994-0284(PAD); ZA 2002-4048 (CUB)(CUX); ZA 2003-2234 (CUB) AND DIR 2008-3094 (RV)

4. OWNER/APPLICANT INFORMATION

Applicant's Name JUAN BARRALES AMADOR Company EL ARROYO BAR
Address: 7026 S. BROADWAY Telephone: (323) 303-6336 Fax: ()
LOS ANGELES, CA Zip: 90003 E-mail:

Property Owner's Name (if different than applicant) EDWIN MONTERROSA, JR.
Address: 11533 S. ST. ANDREWS PL. Telephone: (323) 759-5973 Fax: ()
LOS ANGELES, CA Zip: 90047 E-mail:

Contact Person for project information WIL NIEVES
Address: 21250 HAWTHORNE BLVD., #700 Telephone: (310) 375-5925 Fax: (310)371-1140
TORRANCE, CA Zip: 90503 E-mail: NIEVASOC@AOL.COM

5. 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). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify, and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

X
Signature: [Handwritten Signature]

Print: Edwin Monterrosa JR.

All-Purpose Acknowledgment

State of California

County of Los Angeles

On 11/19/12 before me, Loures Maldonado a Notary Public
(Insert Name of Notary Public and Title)

personally appeared Edwin Monterrosa JR, who proved 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 the he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
[Handwritten Signature]
Signature

(Seal)



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate "Special Instructions" handout. Provide on an attached sheet(s), this additional information using the hand-out as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee <u>81.-</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>9869</u>	Deemed Complete by [Project Planner] <u>[Signature]</u>	Date <u>1/30/2013</u>

REQUIRED FINDINGS AND QUESTIONS RELATING TO PLAN APPROVAL (PA/PAD/PAB) FOR
ALCOHOL & ADULT ENTERTAINMENT ESTABLISHMENTS LAMC 12.24 M

PLAN APPROVAL (PA); DEEMED TO BE APPROVED (PAD);
AND PLAN APPROVAL BOOZE (PAB) CASES
CASE NO. DIR 2008-3094(RV)(PA1)

3. FINDINGS

a. General Conditional Use

- i. Explain how the proposed location will be desirable to the public convenience and welfare.**
The existing structure on the subject property was originally constructed in 1922. The bar has been in operation within the Community with an on-site beer and wine license since 1961. The premise currently operates with an existing ABC Type 42 on-site beer and wine license.

The premise is already licensed with on-site beer and wine (Type 42) along with a host of ancillary privileges. The current owner has implemented a number of mitigation measures to protect the Community as required by DIR 2008-3094(RV)(PA1) in assuring that all conditions have been complied with. The owner is requesting the termination of imposed conditions and to reaffirm previously grandfathered rights to have live entertainment, dance floor and pool tables.

- ii. Explain how the proposed project is in proper relation to adjacent uses or the development of the community.**

The proposed project has been previously approved through various grant authorizations. In addition, a recent Determination of Approval of Plans per Condition #35 of ZA-2008-3094(RV)(PA1) approved the continued use, maintenance and operation of the existing bar with beer and wine, for on-site sales and consumption, with ancillary facilities.

The existing uses allow the structure to be utilized for social gatherings and employ a number of individuals. In addition, the use brings clientele into the area thereby patronizing nearby businesses. The continued approval of the subject premise will benefit the Community through the generation of additional business dollars, as well as, tax revenue for the City of Los Angeles. Since the use has been in continuous operation since 1961 it is anticipated that its continued use will not adversely affect the adjacent uses or the existing development of the Community.

- iii. Explain how the proposed project will not be materially detrimental to the character of development in the immediate neighborhood.**

The premise is already licensed with on-site beer and wine (Type 42) along with a host of ancillary privileges. The current owner has implemented a number of mitigation measures to protect the Community as required by DIR 2008-3094(RV)(PA1) in assuring that all conditions have been complied with.

The existing uses allow a structure to be utilized for social gatherings and employ a number of individuals. In addition, the use brings clientele into the area thereby patronizing nearby businesses. The continued approval of the subject premise will benefit the Community through the generation of additional business dollars, as well as, tax revenue for the City of Los Angeles. Since the use has been in continuous operation since 1961 it is anticipated that the continued use will not adversely affect the adjacent uses or the existing development of the Community.

b. Additional Findings

- i. Explain how the approval of the application will not result in, or contribute to an undue concentration of such establishments ?**

The premise is already licensed with on-site beer wine privileges (Type 42). The owner is only requesting the termination of imposed conditions and to reaffirm previously grandfathered rights to have live entertainment, a dance floor and two pool tables. Approval of the instant request will result in no net gain of alcoholic beverage licenses since the license has been in operation for over 50 years.

k. For massage parlor and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment business as defined by LAMC 12.70 B17 ? N/A

5. Questions Regarding the Operation of the Establishment.

a. Has the use been discontinued for more than a year? No

i. If yes, it is not eligible for the Plan Approval process.

ii. If no, the applicant may be required to prove the discontinuance did not occur.

b. What are the proposed hours of operation and which days of the week will the establishment be open? The bar currently operates with an Imposition of Conditions from 10:00 AM until 12:00 midnight, Sunday through Thursday and from 10:00 AM to 2:00 AM Friday and Saturday. The applicant wishes to revert back to its normal closing hours until 2AM everyday if the proposed request for the termination of Imposed Conditions as per DIR 2008-3094(RV)(PA1) is approved.

c. Will there be entertainment such as a piano bar, dancing, live entertainment movies, karaoke, video game machines, etc...? Please specify:

Yes. The request seeks the for the proposed termination of Imposed Conditions as per DIR 2008-3094(RV)(PA1). This proposed termination will reaffirm the previously grandfathered right to live entertainment, dance floor and the continued use of the pool tables. The bar has a stage for live entertainment consisting of up to five musicians/vocalists. Hours of live entertainment shall be from 7:00 PM until 11:30 PM Sunday through Thursday and 7:00 PM to 1:30 AM Friday and Saturday.

d. Will there be a minimum age requirement for entry? Yes If yes, what is the minimum age requirement and how will it be enforced? Security guard at door to check for valid ID's.

e. Will there be accessory retail uses on the site? No

f. Security

i. How many employees will you have on site at any given time? Three to five employees.

ii. Will security guards be provided on-site? Yes. There will be one security guard stationed at the front door to check for valid ID's from 7:00 PM until closing everyday. The guard also patrols and monitors the interior and exterior of the premises.

iii. Has LAPD issued any citations or violations? No. If yes, please provide copies.

g. Alcohol

i. Will there be beer and wine only, or a full-line of alcoholic beverages available? Beer/Wine

ii. Will "fortified" wine (greater than 16% alcohol) be sold? Yes.

iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No

iv. Will there be signs visible from the exterior that advertise the availability of alcohol? Yes

v. Food

1. Will there be a kitchen on the site? No

2. Will alcohol be sold without a food order? Yes

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? Yes

4. Provide a copy of the menu if food is to be served? N/A

vi. On-site

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? No

- If yes, the floor plan must show the details of the cocktail lounge and the separation between the dining and the lounge facilities. N/A

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? No
If yes, a request for off-site sales of alcohol is required as well. N/A

3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? Yes

SCHOOLS, PARKS, CHURCHES PLAYGROUNDS, ETC.
WITHIN 1000 FT.
7026 S. BROADWAY

MARY MC LEOD BETHUNE JUNIOR HIGH SCHOOL
155 W. 69TH. ST.

LOS ANGELES CHURCH OF GOD
151 W. 73RD ST.

BIBLE FELLOWSHIP BAPTIST CHURCH
6915 S. BROADWAY

LOS ANGELES PUBLIC LIBRARY (ASCOT BRANCH)
256 W. 70TH. ST.

FAITH IN GOD BAPTIST CHURCH
315 FLORENCE AVE.

CREATER NEW MORNING STAR BAPTIST CHURCH
210 FLORENCE AVE.

SUMMARY STATEMENT IDENTIFYING COMPLIANCE
WITH IMPOSED CONDITIONS AS PER DIR 2008-3094(RV)(PA1)
FOR EL ARROYO BAR AT 7026 S BROADWAY, LA, CA 90003

The applicant, El Arroyo Bar, has complied with all conditions imposed as per the above-mentioned case file. The applicant is requesting a termination of all imposed conditions. The current owners who took over the operation of the bar have been in good standing.

The following is a line item description as required for all imposed 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.
All required regulatory approvals are secured (see attached copies of the ABC license, City Business Licenses and Police Permits). The Dance Hall and Café Entertainment licenses can not be approved by the Department of Building and Safety until the imposed conditions are terminated since there are discrepancies with previously imposed conditions #7 and 16 through 19.
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.
The bar building is in substantial conformance with the submitted and marked "Exhibit A" site and floor plan diagrams as required (see attached plans).
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.
As required the bar operates at all times with due regard for the character of the surrounding district. The bar has not received any complaints since the new applicant/owner/operator purchased the facility.
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.
The building if subjected to graffiti, is removed, as per the conditions of operation as required (see attached photos).
5. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
Conditions were accepted through the recording of the required Covenant and Agreement as required (see attached recorded document).

Conditions Originating in the City Attorney Conference of December 6, 2007

6. The property owner and/or operator of the subject bar shall immediately inform the Los Angeles Police Department ("LAPD") if any person is observed or suspected of being engaged in vice or alcohol related criminal activity at the bar.
As required the owner is in compliance and will notify LAPD in the event of any suspected person involved/engaged in vice or any other criminal activity in the bar.

13. The property owner and/or operator of the subject bar shall require all employees working in the capacity of a waitress or bartender to wear a uniform and a name tag. The business owner/operator shall provide uniforms and name tags for all bar employees.
All employees working in the capacity of a waitress/waiter or bartender wears a distinctive uniform with and a respective name tag as required (see attached photos).
14. Signs shall be prominently posted in English and Spanish stating that California State Law prohibits sales of alcoholic beverages to persons who are under 21 years of age. Said signs shall be posted by the business owner/operator. The signs should state in at least 2-inch letters: "No Loitering or Public Drinking" signs shall be posted outside of the location. The said signs shall be in English and Spanish.
All required signs are posted in English and Spanish stating that California State Law prohibits the sale of alcohol to persons under the age of 21. All signs are written in 2-inch letters. In addition, a sign is posted outside of the location which states "No Loitering or Public Drinking" (see attached photos).
15. Signs shall be prominently posted in English and Spanish stating that California State Law prohibits the soliciting of alcoholic beverages 303(b) PC. Said signs shall be posted in the owner/operator facility and visible to patrons.
A sign stating that California State Law prohibits the soliciting of alcoholic beverages 303(b) PC is posted in English and Spanish in a location that is visible to patrons as required (see attached photos).
16. The bar shall prohibit dancing at the bar.
Dancing is not permitted in the bar as required (see attached photos).
17. The "dance floor" area of the bar shall be covered up (e.g., tables added) to discourage non-permitted dancing.
The dance floor is covered by tables and chairs to discourage patrons from non-permitted dancing as required (see attached photos).
18. Signs in English and Spanish shall be posted indicating "No Dancing Allowed." The signage shall have lettering of at least 2 inches in height.
The required signs stating "No Dancing Allowed" is posted in English and Spanish with the required 2-inch letter size that is a prominent location visible to all patrons (see attached photos).
19. **MODIFIED** - Amplified ~~or band~~ music shall not be audible outside of the bar or property. **No live entertainment, including any band, musicians, karaoke or DJ, is permitted.**
Amplified music is not audible outside of the bar or property as required.
20. A single jukebox or stereo may be maintained at the bar. However, the music shall not be audible outside of the premises.
Any music played at the location is contained and is not audible outside of the bar premises as required (see attached photo of jukebox).
21. The business owner/operator shall ensure adherence to the maximum occupancy for the premise (security shall use a counter at the door).
As required the bar operator adheres to the number of patrons allowed in the bar. Security maintains a patron guest counter at the door as required (see attached photo).
22. The hours of operations shall be limited to 10 a.m. to 12 midnight, Sunday through Thursday and 10 a.m. to 2 a.m. Friday and Saturday.
As required the bar operator adheres to the specified hours of operation as stated in the Imposition of Conditions determination as per DIR 2008-3094(RV)(PA1). See attached photos.
23. There shall only be one "public" entrance to the location. Other doors shall be designated as "employee only" entrances and used by bar patrons only to evacuate the building in case of emergency.

