

LINN K. WYATT
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**DEPARTMENT OF
CITY PLANNING**

MICHAEL J. LOGRANDE
DIRECTOR

**OFFICE OF
ZONING ADMINISTRATION**

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LOS ANGELES, CA 90012

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www.planning.lacity.org

September 13, 2013

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

Case No. DIR 2012-3583(RV)
Appellant: Salon Corona, Inc.
Address: 11702 Victory Boulevard
Council District: 2
Plan: North Hollywood
Environmental: ENV 2012-3584-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: Salon Corona, Inc., is appealing various conditions of the Zoning Administrator's determination.

Background: On August 23, 2013, Zoning Administrator R. Nicolas Brown, acting for the Director of Planning, pursuant to the provisions of Section 12.27.1 found that the operation of the nightclub known as Hacienda Corona Night Club, located at 11702 Victory Boulevard, requires modification of its operation to mitigate adverse impacts caused by a public nuisance.


LINN K. WYATT
Chief Zoning Administrator

LKW:lmc

TRANSMITTAL TO COUNCIL

Case No. DIR 2012-3583(RV)	Planning Staff Name(s) and Contact No. R. Nicolas Brown – 818-374-5069	C.D. No. 2
Related Case No(s).	Last Day to Appeal September 9, 2013	

Location of Project (Include project titles, if any.) 11702 Victory Boulevard

Applicant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available. Office of Zoning Administration City of Los Angeles 200 North Spring Street, #763 Los Angeles, CA 90012 213-978-1318

Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; padding: 5px;">Maria Acevedo Salon Corona, Inc. 11702 Victory Boulevard North Hollywood, CA 91606</td> <td style="width: 50%; border: none; padding: 5px;">Scott Wellman Wellman & Warren, LLP 24411 Ridge Route, Suite 200 Laguna Hills, CA 92653 949-580-3737</td> </tr> </table>	Maria Acevedo Salon Corona, Inc. 11702 Victory Boulevard North Hollywood, CA 91606	Scott Wellman Wellman & Warren, LLP 24411 Ridge Route, Suite 200 Laguna Hills, CA 92653 949-580-3737
Maria Acevedo Salon Corona, Inc. 11702 Victory Boulevard North Hollywood, CA 91606	Scott Wellman Wellman & Warren, LLP 24411 Ridge Route, Suite 200 Laguna Hills, CA 92653 949-580-3737	

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, Salon Corona, Inc., is appealing various conditions of the Zoning Administrator's determination.

Background: On August 23, 2013, Zoning Administrator R. Nicolas Brown, acting for the Director of Planning, pursuant to the provisions of Section 12.27.1 found that modification of the operation of Salon Corona Night Club located at 11702 Victory Boulevard is required to mitigate adverse impacts caused by a public nuisance..

Items Appealable to Council DIR 2012-3583(RV)

Fiscal Impact Statement Yes No X	ENV. No., if applicable ENV 2012-3584-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 September 13, 2013	Contact Number 213-978-1318
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MASTER APPEAL FORM

City of Los Angeles – Department of City Planning

ORIGINAL

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

REGARDING CASE #: DIR 2012-3583(RV)

PROJECT ADDRESS: 11700-11702 West Victory Blvd. (also includes 11708 and 11712 West Victory Blvd. and 6337, 6343 and 6349 North Colfax Ave.)

FINAL DATE TO APPEAL: Sept. 9, 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: Salon Corona, Inc., Mario Acevedo

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

Self Other: _____

Address: 11702 Victory Blvd., North Hollywood, Ca.

Zip: 91606

Telephone: _____ E-mail: _____

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

Yes No

REPRESENTATIVE INFORMATION

Name: Scott Wellman, Wellman & Warren, LLP

Address: 24411 Ridge Route, Suite 200

Laguna Hills, Ca. Zip: 92653

Telephone: 949-580-3737 E-mail: swellman@w-wlaw.com; bimail@w-wlaw.com

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

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

Are you appealing the entire decision or parts of it?