29. No food vendor shall be allowed to sell, give away or operate on the premises under the control of the property owner or business owner/operator.
As required no food vendor is permitted to sell, give away or operate outside the premise while under control of the property owner or owner/operator of the bar facility (see attached photos).
30. The property owner and/or operator of the subject bar shall install lights to illuminate the front of the bar and any adjacent parking lot area of the bar for crime prevention. Any damaged or worn out lighting shall be immediately replaced. All lighting shall be directed on-site. All exterior lighting shall be to the satisfaction of the Los Angeles Police Department and the Department of Building and Safety.
As required the entrance, surrounding side walks and parking areas are well illuminated operated and maintained to deter crimes in satisfaction with LAPD and Department of Building and Safety regulations as required (see attached exterior photos).
31. **MODIFIED** - The property owners and/or operator of the subject bar shall ~~should~~ provide a copy of any and all lease agreements to the City Attorney's Office or to law enforcement personnel upon request.
A copy of the lease agreement is maintained on-site and is available at all times for viewing by the City Attorney's Office or any law enforcement personnel upon request as required (see attached copy).
32. The property owner and/or operator of the bar shall install a mechanical ventilation or air conditioning system, to the satisfaction of the Department of Building and Safety. This system shall be of sufficient power to cool the inside of the premises to such a degree that it will not be necessary to open the entrance and exit doors to achieve ventilation of the establishment.
The premises was installed with a mechanical ventilation or air conditioning system as required to the satisfaction of the Department of Building and Safety. It is currently maintained and operated as specified (see attached photos).

Procedure Conditions

33. **MODIFIED** - A "hot line" phone number available during hours of operation for the receipt of complaints from the community regarding the subject facility shall be posted at the entry of the market bar with lettering at least 2 inches in height. The hot line number shall be available for callers to report to the management of the subject premises any nuisance activities originating from the premises. The phone number shall be distributed to all abutting property owners and tenants and to any other interested parties including homeowner groups who request such information.
As required a sign listing a "hot line" phone number and any other contact information to facilitate a timely communication with a representative responsible for the establishment during the hours of operation for the bar is posted at the entry door (see attached photos). The present owner had previously contacted the neighborhood in conjunction with the first PA filing. In addition, the phone number was made available to all abutting property owners and tenants and to other interested parties as required.
34. The operator shall make available a copy of these conditions to all employees of the bar and shall train, them to insure that compliance with the conditions is monitored and enforced.
As required the conditions of the instant grant are retained on the premises at all times. All on-duty managers and staff are aware of all imposed conditions. A copy of the conditions and of the letter of determination can be immediately produced upon request by the City Attorney's Office, any peace officer, any employee of the State Department of Alcoholic Beverage Control, or the City's Planning Department staff (see attached interior photos).
35. **MODIFIED** - No earlier than 5 9 months and no later than 6 11 months from the effective date of this action, the owner/operator of the subject premises and/or the property owner of the land shall file a Plan Approval with the Office of Zoning Administration together with a filing

POLICE COMMISSION PERMIT
CITY OF LOS ANGELES

ISSUED: 11/16/2012
EXPIRES: 02/03/2010

THIS PERMIT IS NOT TRANSFERABLE AND APPLICANTS MUST FILE WITH APPROVED BILLS FILE NO. 134596

THE ANNUAL POLICE PERMIT FEE IS \$100.00 AND IS NON-REFUNDABLE. THE FEE IS PAID FOR THE PERMIT TERM.

PERMIT NO. 0002477656-0001-0
FUND CLASS R-303
PoP Room

JUAN BARRALES AMADOR
EL ARROYO BAR
7026 S BROADWAY
LOS ANGELES, CA 90003-1849
7026 S BROADWAY
LOS ANGELES, CA 90003-1849

THIS PERMIT IS GOOD UNTIL REVOKED, SUSPENDED OR CANCELLED.

BOARD OF POLICE COMMISSIONERS

THIS CERTIFICATE MUST BE POSTED AT PLACE OF BUSINESS
THIS CERTIFICATE IS GOOD UNTIL SUSPENDED OR CANCELLED
BUSINESS TAX

ACCOUNT NO. 0002477656-0001-0
FUND CLASS L-043
DESCRIPTION Retail Sales
STATUS Active

ISSUED BY: *[Signature]*
DIRECTOR OF FINANCE

FOR THE OFFICE OF FINANCE IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS. IMPORTANT: READ REVERSE SIDE.
P. O. BOX 852000 LOS ANGELES, CA 90085

11/21/2012

POLICE COMMISSION PERMIT
CITY OF LOS ANGELES

ISSUED: 11/16/2012
EXPIRES: 02/03/2010

THIS PERMIT IS NOT TRANSFERABLE AND APPLICANTS MUST FILE WITH APPROVED BILLS FILE NO. 134596

THE ANNUAL POLICE PERMIT FEE IS \$100.00 AND IS NON-REFUNDABLE. THE FEE IS PAID FOR THE PERMIT TERM.

PERMIT NO. 0002477656-0001-0
FUND CLASS R-303
PoP Room

JUAN BARRALES AMADOR
EL ARROYO BAR
7026 S BROADWAY
LOS ANGELES, CA 90003-1849
7026 S BROADWAY
LOS ANGELES, CA 90003-1849

THIS PERMIT IS GOOD UNTIL REVOKED, SUSPENDED OR CANCELLED.

BOARD OF POLICE COMMISSIONERS

THIS CERTIFICATE MUST BE POSTED AT PLACE OF BUSINESS
THIS CERTIFICATE IS GOOD UNTIL SUSPENDED OR CANCELLED
BUSINESS TAX

ACCOUNT NO. 0002477656-0001-0
FUND CLASS L-043
DESCRIPTION Retail Sales
STATUS Active

ISSUED BY: *[Signature]*
DIRECTOR OF FINANCE

FOR THE OFFICE OF FINANCE IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS. IMPORTANT: READ REVERSE SIDE.
P. O. BOX 852000 LOS ANGELES, CA 90085

11/21/2012

CITY OF LOS ANGELES TAX REGISTRATION CERTIFICATE
THIS CERTIFICATE IS GOOD UNTIL SUSPENDED OR CANCELLED
BUSINESS TAX

ACCOUNT NO. 0002477656-0001-0
FUND CLASS L-043
DESCRIPTION Retail Sales
STATUS Active

JUAN BARRALES AMADOR
7026 S BROADWAY
LOS ANGELES, CA 90003-1849
7026 S BROADWAY
LOS ANGELES, CA 90003-1849

ISSUED BY: *[Signature]*
DIRECTOR OF FINANCE

FOR THE OFFICE OF FINANCE IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS. IMPORTANT: READ REVERSE SIDE.
P. O. BOX 852000 LOS ANGELES, CA 90085

11/21/2012

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE
ON-SALE BEER AND WINE, PUBLIC PREMISES

VALID FROM: 11/16/2012

TYPE NUMBER: 490303

ISSUE NO. 1933-03

BUSINESS ADDRESS (DBA EL ARROYO BAR (IF DIFFERENT))
7026 S BROADWAY
LOS ANGELES, CA 90003-1849

OWNERS: AMADOR, JUAN BARRALES BARRALES, JULIA R

RENEWAL: 11/16/2012

CONTRACT NO. 7



California Department of Alcoholic
Beverage Control
*License Query System Summary
as of 12/23/2012*

License Information
License Number: 480309
Primary Owner: AMADOR, JUAN BARRALES
ABC Office of Application: 04 - LA/METRO
Business Name
Doing Business As: EL ARROYO BAR
Business Address
Address: 7026 S BROADWAY Census Tract: 2393.10
City: LOS ANGELES County: LOS ANGELES
State: CA Zip Code: 90003
Licensee Information
Licensee: AMADOR, JUAN BARRALES
Licensee: BARRALES, JULIA R
License Types
1) License Type: 42 - ON-SALE BEER AND WINE - PUBLIC PREMISES
License Type Status: ACTIVE
Status Date: 19-NOV-2009 Term: 12 Month(s)
Original Issue Date: 19-NOV-2009 Expiration Date: 31-OCT-2013
Master: Y Duplicate: 0 Fee Code: P40
Condition: OPERATING RESTRICTIONS
License Type was Transferred On: 19-NOV-2009 FROM: 42-330815
Current Disciplinary Action
Reg. Number:
Disciplinary History
... No Disciplinary History found ...
Hold Information
... No Active Holds found ...
Escrow
... No Escrow found ...

--- End of Report ---

For a definition of codes, view our [glossary](#).

V. J. [unclear]

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CITY CLERK'S USE

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 9
--	------------------------------

PROJECT TITLE * DIR 2008-3094(RV)(PA2)	LOG REFERENCE ENV 2013-0011(CE)
--	------------------------------------

PROJECT LOCATION
* 7026 S. Broadway, Los Angeles, CA 90003

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
* PLAN APPROVAL TO DETERMINE EFFECTIVENESS OF IMPOSED CONDITIONS

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

CONTACT PERSON * Wil Nieves	AREA CODE * 310	TELEPHONE NUMBER * 375-5925	EXT.
--------------------------------	--------------------	--------------------------------	------

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 21 Category 2 (City CEQA Guidelines)

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

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

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

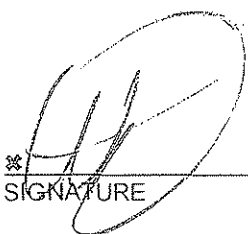
SIGNATURE	TITLE	DATE
-----------	-------	------

FEE: \$81.00	RECEIPT NO. 9869	REC'D. BY	DATE
-----------------	---------------------	-----------	------

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

* WIL NIEVES
NAME (PRINTED)

* 
SIGNATURE

* JAN 2, 2013
DATE

ABLC 11-044

1) 6012-008-022
BIBLE FELLOWSHIP BAPTIST CHURCH INC
6915 S BROADWAY
LOS ANGELES CA 90003-1846

2) 6012-008-023, 024, 6012-011-045, 046
CASTANO ORLANDO J TRUST
PO BOX 1307
MONROVIA CA 91017-1307

3) 6012-008-025
BISHOP JIMMIE L & LEOLIA
315 W 70TH ST
LOS ANGELES CA 90003-1832

4) 6012-008-026
MATAMOROS FERNANDO E & GLADYS F
319 W 70TH ST
LOS ANGELES CA 90003-1832

5) 6012-008-027
RAMIREZ MARGARITO & MARIA L
323 W 70TH ST
LOS ANGELES CA 90003-1832

6) 6012-008-028
ALONSO MANRRIQUE R
327 W 70TH ST
LOS ANGELES CA 90003-1832

7) 6012-008-029
WORMLEY JARVIS M & KRISTENE C ET
AL
331 W 70TH ST
LOS ANGELES CA 90003-1832

8) 6012-008-030
DIAZ GILBERTO & MARIA C
335 W 70TH ST
LOS ANGELES CA 90003-1832

9) 6012-008-035, 036
ACA INVESTMENTS INC
PO BOX 4045
DOWNEY CA 90241-1045

10) 6012-008-037
AGUILAR MARIA G
7623 S MAIN ST
LOS ANGELES CA 90003-2513

11) 6012-008-038
SANDIFER CHARLES R & FRANKS LATANYA
D
314 W 69TH ST
LOS ANGELES CA 90003-1827

12) 6012-008-039
MANZO DAVID & VEGA CATALINA
320 W 69TH ST
LOS ANGELES CA 90003-1827

13) 6012-008-040
DENNIS WILLIAM G TRUST
13920 ARDATH AVE
GARDENA CA 90249-2707

14) 6012-009-017
US STATES LLC
209 W 70TH ST
LOS ANGELES CA 90003-1830

15) 6012-009-018
RIVAS FERMIN & CONSUELO J
205 W 70TH ST
LOS ANGELES CA 90003-1830

16) 6012-009-044, 064
JIMENEZ JOSE J & GOMEZ MARIA E ET AL
6912 S BROADWAY
LOS ANGELES CA 90003-1847

17) 6012-009-045, 046
PATEL DINESHKUMAR M & SONIYA D
6928 S BROADWAY
LOS ANGELES CA 90003-1847

18) 6012-009-047
CEPEDA MARICELA & DE SANTIAGO
URIEL
245 W 70TH ST
LOS ANGELES CA 90003-1830

19) 6012-009-048
WISE CAPITAL LLC
13101 W WASHINGTON BLVD UNIT #449
LOS ANGELES CA 90066-5131

20) 6012-009-049
ALLEN CORA
PO BOX 44196
LOS ANGELES CA 90044-0196

21) 6012-009-050
GUZMAN GLORIA ET AL & ESCOBAR
JOSE F
229 W 70TH ST
LOS ANGELES CA 90003-1830

22) 6012-009-051
WALKER E TRUST
4651 PICKFORD ST
LOS ANGELES CA 90019-5710

23) 6012-009-052
SKYM LLC
16051 AVENIDA
SAN MIGUEL LA MIRADA CA 90638-3442

24) 6012-009-053
FEDERAL NATL MTG ASSN FNMA
3900 WISCONSIN AVE NW
WASHINGTON DC 20016-2892

25) 6012-009-054
GLOVER MITCHEL JR
213 W 70TH ST
LOS ANGELES CA 90003-1830

26) 6012-009-055
MOLINA ALFREDO C & TOVAR PEDRO
218 W 62ND ST
LOS ANGELES CA 90003-1410

27) 6012-009-056
DELGADO JORGE A & MERCICEA
216 W 69TH ST
LOS ANGELES CA 90003-1825

28) 6012-009-057
ALVAREZ RUBEN & LIDIA
10018 HORLEY AVE
DOWNEY CA 90240-3788

29) 6012-009-058
GONZALEZ JOSE G & MARIA D
224 W 69TH ST
LOS ANGELES CA 90003-1825

30) 6012-009-059
BARNETT ATHA G & LEE OLLIE J
230 W 69TH ST
LOS ANGELES CA 90003-1825

31) 6012-009-060
CASTRO SANDRA M & GARCIA JOSE M
234 W 69TH ST
LOS ANGELES CA 90003-1825

32) 6012-009-061
ESPINOZA ERIK G
238 W 69TH ST
LOS ANGELES CA 90003-1825

33) 6012-009-062
MEDINA PATRICIA
244 W 69TH ST
LOS ANGELES CA 90003-1825

34) 6012-009-063
ROBINSON HARRIET P
2403 WELLINGTON RD
LOS ANGELES CA 90016-3031

35) 6012-010-002
MANZO R JOSE ET AL
208 W 70TH ST
LOS ANGELES CA 90003-1831

36) 6012-010-003
TAMAI SAIDA N
212 W 70TH ST
LOS ANGELES CA 90003-1831

37) 6012-010-004
ORTIZ MAX & MAGDALENA
216 W 70TH ST
LOS ANGELES CA 90003-1831

38) 6012-010-005
RIVAS PEDRO & MAGDALENA
220 W 70TH ST
LOS ANGELES CA 90003-1831

39) 6012-010-006
BORDERS CONNIE TRUST &
BORDERS FAMILY TRUST
224 W 70TH ST
LOS ANGELES CA 90003-1831

40) 6012-010-007
JACKSON ROBERT L & AUDRELLA M
706 W 52ND ST
LOS ANGELES CA 90037-3314

41) 6012-010-008
MC CLOUD WINIFRED O
232 W 70TH ST
LOS ANGELES CA 90003-1831

42) 6012-010-009
PRUITT NATALIE J & WILKERSON
MYRA B ET AL
238 W 70TH ST
LOS ANGELES CA 90003-1831

43) 6012-010-010
VALLEJO RAMONA ET AL & GRANADOS
HIRAM
240 W 70TH ST
LOS ANGELES CA 90003-1831

44) 6012-010-011
LEGAL AID FOUNDATION OF & LOS
ANGELES
1102 CRENSHAW BLVD
LOS ANGELES CA 90019-3111

45) 6012-010-015
CWTA PROPERTIES LLC
PO BOX 872
ROSEMEAD CA 91770-0872

46) 6012-010-016, 017, 018
MONTEROSA EDWIN JR
7020 S BROADWAY
LOS ANGELES CA 90003-1849

47) 6012-010-019
VASQUEZ NANCY
11033 RYERSON AVE
DOWNEY CA 90241-2039

48) 6012-010-020
SOLANO FRANCISCO B & CABRERA
AGUSTINA
243 W 71ST ST
LOS ANGELES CA 90003-1836

49) 6012-010-021
SHEARS GILBERT B & BARBARA A
19105 PRICETOWN AVE
CARSON CA 90746-2673

50) 6012-010-022
SOTO HERIBERTO & MARIA G & SOTO
JESUS & ROSALBA
233 W 71ST ST
LOS ANGELES CA 90003-1836

51) 6012-010-023
QUIROZ ZENAIDA
229 W 71ST ST
LOS ANGELES CA 90003-1836

52) 6012-010-024
PAYNE MABEL E
651 W 111TH PL
LOS ANGELES CA 90044-4237

53) 6012-010-025
ZELAYA REYNA Y
221 W 71ST ST
LOS ANGELES CA 90003-1836

54) 6012-010-026
JONES JOSEPH L TRUST & JONES
TRUST CLEM E
217 W 71ST ST
LOS ANGELES CA 90003-1836

55) 6012-010-027
COYT RICHARD
213 W 71ST ST
LOS ANGELES CA 90003-1836

56) 6012-010-028
CLAROS XIOMARA P
209 W 71ST ST
LOS ANGELES CA 90003-1836

57) 6012-010-029
PRADIA ANGELIQUE
3805 CRESTWAY DR
LOS ANGELES CA 90043-1738

58) 6012-010-030
PATEL HASMUKH B & GITA H
433 WALL ST
LOS ANGELES CA 90013-1516

59) 6012-010-045
GMEC HOLDINGS LLC
PO BOX 64864
LOS ANGELES CA 90064-0864

60) 6012-010-046
LAYTON RONNIE & ROSA L
161 W 71ST ST
LOS ANGELES CA 90003-1834

61) 6012-010-062
MILLS TYRONNE E
12311 GREVILLEA AVE UNIT #3A
HAWTHORNE CA 90250-0200

62) 6012-010-063
DAWSON DELMA
2927 DEE LN
WEST COVINA CA 91792-2010

63) 6012-010-064
LEGAL AID FOUNDATION OF & LOS
ANGELES
1102 CRENSHAW BLVD
LOS ANGELES CA 90019-3111

64) 6012-011-034
MIMMS LEON JR
338 W 70TH ST
LOS ANGELES CA 90003-1833

65) 6012-011-035
NOVELO MIGUEL A
334 W 70TH ST
LOS ANGELES CA 90003-1833

66) 6012-011-036
CALDERON MOISES S
330 W 70TH ST
LOS ANGELES CA 90003-1833

67) 6012-011-037
SEACLIFF PROPS INC
5561 ENGINEER DR
HUNTINGTON BEACH CA 92649-1121

68) 6012-011-038
GARCIA EFRAIN JR & GUSELA A
322 W 70TH ST
LOS ANGELES CA 90003-1833

69) 6012-011-039
PINEDA RAFAEL & LINARES ISABEL
384 W 16TH ST
SAN PEDRO CA 90731-4814

70) 6012-011-040
QUINTERO MARIA R
314-1/4W 70TH ST
LOS ANGELES CA 90003-1833

71) 6012-011-041, 042
ROOTS OTHA
7001 S BROADWAY
LOS ANGELES CA 90003-1848

72) 6012-011-043
GUIZAR GILBERTO & JUANA
1141-1/2E 59TH PL
LOS ANGELES CA 90001-1113

73) 6012-011-044
WATTS DUPREE PAULA R
208 E 108TH ST
LOS ANGELES CA 90061-2504

74) 6012-011-047
COBIAN RAFAEL
315 W 71ST ST
LOS ANGELES CA 90003-1838

75) 6012-011-048
AGUILAR DANIEL
319 W 71ST ST
LOS ANGELES CA 90003-1838

76) 6012-011-049
SANCHEZ ALFREDO C & ELIDA O
323 W 71ST ST
LOS ANGELES CA 90003-1838

77) 6012-011-050
BOOTH WILLIE L
327 W 71ST ST
LOS ANGELES CA 90003-1838

78) 6012-011-051
MACIAS RAUL & ANA M
331 W 71ST ST
LOS ANGELES CA 90003-1838

79) 6012-011-052
ABRAHAM TIMOTHY
PO BOX 72317
LOS ANGELES CA 90002-0317

80) 6012-011-053
US BANK NATIONAL ASSOCIATION TRUST
FUND
1800 TAPO CANYON RD SV2 202
SEMI VALLEY CA 93063

81) 6012-012-035
CAMPBELL JULIA M
338 W 71ST ST
LOS ANGELES CA 90003-1839

82) 6012-012-036
MORALES PEDRO & FRANCISCA
334 W 71ST ST
LOS ANGELES CA 90003-1839

83) 6012-012-037
SALAZAR DANIEL E & HERNANDEZ
DOLORES C
330 W 71ST ST
LOS ANGELES CA 90003-1839

84) 6012-012-038
RICCARDY RUBEN G TRUST
1841 S CHAPEL AVE
ALHAMBRA CA 91801-5453

85) 6012-012-039, 040
JELKS ROBERT TRUST & MILLER VERNA
M TRUST
322 W 71ST ST
LOS ANGELES CA 90003-1839

86) 6012-012-041
GATES LA VELLE
1822 E TURMONT ST
CARSON CA 90746-2558

87) 6012-012-042, 043
SEVEN SEAS JOBBERS INC
110 E 15TH ST
LOS ANGELES CA 90015-2513

88) 6012-012-044
SPIRLIN MILTON
7113 S BROADWAY
LOS ANGELES CA 90003-1802

89) 6012-012-048
FAITH IN GOD BAPTIST CHURCH INC
315 W FLORENCE AVE
LOS ANGELES CA 90003-1808

90) 6012-012-049
MBB PARTNERS