- Entire Part

Your justification/reason must state:

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

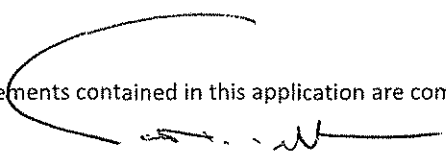
ADDITIONAL INFORMATION/REQUIREMENTS

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

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

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

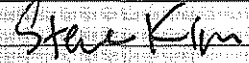
Appellant Signature: _____



Date: _____

9/9/13

Planning Staff Use Only

Amount	106.80	Reviewed and Accepted by		Date	9/9/13
Receipt No.	13079	Deemed Complete by		Date	

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

REASONS FOR THE APPEAL

On August 23, 2013 Zoning Administrator R. Nicolas Brown modified the operating conditions of the Hacienda Corona Night Club by imposing 21 conditions. The applicant has reviewed these conditions and will agree to comply with 19 of the conditions. However, parts of 2 other conditions if complied with will have a significant financial effect on the applicant to the point that it will essentially force it out of business. Therefore, this appeal is limited to these 2 conditions. The conditions involved in this appeal are Conditions 10b and 18a.

Condition 10b prevents bottle, bucket or pitcher service. As with almost all night clubs, the Hacienda Corona depends on its bottle and bucket service to generate the sales necessary to make it a viable business. In other words, without bottle and bucket service the night club is unable to maintain itself. A summary review of other night clubs failed to reveal any other night club with such a condition. To mitigate any secondary effects of bottle service, the Hacienda Corona suggest the following conditions:

1. That VIP sections be established and segregated within the club which will be the only areas where bottle service/bucket service is allowed.
2. That an extra security guard be tasked to monitor the VIP areas. The security guard will have the authority to direct that no further bottle or buckets be served if he feels that a table or person has had an excessive amount. In addition, if any person seems out of hand or excessively inebriated, then the security guard will be instructed to have him or her removed.
3. Only one bottle or bucket may be ordered at a time. Unless and until the bottle is finished a second bottle or bucket cannot be ordered. Furthermore, no more than one bottle may be opened at a time.
4. No bottle larger than 750 ml will be permitted.

This 10b condition was contained as a subset of 14 conditions under the section entitled "GENERAL SUGGESTIONS" submitted by the LAPD. In other words, this condition does not appear to be key part of the LAPD's recommended conditions.

Condition 18a requires the applicant to provide "free valet" service. Presently valet service is provided but at a minimal cost to the patron. The cost is necessary to pay for the valet parking lot that is located across the street. As with the bottle/ bucket service, if a charge is not made to cover the cost of the valet, then the financial burden on the applicant will be significant. Apparently, the free valet is imposed to prevent parking in the neighborhood. To mitigate against this, the club will post signs discouraging parking in the neighborhood. In addition, the club will make announcements during the night that only the club's parking lot or

the valet should be used. In addition, the club will utilize a roving security guard in a clearly marked vehicle to patrol the immediate neighborhood streets to look for and prevent loitering.

It should be noted that the applicant has worked extremely hard during the past couple years to remedy any concerns. These efforts are outlined at page 23-25 of the ZA's report. Indeed, according to the ZA's report the last Police Department incident occurred in October of 2012—almost a year ago. Moreover, this was the only Police Department call that occurred in 2012. In addition, the applicant plans to implement a landscaping renovation plan to enhance the aesthetics of the club's exterior. However, instead of being congratulated for these efforts and encouraged to do more, the City seems to be punishing the applicant by imposing conditions which are prohibitively expensive. It is requested that such punishment not be imposed.

The applicant is willing to work with the City to come up with additional mitigation conditions to address the City's concerns. However, such conditions will need to recognize the financial impact on the club and allow the club to remain a viable business.

Prior to the hearing on appeal, the applicant intends to file additional documents regarding its basis for this appeal.