6401 S MAIN ST
LOS ANGELES CA 90003-1525

91) 6012-012-050
MBB PARTNERSHIP
1219 E FLORENCE AVE
LOS ANGELES CA 90001-2432

92) 6012-012-051
SERRANO IGNACIO
327 W FLORENCE AVE
LOS ANGELES CA 90003-1808

93) 6012-012-052
HACKLEY ARTHUR B
1850 KINNELOA CANYON RD
PASADENA CA 91107-1026

94) 6012-012-053
SOUTH AMERICAN LAND TRUST &
SERRANO GONZALO
4213 W 102ND ST
INGLEWOOD CA 90304-1537

95) 6012-012-061
HAHN HARRY
303 W FLORENCE AVE
LOS ANGELES CA 90003-1808

96) 6012-013-018
HERNANDEZ JUAN H
200 W 71ST ST
LOS ANGELES CA 90003-1837

97) 6012-013-019
PRECIADO DELIA M
17025 WOODRUFF AVE UNIT #5
BELLFLOWER CA 90706-6042

98) 6012-013-020,057,058
GONZALEZ GISELLE
228 N 4TH ST
MONTEBELLO CA 90640-4814

99) 6012-013-035
CASTANEDA GLADYS M
208 W 71ST ST
LOS ANGELES CA 90003-1837

100) 6012-013-036
ESCOBAR JUAN M & MONTALVO
FRANCISCA
212 W 71ST ST
LOS ANGELES CA 90003-1837

101) 6012-013-037
FLORES WILLIAM D & OLIVIA A
216 W 71ST ST
LOS ANGELES CA 90003-1837

102) 6012-013-038
BROWN GLADYS
3367 SPRING LAKE OVERLOOK
LITHONIA GA 30038-3456

103) 6012-013-039
GONZALEZ OFELIA & JERONIMO
226 W 71ST ST
LOS ANGELES CA 90003-1837

104) 6012-013-040
SANDOVAL JAIME & HERIBERTO ET AL
228 W 71ST ST
LOS ANGELES CA 90003-1837

105) 6012-013-041
ARREGUIN J GUADALUPE
232 W 71ST ST
LOS ANGELES CA 90003-1837

106) 6012-013-042
LEVY DANIELA
236 W 71ST ST
LOS ANGELES CA 90003-1837

107) 6012-013-043
MELCHOR ERASMO & MARIA
240 W 71ST ST
LOS ANGELES CA 90003-1837

108) 6012-013-044
ESCOBEDO JOSE & ALICIA TR &
ESCOBEDO FAMILY TRUST
6050 RIVERSIDE AVE
HUNTINGTON PARK CA 90255-3337

109) 6012-013-049
CONTRERAS FABBY B
8721 MORY ST
DOWNEY CA 90242-2650

110) 6012-013-050
SANCHEZ PEDRO & RICARDA
239-1/2W FLORENCE AVE
LOS ANGELES CA 90003-1873

111) 6012-013-051
PONDER BOBBY T & VANESSA ET AL
235 W FLORENCE AVE
LOS ANGELES CA 90003-1873

112) 6012-013-052
ADKINS MICHAEL O
PO BOX 532176
GRAND PRAIRIE TX 75053-2176

113) 6012-013-053
KOHANS PARTNERSHIP
4397 TUJUNGA AVE UNIT #A
STUDIO CITY CA 91604-2775

114) 6012-013-056
OCHOA RODOLPO & RICARDA
215 W FLORENCE AVE
LOS ANGELES CA 90003-1806

115) 6012-013-061
JC MANAGEMENT LLC
7947 HARPER AVE
DOWNEY CA 90241-2215

116) 6012-013-062
J & H BROADWAY LLC
213 N PALM DR
BEVERLY HILLS CA 90210-4917

117) 6012-013-063
GIRON JOSE & PATRICIA
9536 OTIS ST
SOUTH GATE CA 90280-4928

118) 6031-002-003,004
CARSTEN CO LLC
701 N RODEO DR
BEVERLY HILLS CA 90210-3209

119) 6031-002-005
ENG FLORENCE AVENUE LLC
904 S MULLEN AVE
LOS ANGELES CA 90019-1828

120) 6031-002-006,007
MATSON MICHAEL D & PATRICIA
9204 CEDAR ST UNIT #4
BELLFLOWER CA 90706-6450

121) 6031-002-008
SANAPANA PROPERTY LLC
224 W FLORENCE AVE
LOS ANGELES CA 90003-1871

122) 6031-002-023
CARSTEN CO LLC
701 N RODEO DR
BEVERLY HILLS CA 90210-3209

123) 6031-002-024
MORALES P J & GRACE I
505 WESTMINSTER AVE
ALHAMBRA CA 91803-1035

124) 6031-002-025
GREATER NEW MORNING STAR BAPTIST
CHURCH
210 W FLORENCE AVE
LOS ANGELES, CA 90003-1871

125) 6031-003-012
MBB PARTNERS
1219 E FLORENCE AVE
LOS ANGELES CA 90001-2432

126) 6031-003-013
BENEFIELD JAMES A JR TRUST &
BENEFIELD FAMILY TRUST
2521 W 118TH ST
HAWTHORNE CA 90250-1804

127) 6031-003-014
SOLEIMANI FARHAD
1129 S CREST DR
LOS ANGELES CA 90035-1301

128) 6031-003-015
LEE JOONG K & CHUNG S
7217 S BROADWAY
LOS ANGELES CA 90003-2029

ALCOHOLIC BEVLIC CO 11-04A
11500 W OLYMPIC BL #400
LOS ANGELES, CA 90064

WIL NIEVES
21250 HAWTHORNE BL., #700
TORRANCE, CA 90503

OCCUPANTS LIST

2.1) 6012-008-023, 024, 6012-011-045, 046
BROTHER'S MACHINE SHOP
6919 S BROADWAY
LOS ANGELES CA 90003-1846

2.2) 6012-008-023, 024, 6012-011-045, 046
CURRENT OCCUPANT OR TENANT
7025 S BROADWAY
LOS ANGELES CA 90003-1848

2.3) 6012-008-023, 024, 6012-011-
045, 046
AA AUTO REPAIR
311 W 70TH ST
LOS ANGELES CA 90003

3.1) 6012-008-02
CURRENT RESIDENT OR TENANT
315½ W 70TH ST LOS ANGELES CA 90003-
1832

5.1) 6012-008-02
CURRENT RESIDENT OR TENANT
321 W 70TH ST LOS ANGELES CA 90003-
1832

6.1) 6012-008-02
CURRENT RESIDENT OR TENANT
327½ W 70TH ST LOS ANGELES CA
90003-1832

7.1) 6012-008-02
CURRENT RESIDENT OR TENANT
331 W 70TH ST LOS ANGELES CA 90003-
1832

7.2) 6012-008-02
CURRENT RESIDENT OR TENANT
331½ W 70TH ST LOS ANGELES CA 90003-
1832

7.3) 6012-008-02
CURRENT RESIDENT OR TENANT
331 W 70TH ST LOS ANGELES CA
90003-1832

10.1) 6012-008-03
CENTURY MOTORS
6911 S BROADWAY
LOS ANGELES CA 90003-184

12.1) 6012-008-03
CURRENT RESIDENT OR TENANT
322 W 69TH ST LOS ANGELES CA 90003-
1827

13.1) 6012-008-04
CURRENT RESIDENT OR TENANT
324 W 69TH ST
LOS ANGELES CA 900031827

14.1) 6012-009-01
CURRENT RESIDENT OR TENANT
209 W 70TH ST
LOS ANGELES CA 90003-183

14.2) 6012-009-01
CURRENT RESIDENT OR TENANT
209½ W 70TH ST
LOS ANGELES CA 90003-183

16.1) 6012-009-044, 06
FIGUEROA AUTO BROKERS
6918 S BROADWAY
LOS ANGELES CA 9000

17.1) 6012-009-045, 04
ACE MOTEL
6928 S BROADWAY
LOS ANGELES CA 90003-184

18.1) 6012-009-04
CURRENT RESIDENT OR TENANT
247 W 70TH ST
LOS ANGELES CA 90003-183

18.2) 6012-009-04
CURRENT RESIDENT OR TENANT
247½ W 70TH ST
LOS ANGELES CA 90003-183

18.3) 6012-009-04
CURRENT RESIDENT OR TENANT
247½ W 70TH ST
LOS ANGELES CA 90003-183

19.1) 6012-009-04
CURRENT RESIDENT OR TENANT
237 W 70TH ST
LOS ANGELES CA 90003-183

19.2) 6012-009-04
CURRENT RESIDENT OR TENANT
239 W 70TH ST
LOS ANGELES CA 90003-183

20.1) 6012-009-049
CURRENT RESIDENT OR TENANT
233 W 70TH ST
LOS ANGELES CA 90003-183

20.2) 6012-009-049
CURRENT RESIDENT OR TENANT
235 W 70TH ST
LOS ANGELES CA 90003-183

21.1) 6012-009-050
CURRENT RESIDENT OR TENANT
231 W 70TH ST
LOS ANGELES CA 90003-183

21.2) 6012-009-050
CURRENT RESIDENT OR TENANT
231½ W 70TH ST
LOS ANGELES CA 90003-183

22.1) 6012-009-051
CURRENT RESIDENT OR TENANT
225 W 70TH ST
LOS ANGELES CA 90003-183

23.1) 6012-009-052
CURRENT RESIDENT OR TENANT
221 W 70TH ST
LOS ANGELES CA 90003-183

23.2) 6012-009-052
CURRENT RESIDENT OR TENANT
223 W 70TH ST
LOS ANGELES CA 90003-183

24.1) 6012-009-053
CURRENT RESIDENT OR TENANT
217 W 70TH ST
LOS ANGELES CA 90003-183

24.2) 6012-009-053
CURRENT RESIDENT OR TENANT
219 W 70TH ST
LOS ANGELES CA 90003-183

26.1) 6012-009-055
CURRENT RESIDENT OR TENANT
212 W 69TH ST
LOS ANGELES CA 90003-182

26.2) 6012-009-055
CURRENT RESIDENT OR TENANT
214 W 69TH ST
LOS ANGELES CA 90003-182

27.1) 6012-009-056
CURRENT RESIDENT OR TENANT
216½ W 69TH ST
LOS ANGELES CA 90003-182

28.1) 6012-009-057
CURRENT RESIDENT OR TENANT
220 W 69TH ST
LOS ANGELES CA 90003-182

28.2) 6012-009-057
CURRENT RESIDENT OR TENANT
222 W 69TH ST
LOS ANGELES CA 90003-182

29.1) 6012-009-058
CURRENT RESIDENT OR TENANT
226 W 69TH ST
LOS ANGELES CA 90003-182

31.1) 6012-009-060
CURRENT RESIDENT OR TENANT
232 W 69TH ST
LOS ANGELES CA 90003-1825

33.1) 6012-009-062
CURRENT RESIDENT OR TENANT
244½ W 69TH ST
LOS ANGELES CA 90003-1825

34.1) 6012-009-063
EDDY'S 99¢ AND UP
6900 S BROADWAY
LOS ANGELES CA 90003

34.2) 6012-009-063
CURRENT RESIDENT OR TENANT
250 W 69TH ST UNIT #1
LOS ANGELES CA 90003

34.3) 6012-009-063
CURRENT RESIDENT OR TENANT
250 W 69TH ST UNIT #2
LOS ANGELES CA 90003

34.4) 6012-009-063
CURRENT RESIDENT OR TENANT
250 W 69TH ST UNIT #3
LOS ANGELES CA 90003

34.5) 6012-009-063
CURRENT RESIDENT OR TENANT
250 W 69TH ST UNIT #4
LOS ANGELES CA 90003

37.1) 6012-010-004
CURRENT RESIDENT OR TENANT
216½ W 70TH ST
LOS ANGELES CA 90003-1831

38.1) 6012-010-005
CURRENT RESIDENT OR TENANT
222 W 70TH ST
LOS ANGELES CA 90003-1831

40.1) 6012-010-007
CURRENT RESIDENT OR TENANT
228 W 70TH ST
LOS ANGELES CA 90003-1831

40.2) 6012-010-007
CURRENT RESIDENT OR TENANT
228½ W 70TH ST
LOS ANGELES CA 90003-1831

40.3) 6012-010-007
CURRENT RESIDENT OR TENANT
230 W 70TH ST
LOS ANGELES CA 90003-1831

42.1) 6012-010-009
CURRENT RESIDENT OR TENANT
236 W 70TH ST
LOS ANGELES CA 90003-1831

42.2) 6012-010-009
CURRENT RESIDENT OR TENANT
238½ W 70TH ST
LOS ANGELES CA 90003-1831

45.1) 6012-010-015
CURRENT RESIDENT OR TENANT
7014 S BROADWAY
LOS ANGELES CA 90003-1849

46.1) 6012-010-016, 017, 018
XTREME SOUND'S ALARMS
7022 S BROADWAY
LOS ANGELES CA 90003-1849

46.1) 6012-010-016, 017, 018
EL ARROYO BAR
7026 S BROADWAY
LOS ANGELES CA 90003-1849

47.1) 6012-010-019
CURRENT RESIDENT OR TENANT
245 W 71ST ST
LOS ANGELES CA 90003-1836

47.2) 6012-010-019
CURRENT RESIDENT OR TENANT
245¼ W 71ST ST
LOS ANGELES CA 90003-1836

47.3) 6012-010-019
CURRENT RESIDENT OR TENANT
245½ W 71ST ST
LOS ANGELES CA 90003-1836

47.4) 6012-010-019
CURRENT RESIDENT OR TENANT
247 W 71ST ST
LOS ANGELES CA 90003-1836

47.5) 6012-010-019
CURRENT RESIDENT OR TENANT
247¼ W 71ST ST
LOS ANGELES CA 90003-1836

47.6) 6012-010-019
CURRENT RESIDENT OR TENANT
247½ W 71ST ST
LOS ANGELES CA 90003-1836

47.7) 6012-010-019
CURRENT RESIDENT OR TENANT
249 W 71ST ST
LOS ANGELES CA 90003-1836

47.8) 6012-010-019
CURRENT RESIDENT OR TENANT
249½ W 71ST ST
LOS ANGELES CA 90003-1836

48.1) 6012-010-020
CURRENT RESIDENT OR TENANT
241 W 71ST ST
LOS ANGELES CA 90003-1836

49.1) 6012-010-021
CURRENT RESIDENT OR TENANT
237 W 71ST ST
LOS ANGELES CA 90003-1836

50.1) 6012-010-022
CURRENT RESIDENT OR TENANT
235 W 71ST ST
LOS ANGELES CA 90003-1836

52.1) 6012-010-024
CURRENT RESIDENT OR TENANT
225 W 71ST ST
LOS ANGELES CA 90003-1836

53.1) 6012-010-025
CURRENT RESIDENT OR TENANT
223 W 71ST ST
LOS ANGELES CA 90003-1836

54.1) 6012-010-026
CURRENT RESIDENT OR TENANT
217½ W 71ST ST
LOS ANGELES CA 90003-1836

55.1) 6012-010-027
CURRENT RESIDENT OR TENANT
215 W 71ST ST
LOS ANGELES CA 90003-1836

56.1) 6012-010-028
CURRENT RESIDENT OR TENANT
209½ W 71ST ST
LOS ANGELES CA 90003-1836

56.2) 6012-010-028
CURRENT RESIDENT OR TENANT
211 W 71ST ST
LOS ANGELES CA 90003-1836

57.1) 6012-010-029
CURRENT RESIDENT OR TENANT
201 W 71ST ST
LOS ANGELES CA 90003-1836

57.2) 6012-010-029
CURRENT RESIDENT OR TENANT
203 W 71ST ST
LOS ANGELES CA 90003-1836

57.3) 6012-010-029
CURRENT RESIDENT OR TENANT
203¼ W 71ST ST
LOS ANGELES CA 90003-1836

57.4) 6012-010-029
CURRENT RESIDENT OR TENANT
203½ W 71ST ST
LOS ANGELES CA 90003-1836

57.5) 6012-010-029
CURRENT RESIDENT OR TENANT
203¾ W 71ST ST
LOS ANGELES CA 90003-1836

57.6) 6012-010-029
CURRENT RESIDENT OR TENANT
205 W 71ST ST
LOS ANGELES CA 90003-1836

57.7) 6012-010-029
CURRENT RESIDENT OR TENANT
207 W 71ST ST
LOS ANGELES CA 90003-1836

58.1) 6012-010-030
KING'S CASTLE MOTEL
7008 S BROADWAY
LOS ANGELES CA 90003

59.1) 6012-010-045
CURRENT RESIDENT OR TENANT
160 W 70TH ST UNIT #1
LOS ANGELES CA 90003-1890

59.2) 6012-010-045
CURRENT RESIDENT OR TENANT
160 W 70TH ST UNIT #2
LOS ANGELES CA 90003-1890

59.3) 6012-010-045
CURRENT RESIDENT OR TENANT
160 W 70TH ST UNIT #3
LOS ANGELES CA 90003-1890

59.4) 6012-010-045
CURRENT RESIDENT OR TENANT
160 W 70TH ST UNIT #4
LOS ANGELES CA 90003-1890

60.1) 6012-010-046
CURRENT RESIDENT OR TENANT
161½ W 71ST ST
LOS ANGELES CA 90003-1834

61.1) 6012-010-062
CURRENT RESIDENT OR TENANT
202 W 70TH ST UNIT #1
LOS ANGELES CA 90003-1831

61.2) 6012-010-062
CURRENT RESIDENT OR TENANT
202 W 70TH ST UNIT #2
LOS ANGELES CA 90003-1831

61.3) 6012-010-062
CURRENT RESIDENT OR TENANT
202 W 70TH ST UNIT #3
LOS ANGELES CA 90003-1831

62.1) 6012-010-063
CURRENT RESIDENT OR TENANT
204 W 70TH ST UNIT #1
LOS ANGELES CA 90003-1831

62.2) 6012-010-063
CURRENT RESIDENT OR TENANT
204 W 70TH ST UNIT #2
LOS ANGELES CA 90003-1831

62.3) 6012-010-063
CURRENT RESIDENT OR TENANT
204 W 70TH ST UNIT #3
LOS ANGELES CA 90003-1831

63.1) 6012-010-064
LEGAL AID FOUNDATION OF & LOS
ANGELES
7000 S BROADWAY
LOS ANGELES CA 90003

64.1) 6012-011-034
CURRENT RESIDENT OR TENANT
338½ W 70TH ST
LOS ANGELES CA 90003-1833

64.2) 6012-011-034
CURRENT RESIDENT OR TENANT
340 W 70TH ST
LOS ANGELES CA 90003-1833

65.1) 6012-011-035
CURRENT RESIDENT OR TENANT
336 W 70TH ST
LOS ANGELES CA 90003-1833

65.2) 6012-011-035
CURRENT RESIDENT OR TENANT
336½ W 70TH ST
LOS ANGELES CA 90003-1833

67.1) 6012-011-037
CURRENT RESIDENT OR TENANT
326 W 70TH ST
LOS ANGELES CA 90003-1833

69.1) 6012-011-039
CURRENT RESIDENT OR TENANT
318 W 70TH ST
LOS ANGELES CA 90003-1833

70.1) 6012-011-040
CURRENT RESIDENT OR TENANT
312 W 70TH ST
LOS ANGELES CA 90003

70.2) 6012-011-040
CURRENT RESIDENT OR TENANT
314 W 70TH ST
LOS ANGELES CA 90003

70.3) 6012-011-040
CURRENT RESIDENT OR TENANT
314½ W 70TH ST
LOS ANGELES CA 90003

71.1) 6012-011-041, 042
TRANSCO TRANSMISSION CENTER
7001 S BROADWAY
LOS ANGELES CA 90003-1848

72.1) 6012-011-043
MY PC CYBER CAFÉ
7011 S BROADWAY
LOS ANGELES CA 90003-1848

72.2) 6012-011-043
CURRENT RESIDENT OR TENANT
7011½ S BROADWAY
LOS ANGELES CA 90003-1848

72.3) 6012-011-043
CURRENT RESIDENT OR TENANT
7011½ S BROADWAY
LOS ANGELES CA 90003-1848

72.4) 6012-011-043
CURRENT RESIDENT OR TENANT
7013 S BROADWAY
LOS ANGELES CA 90003-1848

72.5) 6012-011-043
CURRENT OCCUPANT OR TENANT
7015 S BROADWAY
LOS ANGELES CA 90003-1848

73.1) 6012-011-044
CURRENT OCCUPANT OR TENANT
7017 S BROADWAY
LOS ANGELES CA 90003-1848

74.1) 6012-011-047
CURRENT RESIDENT OR TENANT
315½ W 71ST ST
LOS ANGELES CA 90003-1838

74.2) 6012-011-047
CURRENT RESIDENT OR TENANT
317 W 71ST ST
LOS ANGELES CA 90003-1838

75.1) 6012-011-048
CURRENT RESIDENT OR TENANT
321 W 71ST ST
LOS ANGELES CA 90003-1838

79.1) 6012-011-052
CURRENT RESIDENT OR TENANT
335 W 71ST ST
LOS ANGELES CA 90003-1838

79.2) 6012-011-052
CURRENT RESIDENT OR TENANT
337 W 71ST ST
LOS ANGELES CA 90003-1838

79.3) 6012-011-052
CURRENT RESIDENT OR TENANT
337½ W 71ST ST
LOS ANGELES CA 90003-1838

80.1) 6012-011-053
CURRENT RESIDENT OR TENANT
339 W 71ST ST
LOS ANGELES CA 90003-1838

80.2) 6012-011-053
CURRENT RESIDENT OR TENANT
341 W 71ST ST
LOS ANGELES CA 90003-1838

80.3) 6012-011-053
CURRENT RESIDENT OR TENANT
341½ W 71ST ST
LOS ANGELES CA 90003-1838

84.1) 6012-012-038
CURRENT RESIDENT OR TENANT
326 W 71ST ST
LOS ANGELES CA 90003-1839

84.2) 6012-012-038
CURRENT RESIDENT OR TENANT
328 W 71ST ST
LOS ANGELES CA 90003-1839

85.1) 6012-012-039, 040
CURRENT RESIDENT OR TENANT
318 W 71ST ST
LOS ANGELES CA 90003-1839

85.2) 6012-012-039, 040
CURRENT RESIDENT OR TENANT
324 W 71ST ST
LOS ANGELES CA 90003-1839

85.3) 6012-012-039, 040
CURRENT RESIDENT OR TENANT
324½ W 71ST ST
LOS ANGELES CA 90003-1839

86.1) 6012-012-041
CURRENT RESIDENT OR TENANT
314 W 71ST ST
LOS ANGELES CA 90003-1839

87.1) 6012-012-042, 043
AUTO PARTSMAN
7101 S BROADWAY LOS ANGELES CA
90003-1802

88.1) 6012-012-044
CURRENT OCCUPANT OR TENANT
7111 S BROADWAY
LOS ANGELES CA 90003-1802

88.2) 6012-012-044
CURRENT RESIDENT OR TENANT
7111½ S BROADWAY
LOS ANGELES CA 90003-1802

88.3) 6012-012-044
CURRENT OCCUPANT OR TENANT
7113½ S BROADWAY
LOS ANGELES CA 90003-1802

90.1) 6012-012-049
CURRENT OCCUPANT OR TENANT
317 W FLORENCE AVE
LOS ANGELES CA 90003-1808

94.1) 6012-012-053
CURRENT RESIDENT OR TENANT
335 W FLORENCE AVE
LOS ANGELES CA 90003-1808

97.1) 6012-013-019
CURRENT RESIDENT OR TENANT
204 W 71ST ST
LOS ANGELES CA 90003-1837

98.1) 6012-013-020, 057, 058
JALISCO HARDWARE
155 W FLORENCE AVE
LOS ANGELES CA 90003

98.2) 6012-013-020, 057, 058
OLGA'S INCOME TAXAUTO
155 W FLORENCE AVE
LOS ANGELES CA 90003

100.1) 6012-013-036
CURRENT RESIDENT OR TENANT
212½ W 71ST ST
LOS ANGELES CA 90003-1837

102.1) 6012-013-038
CURRENT RESIDENT OR TENANT
220 W 71ST ST
LOS ANGELES CA 90003-1837

102.2) 6012-013-038
CURRENT RESIDENT OR TENANT
222 W 71ST ST
LOS ANGELES CA 90003-1837

103.1) 6012-013-039
CURRENT RESIDENT OR TENANT
224 W 71ST ST
LOS ANGELES CA 90003-1837

104.1) 6012-013-040
CURRENT RESIDENT OR TENANT
230 W 71ST ST
LOS ANGELES CA 90003-1837

105.1) 6012-013-041
CURRENT RESIDENT OR TENANT
234 W 71ST ST
LOS ANGELES CA 90003-1837

106.1) 6012-013-042
CURRENT RESIDENT OR TENANT
238 W 71ST ST
LOS ANGELES CA 90003-1837

107.1) 6012-013-043
CURRENT RESIDENT OR TENANT
242 W 71ST ST
LOS ANGELES CA 90003-1837

107.2) 6012-013-043
CURRENT RESIDENT OR TENANT
244 W 71ST ST
LOS ANGELES CA 90003-1837

107.3) 6012-013-043
CURRENT RESIDENT OR TENANT
244½ W 71ST ST
LOS ANGELES CA 90003-1837

108.) 6012-013-044
CURRENT RESIDENT OR TENANT
244 W 71ST ST
LOS ANGELES CA 90003-1866

108.) 6012-013-044
CURRENT RESIDENT OR TENANT
244¼ W 71ST ST
LOS ANGELES CA 90003-1866

108.) 6012-013-044
CURRENT RESIDENT OR TENANT
244½ W 71ST ST
LOS ANGELES CA 90003-1866

108.1) 6012-013-044
CURRENT RESIDENT OR TENANT
244¾ W 71ST ST
LOS ANGELES CA 90003-1866

108.2) 6012-013-044
CURRENT RESIDENT OR TENANT
246 W 71ST ST
LOS ANGELES CA 90003-1866

109.1) 6012-013-049
SUSAN'S AEROBICS
243 W FLORENCE AVE.
LOS ANGELES CA 90003-1873

109.2) 6012-013-049
ONTIVEROS SOCCER WORLD
245 W FLORENCE AVE
LOS ANGELES CA 90003-1873

109.3) 6012-013-049
LUPITAS BEAUTY SUPPLIES
247 W FLORENCE AVE
LOS ANGELES CA 90003-1873

110.1) 6012-013-050
CURRENT RESIDENT OR TENANT
239 W FLORENCE AVE
LOS ANGELES CA 90003-1873

110.2) 6012-013-050
TAQUERIA TIJUANA
241 W FLORENCE AVE
LOS ANGELES CA 90003-1873

111.1) 6012-013-051
NANY'S PARTY SUPPLIES
237 W FLORENCE AVE
LOS ANGELES CA 90003-1873

112.1) 6012-013-052
CURRENT RESIDENT OR TENANT
231 W FLORENCE AVE
LOS ANGELES CA 90003-1873

112.2) 6012-013-052
CURRENT RESIDENT OR TENANT
233 W FLORENCE AVE
LOS ANGELES CA 90003-1873

113.1) 6012-013-053
CURRENT RESIDENT OR TENANT
225 W FLORENCE AVE
LOS ANGELES CA 90003-1806

113.2) 6012-013-053
CURRENT RESIDENT OR TENANT
227 W FLORENCE AVE UNIT #1
LOS ANGELES CA 90003-1806

113.3) 6012-013-053
CURRENT RESIDENT OR TENANT
227 W FLORENCE AVE UNIT #2
LOS ANGELES CA 90003-1806

113.4) 6012-013-053
CURRENT RESIDENT OR TENANT
227 W FLORENCE AVE UNIT #3
LOS ANGELES CA 90003-1806

113.5) 6012-013-053
CURRENT RESIDENT OR TENANT
227 W FLORENCE AVE UNIT #4
LOS ANGELES CA 90003-1806

113.6) 6012-013-053
MAGGIE'S FURNITUREE
229 W FLORENCE AVE
LOS ANGELES CA 90003-1806

114.1) 6012-013-056
CURRENT RESIDENT OR TENANT
215½ W FLORENCE AVE
LOS ANGELES CA 90003-1806

115.1) 6012-013-061
MIKE'S HIGH PERFORMANCE EXHAUST
221 W FLORENCE AVE
LOS ANGELES CA 90003-1806

116.1) 6012-013-062
JACK IN THE BOX
7120 S BROADWAY
LOS ANGELES CA 90003

117.1) 6012-013-063
LAA BODEGA WAREHOSUE
7106 S BROADWAY
LOS ANGELES CA 90003-1803

118.1) 6031-002-003, 004
CHALINO'S
7208 S BROADWAY
LOS ANGELES CA 90003-2030

118.2) 6031-002-003, 004
FABY'S
7212 S BROADWAY
LOS ANGELES CA 90003-2030

118.3) 6031-002-003, 004
COMPUTER REPAIR
7212½ S BROADWAY
LOS ANGELES CA 90003-2030

118.4) 6031-002-003, 004
SNADY'S GENESIS
7214 S BROADWAY
LOS ANGELES CA 90003-2030

118.5) 6031-002-003, 004
JOSY'S AEROBIC'S #2
7220 S BROADWAY
LOS ANGELES CA 90003-2030

119.1) 6031-002-005
TX AUTO REGISTRATION
240½ W FLORENCE AVE
LOS ANGELES CA 90003-1851

119.2) 6031-002-005
CURRENT RESIDENT OR TENANT
240½ W FLORENCE AVE UNIT #1
LOS ANGELES CA 90003-1851

119.3) 6031-002-005
CURRENT RESIDENT OR TENANT
240½ W FLORENCE AVE UNIT #2
LOS ANGELES CA 90003-1851

119.4) 6031-002-005
CURRENT RESIDENT OR TENANT
240½ W FLORENCE AVE UNIT #3
LOS ANGELES CA 90003-1851

119.5) 6031-002-005
CURRENT RESIDENT OR TENANT
240½ W FLORENCE AVE UNIT #4
LOS ANGELES CA 90003-1851

119.6) 6031-002-005
CURRENT RESIDENT OR TENANT
240½ W FLORENCE AVE UNIT #5
LOS ANGELES CA 90003-1851

119.7) 6031-002-005
CURRENT RESIDENT OR TENANT
240½ W FLORENCE AVE UNIT #6
LOS ANGELES CA 90003-1851

119.8) 6031-002-005
THRIFT STORE
242 W FLORENCE AVE
LOS ANGELES CA 90003-1851

120.1) 6031-002-006, 007
CURRENT RESIDENT OR TENANT
230 W FLORENCE AVE
LOS ANGELES CA 90003-1871

120.2) 6031-002-006, 007
CURRENT RESIDENT OR TENANT
230½ W FLORENCE AVE
LOS ANGELES CA 90003-1871

120.3) 6031-002-006, 007
CURRENT RESIDENT OR TENANT
230½ W FLORENCE AVE
LOS ANGELES CA 90003-1871

120.4) 6031-002-006, 007
CURRENT RESIDENT OR TENANT
230½ W FLORENCE AVE
LOS ANGELES CA 90003-1871

120.5) 6031-002-006, 007
CURRENT RESIDENT OR TENANT
232 W FLORENCE AVE
LOS ANGELES CA 90003-1871

120.6) 6031-002-006, 007
CURRENT RESIDENT OR TENANT
232½ W FLORENCE AVE
LOS ANGELES CA 90003-1871

120.7) 6031-002-006, 007
CURRENT RESIDENT OR TENANT
232½ W FLORENCE AVE
LOS ANGELES CA 90003-1871

120.8) 6031-002-006, 007
CURRENT RESIDENT OR TENANT
234 W FLORENCE AVE
LOS ANGELES CA 90003-1871

120.9) 6031-002-006, 007
CURRENT RESIDENT OR TENANT
234½ W FLORENCE AVE
LOS ANGELES CA 90003-1871

120.10) 6031-002-006, 007
CURRENT RESIDENT OR TENANT
234½ W FLORENCE AVE
LOS ANGELES CA 90003-1871

120.11) 6031-002-006, 007
CURRENT RESIDENT OR TENANT
234¾ W FLORENCE AVE
LOS ANGELES CA 90003-1871

120.12) 6031-002-006, 007
RIVERA CARPET
236 W FLORENCE AVE
LOS ANGELES CA 90003-1871

122.1) 6031-002-023
CURRENT OCCUPANT OR TENANT
7000 S BROADWAY
LOS ANGELES CA 90003

122.2) 6031-002-023
KING EXPRESS
7002 S BROADWAY
LOS ANGELES CA 90003

122.3) 6031-002-023
THE LOGO'S COMPANY
248 W FLORENCE AVE
LOS ANGELES CA 90003

122.4) 6031-002-023
CURRENT OCCUPANT OR TENANT
252 W FLORENCE AVE
LOS ANGELES CA 90003

122.5) 6031-002-023
CARRILLO RESTAURANT
254 W FLORENCE AVE
LOS ANGELES CA 90003

122.6) 6031-002-023
CURRENT RESIDENT OR TENANT
256 W FLORENCE AVE UNIT #1
LOS ANGELES CA 90003

122.7) 6031-002-023
CURRENT RESIDENT OR TENANT
256 W FLORENCE AVE UNIT #2
LOS ANGELES CA 90003

122.8) 6031-002-023
CURRENT RESIDENT OR TENANT
256 W FLORENCE AVE UNIT #3
LOS ANGELES CA 90003

125.1) 6031-003-012
CURRENT OCCUPANT OR TENANT
320 W FLORENCE AVE
LOS ANGELES CA 90003

126.1) 6031-003-013
CURRENT OCCUPANT OR TENANT
316 W FLORENCE AVE
LOS ANGELES CA 90003-1809

127.1) 6031-003-014
LOUISIANA FAMOUS FRIED CHICKEN
300 W FLORENCE AVE
LOS ANGELES CA 90003

127.2) 6031-003-014
LUXURY NAILS & HAIR
302 W FLORENCE AVE
LOS ANGELES CA 90003

127.3) 6031-003-014
CHINATOWN EXPRESS
304 W FLORENCE AVE
LOS ANGELES CA 90003

127.4) 6031-003-014
RICO'S NUTRITION
306 W FLORENCE AVE
LOS ANGELES CA 90003

127.5) 6031-003-014
GM TOBACCO MARKET
308 W FLORENCE AVE
LOS ANGELES CA 90003

128.1) 6031-003-015
SINALOA WIRELESS
7211 S BROADWAY
LOS ANGELES CA 90003-2029

128.2) 6031-003-015
LA BARBER COLLEGE
7213 S BROADWAY
LOS ANGELES CA 90003-2029

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF PUBLIC HEARING
REVIEW OF CONDITIONS AND POSSIBLE REVOCATION OF USE**

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Others

The purpose of the hearing is to obtain testimony of the property owner and/or business operator, plus affected and/or interested persons regarding the operation of the El Arroyo Bar, use location address: 7026 South Broadway, (property location addresses of: 7022, 7024 and 7026 South Broadway; 253 West 71st Street). Following the hearing, the Zoning Administrator may require the discontinuance of the use; or modify, delete or impose additional conditions regarding its use as a bar selling beer and wine in order to mitigate any land use impacts caused by the use. The public is also invited to submit written comments prior to the hearing.

Hearing: Office of Zoning Administration

Date: Thursday, April 11, 2013

Time: 10:00 a.m.

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

Case No.: DIR 2008-3094(RV)(PA2)

CEQA No.: ENV 2012-11-CE

Council No.: 9

Plan Area: Southeast Los Angeles

Zone: C2-1VL

Applicant: El Arroyo Bar

Representative: Wil Nieves

Staff Contact: Pio Vincent Quitoriano
Phone No.: (213) 978-1458
Vincent.quirtoriano@lacity.org

PROJECT LOCATION: 7026 South Broadway
The property is legally described as Lots 71-74, Tract 4791

REQUESTED ACTION: The Zoning Administrator will consider:

- 1) A Plan Approval, pursuant to Los Angeles Municipal Code Section 12.27.1 and Condition No. 35 of the Zoning Administrator's determination dated October 25, 2011 for the purpose of reviewing compliance with the conditions and effectiveness of the conditions in eliminating the public nuisance problems; and 2) Delete All Conditions of Case No. DIR 2008-3094(RV)(PA1) and restore original hours of operation 10:00 a.m. to 2:00 a.m. daily in lieu of 10:00 a.m. to 12 midnight Sunday-Thursday and 10:00 a.m. to 2:00 a.m.- Friday and Saturday. In addition, restore original operation to include, pool tables and live entertainment from 7:00 p.m. to 11:30 p.m. Sunday-Thursday and 7:00 p.m.-1:30 a.m. Friday and Saturday.
2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of CEQA.

The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

On June 16, 1994, the Zoning Administrator (Case No. ZA 94-0284(PAB)), approved a Zoning Administrator's determination of conditional use status and approval of plans in conjunction with the on-site sale of beer only in a 3,380 square-foot bar formally known as Los Amigos Bar. There were subsequent applications for request to sell beer and wine for on-site consumption, (ZA 2002-4048(CUB)(CUX)) and Case No. ZA 2003-2234(CUB)) which were dismissed as the bar was determined to have deemed-to-be-approved conditional use status. The business

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>2012-11 (CE)</u>	Existing Zone <u>C2-1VL</u>	District Map <u>102B201</u>
APC <u>SLA</u>	Community Plan <u>SE LA</u>	Council District <u>9</u>
Census Tract <u>2393.10</u>	APN <u>6012-010-018</u>	Staff Approval <u>ACCEPTED</u> <u>APPEAL</u> Date <u>01-02-13</u>

* Approval for Filing by Community Planning Staff, When Applicable

CASE NO. **DIR 2008-3094 (RV) (PA2)**

APPLICATION TYPE **PLAN APPROVAL PER DIR 2008-3094(RV)(PA1) AND 2003-2234(CUB) AS PER CONDITION #35**
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 7026 S. BROADWAY, LOS ANGELES, CA Zip Code 90003

Legal Description: Lot 71-74 Block NONE Tract 4791 (MB 50-94)

Lot Dimensions 100'X110' Lot Area (sq. ft.) 11,000 SQ FT Total Project Size (sq. ft.) 2,670 SQ FT

2. PROJECT DESCRIPTION

Describe what is to be done: PLAN REVIEW FOR A BAR WITH BEER/WINE, LIVE ENT, DANCE & TWO POOL TABLES

Present Use: BEER BAR WITH TWO POOL TABLES Proposed Use: SEE ABOVE

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> LEED Silver

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
-------------------------------	--------------------------------	---------------------------------	------------------------------------

No. of residential units: Existing _____ To be Demolished _____ Adding _____ Total _____

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.24 W 1 & 12.27.1

ZA DETERMINATION OF APPROVAL OF PLANS PER CONDITION #35 OF ZA-2008-3094(RV) AND ZA 2003-2234 (CUB) TO REVIEW COMPLIANCE WITH CONDITIONS OF APPROVAL FOR THE CONTINUED USE, MAINTENANCE AND OPERATION OF AN EXISTING BAR WITH BEER AND WINE, FOR ON-SITE SALES AND CONSUMPTION WITH TWO POOL TABLES, AS ACCESSORY USES, WITHIN THE C2-1VL ZONE. APPLICANT REQUESTS THE TERMINATION OF THE IMPOSITION OF CONDITIONS.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site

For information regarding the Public Hearing date, or the name & phone no. of the Zoning Investigator assigned to this case call (213) 978-1318

ZA-1994-0284(PAD); ZA 2002-4048 (CUB)(CUX); ZA 2003-2234 (CUB) AND DIR 2008-3094 (RV)

4. OWNER/APPLICANT INFORMATION

Applicant's Name JUAN BARRALES AMADOR Company EL ARROYO BAR
Address: 7026 S. BROADWAY Telephone: (323) 303-6336 Fax: ()
LOS ANGELES, CA Zip: 90003 E-mail:

Property Owner's Name (if different than applicant) EDWIN MONTERROSA, JR.
Address: 11533 S. ST. ANDREWS PL. Telephone: (323) 759-5973 Fax: ()
LOS ANGELES, CA Zip: 90047 E-mail:

Contact Person for project information WIL NIEVES
Address: 21250 HAWTHORNE BLVD., #700 Telephone: (310) 375-5925 Fax: (310)371-1140
TORRANCE, CA Zip: 90503 E-mail: NIEVASOC@AOL.COM

5. 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). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify, and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

X Signature: [Handwritten Signature]

Print: Edwin Monterrosa JR.

All-Purpose Acknowledgment

State of California

County of Los Angeles

On 11/19/12 before me, Lourdes Maldonado a Notary Public
(Insert Name of Notary Public and Title)

personally appeared Edwin Monterrosa JR, who proved 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 the he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

[Handwritten Signature]
Signature (Seal)



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate "Special Instructions" handout. Provide on an attached sheet(s), this additional information using the hand-out as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee <u>81.-</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>9869</u>	Deemed Complete by [Project Planner] <u>[Signature]</u>	Date <u>11/30/2013</u>

REQUIRED FINDINGS AND QUESTIONS RELATING TO PLAN APPROVAL (PA/PAD/PAB) FOR
ALCOHOL & ADULT ENTERTAINMENT ESTABLISHMENTS LAMC 12.24 M

PLAN APPROVAL (PA); DEEMED TO BE APPROVED (PAD);
AND PLAN APPROVAL BOOZE (PAB) CASES
CASE NO. DIR 2008-3094(RV)(PA1)

3. FINDINGS

a. General Conditional Use

i. Explain how the proposed location will be desirable to the public convenience and welfare.

The existing structure on the subject property was originally constructed in 1922. The bar has been in operation within the Community with an on-site beer and wine license since 1961. The premise currently operates with an existing ABC Type 42 on-site beer and wine license.

The premise is already licensed with on-site beer and wine (Type 42) along with a host of ancillary privileges. The current owner has implemented a number of mitigation measures to protect the Community as required by DIR 2008-3094(RV)(PA1) in assuring that all conditions have been complied with. The owner is requesting the termination of imposed conditions and to reaffirm previously grandfathered rights to have live entertainment, dance floor and pool tables.

ii. Explain how the proposed project is in proper relation to adjacent uses or the development of the community.

The proposed project has been previously approved through various grant authorizations. In addition, a recent Determination of Approval of Plans per Condition #35 of ZA-2008-3094(RV)(PA1) approved the continued use, maintenance and operation of the existing bar with beer and wine, for on-site sales and consumption, with ancillary facilities.

The existing uses allow the structure to be utilized for social gatherings and employ a number of individuals. In addition, the use brings clientele into the area thereby patronizing nearby businesses. The continued approval of the subject premise will benefit the Community through the generation of additional business dollars, as well as, tax revenue for the City of Los Angeles. Since the use has been in continuous operation since 1961 it is anticipated that its continued use will not adversely affect the adjacent uses or the existing development of the Community.

iii. Explain how the proposed project will not be materially detrimental to the character of development in the immediate neighborhood.

The premise is already licensed with on-site beer and wine (Type 42) along with a host of ancillary privileges. The current owner has implemented a number of mitigation measures to protect the Community as required by DIR 2008-3094(RV)(PA1) in assuring that all conditions have been complied with.

The existing uses allow a structure to be utilized for social gatherings and employ a number of individuals. In addition, the use brings clientele into the area thereby patronizing nearby businesses. The continued approval of the subject premise will benefit the Community through the generation of additional business dollars, as well as, tax revenue for the City of Los Angeles. Since the use has been in continuous operation since 1961 it is anticipated that the continued use will not adversely affect the adjacent uses or the existing development of the Community.

b. Additional Findings

i. Explain how the approval of the application will not result in, or contribute to an undue concentration of such establishments ?

The premise is already licensed with on-site beer wine privileges (Type 42). The owner is only requesting the termination of imposed conditions and to reaffirm previously grandfathered rights to have live entertainment, a dance floor and two pool tables. Approval of the instant request will result in no net gain of alcoholic beverage licenses since the license has been in operation for over 50 years.

- k. For massage parlor and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment business as defined by LAMC 12.70 B17 ? N/A

5. Questions Regarding the Operation of the Establishment.

- a. Has the use been discontinued for more than a year? No
- i. If yes, it is not eligible for the Plan Approval process.
 - ii. If no, the applicant may be required to prove the discontinuance did not occur.
- b. What are the proposed hours of operation and which days of the week will the establishment be open? The bar currently operates with an Imposition of Conditions from 10:00 AM until 12:00 midnight, Sunday through Thursday and from 10:00 AM to 2:00 AM Friday and Saturday. The applicant wishes to revert back to its normal closing hours until 2AM everyday if the proposed request for the termination of Imposed Conditions as per DIR 2008-3094(RV)(PA1) is approved.

- c. Will there be entertainment such as a piano bar, dancing, live entertainment movies, karaoke, video game machines, etc...? Please specify:

Yes. The request seeks the for the proposed termination of Imposed Conditions as per DIR 2008-3094(RV)(PA1). This proposed termination will reaffirm the previously grandfathered right to live entertainment, dance floor and the continued use of the pool tables. The bar has a stage for live entertainment consisting of up to five musicians/vocalists. Hours of live entertainment shall be from 7:00 PM until 11:30 PM Sunday through Thursday and 7:00 PM to 1:30 AM Friday and Saturday.

- d. Will there be a minimum age requirement for entry? Yes If yes, what is the minimum age requirement and how will it be enforced? Security guard at door to check for valid ID's.

- e. Will there be accessory retail uses on the site? No.

f. Security

- i. How many employees will you have on site at any given time? Three to five employees.
- ii. Will security guards be provided on-site? Yes. There will be one security guard stationed at the front door to check for valid ID's from 7:00 PM until closing everyday. The guard also patrols and monitors the interior and exterior of the premises.
- iii. Has LAPD issued any citations or violations? No. If yes, please provide copies.

g. Alcohol

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

v. Food

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

vi. On-site

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

SCHOOLS, PARKS, CHURCHES PLAYGROUNDS, ETC.
WITHIN 1000 FT.
7026 S. BROADWAY

MARY MC LEOD BETHUNE JUNIOR HIGH SCHOOL
155 W. 69TH. ST.

LOS ANGELES CHURCH OF GOD
151 W. 73RD ST.

BIBLE FELLOWSHIP BAPTIST CHURCH
6915 S. BROADWAY

LOS ANGELES PUBLIC LIBRARY (ASCOT BRANCH)
256 W. 70TH. ST.

FAITH IN GOD BAPTIST CHURCH
315 FLORENCE AVE.

GREATER NEW MORNING STAR BAPTIST CHURCH
210 FLORENCE AVE.

PREMISES ADDRESS:

7026 S. Broadway

LICENSE TYPE: ON / OFF

1. CRIME REPORTING DISTRICT

Jurisdiction unable to provide statistical data.

Reporting District: 1393

Total number of reporting districts: 1609

Total number of offenses: 190,571

Average number of offenses per district: 285

120% of average number of offenses: 342

Total offenses in district: 584

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

2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract: 2093.10

Population: 2629 / County Ratio _____

Number of licenses allowed: 312
~~ON / OFF~~

Number of existing licenses: 113
~~ON / OFF~~

Undue concentration exists: Yes / No

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

Three time publication required: Yes / No

Person Taking Application

Investigator

Supervisor

Over

**SUMMARY STATEMENT IDENTIFYING COMPLIANCE
WITH IMPOSED CONDITIONS AS PER DIR 2008-3094(RV)(PA1)
FOR EL ARROYO BAR AT 7026 S BROADWAY, LA, CA 90003**

The applicant, El Arroyo Bar, has complied with all conditions imposed as per the above-mentioned case file. The applicant is requesting a termination of all imposed conditions. The current owners who took over the operation of the bar have been in good standing.

The following is a line item description as required for all imposed 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.
All required regulatory approvals are secured (see attached copies of the ABC license, City Business Licenses and Police Permits). The Dance Hall and Café Entertainment licenses can not be approved by the Department of Building and Safety until the imposed conditions are terminated since there are discrepancies with previously imposed conditions #7 and 16 through 19.
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.
The bar building is in substantial conformance with the submitted and marked "Exhibit A" site and floor plan diagrams as required (see attached plans).
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.
As required the bar operates at all times with due regard for the character of the surrounding district. The bar has not received any complaints since the new applicant/owner/operator purchased the facility.
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.
The building if subjected to graffiti, is removed, as per the conditions of operation as required (see attached photos).
5. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
Conditions were accepted through the recording of the required Covenant and Agreement as required (see attached recorded document).

Conditions Originating in the City Attorney Conference of December 6, 2007

6. The property owner and/or operator of the subject bar shall immediately inform the Los Angeles Police Department ("LAPD") if any person is observed or suspected of being engaged in vice or alcohol related criminal activity at the bar.
As required the owner is in compliance and will notify LAPD in the event of any suspected person involved/engaged in vice or any other criminal activity in the bar.

13. The property owner and/or operator of the subject bar shall require all employees working in the capacity of a waitress or bartender to wear a uniform and a name tag. The business owner/operator shall provide uniforms and name tags for all bar employees.

All employees working in the capacity of a waitress/waiter or bartender wears a distinctive uniform with and a respective name tag as required (see attached photos).

14. Signs shall be prominently posted in English and Spanish stating that California State Law prohibits sales of alcoholic beverages to persons who are under 21 years of age. Said signs shall be posted by the business owner/operator. The signs should state in at least 2-inch letters: "No Loitering or Public Drinking" signs shall be posted outside of the location. The said signs shall be in English and Spanish.

All required signs are posted in English and Spanish stating that California State Law prohibits the sale of alcohol to persons under the age of 21. All signs are written in 2-inch letters. In addition, a sign is posted outside of the location which states "No Loitering or Public Drinking" (see attached photos).

15. Signs shall be prominently posted in English and Spanish stating that California State Law prohibits the soliciting of alcoholic beverages 303(b) PC. Said signs shall be posted in the owner/operator facility and visible to patrons.

A sign stating that California State Law prohibits the soliciting of alcoholic beverages 303(b) PC is posted in English and Spanish in a location that is visible to patrons as required (see attached photos).

16. The bar shall prohibit dancing at the bar.

Dancing is not permitted in the bar as required (see attached photos).

17. The "dance floor" area of the bar shall be covered up (e.g., tables added) to discourage non-permitted dancing.

The dance floor is covered by tables and chairs to discourage patrons from non-permitted dancing as required (see attached photos).

18. Signs in English and Spanish shall be posted indicating "No Dancing Allowed." The signage shall have lettering of at least 2 inches in height.

The required signs stating "No Dancing Allowed" is posted in English and Spanish with the required 2-inch letter size that is a prominent location visible to all patrons (see attached photos).

19. MODIFIED - Amplified ~~or band~~ music shall not be audible outside of the bar or property. No live entertainment, including any band, musicians, karaoke or DJ, is permitted.

Amplified music is not audible outside of the bar or property as required.

20. A single jukebox or stereo may be maintained at the bar. However, the music shall not be audible outside of the premises.

Any music played at the location is contained and is not audible outside of the bar premises as required (see attached photo of jukebox).

21. The business owner/operator shall ensure adherence to the maximum occupancy for the premise (security shall use a counter at the door).

As required the bar operator adheres to the number of patrons allowed in the bar. Security maintains a patron guest counter at the door as required (see attached photo).

22. The hours of operations shall be limited to 10 a.m. to 12 midnight, Sunday through Thursday and 10 a.m. to 2 a.m. Friday and Saturday.

As required the bar operator adheres to the specified hours of operation as stated in the Imposition of Conditions determination as per DIR 2008-3094(RV)(PA1). See attached photos.

23. There shall only be one "public" entrance to the location. Other doors shall be designated as "employee only" entrances and used by bar patrons only to evacuate the building in case of emergency.

29. No food vendor shall be allowed to sell, give away or operate on the premises under the control of the property owner or business owner/operator.
As required no food vendor is permitted to sell, give away or operate outside the premise while under control of the property owner or owner/operator of the bar facility (see attached photos).
30. The property owner and/or operator of the subject bar shall install lights to illuminate the front of the bar and any adjacent parking lot area of the bar for crime prevention. Any damaged or worn out lighting shall be immediately replaced. All lighting shall be directed on-site. All exterior lighting shall be to the satisfaction of the Los Angeles Police Department and the Department of Building and Safety.
As required the entrance, surrounding side walks and parking areas are well illuminated operated and maintained to deter crimes in satisfaction with LAPD and Department of Building and Safety regulations as required (see attached exterior photos).
31. **MODIFIED** - The property owners and/or operator of the subject bar shall ~~should~~ provide a copy of any and all lease agreements to the City Attorney's Office or to law enforcement personnel upon request.
A copy of the lease agreement is maintained on-site and is available at all times for viewing by the City Attorney's Office or any law enforcement personnel upon request as required (see attached copy).
32. The property owner and/or operator of the bar shall install a mechanical ventilation or air conditioning system, to the satisfaction of the Department of Building and Safety. This system shall be of sufficient power to cool the inside of the premises to such a degree that it will not be necessary to open the entrance and exit doors to achieve ventilation of the establishment.
The premises was installed with a mechanical ventilation or air conditioning system as required to the satisfaction of the Department of Building and Safety. It is currently maintained and operated as specified (see attached photos).

Procedure Conditions

33. **MODIFIED** - A "hot line" phone number available during hours of operation for the receipt of complaints from the community regarding the subject facility shall be posted at the entry of the market bar with lettering at least 2 inches in height. The hot line number shall be available for callers to report to the management of the subject premises any nuisance activities originating from the premises. The phone number shall be distributed to all abutting property owners and tenants and to any other interested parties including homeowner groups who request such information.
As required a sign listing a "hot line" phone number and any other contact information to facilitate a timely communication with a representative responsible for the establishment during the hours of operation for the bar is posted at the entry door (see attached photos). The present owner had previously contacted the neighborhood in conjunction with the first PA filing. In addition, the phone number was made available to all abutting property owners and tenants and to other interested parties as required.
34. The operator shall make available a copy of these conditions to all employees of the bar and shall train them to insure that compliance with the conditions is monitored and enforced.
As required the conditions of the instant grant are retained on the premises at all times. All on-duty managers and staff are aware of all imposed conditions. A copy of the conditions and of the letter of determination can be immediately produced upon request by the City Attorney's Office, any peace officer, any employee of the State Department of Alcoholic Beverage Control, or the City's Planning Department staff (see attached interior photos).
35. **MODIFIED** - No earlier than 5 9 months and no later than 6 11 months from the effective date of this action, the owner/operator of the subject premises and/or the property owner of the land shall file a Plan Approval with the Office of Zoning Administration together with a filing

POLICE COMMISSION PERMIT
CITY OF LOS ANGELES

ISSUED: 4/16/2012
EXPIRES: 02/03/2010

PERMIT NO. 0002477656-0001-0
FUND CLASS P-463
POST FROM

DESCRIPTION: Retail Sales

THIS PERMIT IS NOT VALID UNLESS USED IN ACCORD WITH THE ANNUAL POLICE PERMIT FEES AND PAYABLE TO THE CITY OF LOS ANGELES. PERMIT FEE IS \$100.00.

AT LISTED ADDRESS ONLY
P.O. NO. 133566

VALID THROUGH 12/31/2012

JUAN BARRALES AMADOR
EL ARROYO BAR
7026 S BROADWAY
LOS ANGELES, CA 90003-1849
7026 S BROADWAY
LOS ANGELES, CA 90003-1849

THIS PERMIT IS GOOD UNTIL REVOKED, SUSPENDED OR CANCELLED.

BOARD OF POLICE COMMISSIONERS

NOTIFY THE OFFICE OF FINANCE IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS. IMPORTANT - READ REVERSE SIDE.

P.O. BOX 83200, LOS ANGELES, CA 90083-2000

11/21/2012

CITY OF LOS ANGELES TAX REGISTRATION CERTIFICATE
THIS CERTIFICATE IS GOOD UNTIL SUSPENDED OR CANCELLED.

ISSUED: 11/21/2009
STARTED: 11/21/2009
STATUS: ACTIVE

ACCOUNT NO. 7002477656-0001-0
FUND CLASS L044

DESCRIPTION: Retail Sales

JUAN BARRALES AMADOR
7026 S BROADWAY
LOS ANGELES, CA 90003-1849
7026 S BROADWAY
LOS ANGELES, CA 90003-1849

ISSUED BY: *[Signature]*
DIRECTOR OF FINANCE

NOTIFY THE OFFICE OF FINANCE IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS. IMPORTANT - READ REVERSE SIDE.

P.O. BOX 83200, LOS ANGELES, CA 90083-2000

11/21/2012

POLICE COMMISSION PERMIT
CITY OF LOS ANGELES

ISSUED: 4/16/2012
EXPIRES: 02/03/2010

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P.O. BOX 83200, LOS ANGELES, CA 90083-2000

11/21/2012

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE
ON-SALE BEER AND WINE - PUBLIC PREMISES

VALID FROM: 06/01/2011

TYPE NUMBER DUP: 42-480309

AVELCOE: 1933 01

BUSINESS ADDRESS: DBA EL ARROYO BAR (IF DIFFERENT)
7026 S BROADWAY
LOS ANGELES, CA 90003-1849

OWNERS: AMADOR, JUAN BARRALES BARRALES, JUDIA R

EXPIRES: 11/21/2012

RENEWAL: 11/21/2012

11/21/2012



**California Department of Alcoholic
Beverage Control**
*License Query System Summary
as of 12/23/2012*

License Information
License Number: 480309
Primary Owner: AMADOR, JUAN BARRALES
ABC Office of Application: 04 - LA/METRO
Business Name
Doing Business As: EL ARROYO BAR
Business Address
Address: 7026 S BROADWAY Census Tract: 2393.10
City: LOS ANGELES County: LOS ANGELES
State: CA Zip Code: 90003
Licensee Information
Licensee: AMADOR, JUAN BARRALES
Licensee: BARRALES, JULIA R
License Types
1) License Type: 42 - ON-SALE BEER AND WINE - PUBLIC PREMISES
License Type Status: ACTIVE
Status Date: 19-NOV-2009 Term: 12 Month(s)
Original Issue Date: 19-NOV-2009 Expiration Date: 31-OCT-2013
Master: Y Duplicate: 0 Fee Code: P40
Condition: OPERATING RESTRICTIONS
License Type was Transferred On: 19-NOV-2009 FROM: 42-330815
Current Disciplinary Action
Reg. Number:
Disciplinary History
<i>... No Disciplinary History found ...</i>
Hold Information
<i>... No Active Holds found ...</i>
Escrow
<i>... No Escrow found ...</i>

--- End of Report ---

For a definition of codes, view our [glossary](#).