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

LINN IC. 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

ORIGINAL

August 23, 2013

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

Salon Corona, Inc. (Op) Mario Acevedo 11702 Victory Boulevard North Hollywood, CA 91606

Maria Ferra, Trust (O) Anthony Ferra, Marital Trust 1710 County Road, #548 Hanceville, AL 35077

Maria Ferra, Trust (O) Anthony Ferra, Marital Trust 1080 Pelican Lake Lane Las Vegas, NV 89123

CASE NO. DIR 2012-3583(RV) IMPOSITION OF CONDITIONS 11702 Victory Boulevard North Hollywood-Valley Village Planning Area Zone : C2-1VL D. M. : 180B169 C. D. : 2 CEQA : ENV 2012-3584-CE Legal Description: Lots 8-12, Pt. Lot 13, Tract 10096

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

modification of the operation of Hacienda Corona Night Club at 11700-11702 West Victory Boulevard, (property addresses also include 11708 and 11712 West Victory Boulevard; 6337, 6343 and 6349 North Colfax Avenue) by imposing conditions in order to mitigate adverse impacts caused by a public nuisance,

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. (Standard Condition)
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. (Standard Condition)
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



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conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property. (*Standard Condition*)

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. (*Standard Condition*)
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued. (*Standard Condition*)
6. Master Covenant and Agreement. Within 15 days of the effective date of this authorization or mutually agreed upon time, an acknowledgment and agreement to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and be binding on any subsequent owners; heirs or assigns. The agreement must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date must be provided to the Zoning Administrator for attachment to the file. (*Standard Condition*)
7. Cost Recovery. Pursuant to Los Angeles Municipal Code Section 12.27.1-C.2, the Director of Planning has imposed a condition directing the payment of a fee set forth in Section 19.01-P of the Los Angeles Municipal Code to cover the City's costs in processing this matter. If the decision is not appealed, then the amount shall be paid in full to the City of Los Angeles with confirmation of the payment being provided to the Director within 30 days of the decision date. If an appeal is filed and the decision of the Director is upheld on appeal, then the fee shall be paid in full with confirmation made to the Director within 30 days of the effective date of the decision. If the Council reverses in total the decision of the Director, then no payment of fees other than the appeal fee specified in 19.01-P shall be required. (*Standard Condition*) ✓
8. Compliance Review. The property owner and/or the business owner/operator shall file a Plan Approval application within six (6) months from the effective date of this action to allow for a review of the effectiveness in implementing the Conditions established herein and to determine whether the public nuisance problems identified in the Findings' section of this determination have been eliminated. A public hearing shall be conducted. A notice of the public hearing shall be mailed to all property owners and occupants located within 500 feet of the property. The owner shall submit evidence of compliance of each condition with the Plan Approval application. The Zoning Administrator conducting the hearing may add, modify or delete Conditions as determined to be appropriate. The Zoning Administrator may also require the discontinuance of the uses or any portion of the property or individual lease space if the applicable findings can be made.

If the subject premise has been vacated and is not occupied by a tenant when the Plan Approval application is required, the following shall be required:

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- a. Within six (6) months from the effective date of this determination, the property owner shall submit evidence to the Zoning Administrator showing that the site is vacant. The evidence shall include information about the duration and time period of such vacancy, the status of any lease agreement with a prospective tenant, if any, and the type of a business proposed on the subject premise.
- b. The required Plan Approval application shall be filed within 18 months from the effective date of this determination or within six (6) months after the subject premise is occupied by a tenant, whichever comes first.

If the subject premise has been vacated and is occupied by a new tenant, the Plan Approval application shall include a copy of a Certificate of Occupancy issued on the property showing the legal use of the subject premise.

9. Authorization

- a. The hours of operation shall not exceed 9 p.m. to 2 a.m., daily. *(Recommended by LAPD, modified by the Zoning Administrator)*
- b. There should only be one "public" entrance to the location. Other doors should be designated as "employee only" entrances and used by bar patrons only to evacuate the building in case of emergency. *(Recommended by LAPD)*

10. Alcoholic Beverages *(Recommended by LAPD)*

- a. Under no circumstance shall the property owner/operator allow patrons to bring in bottles of their own beverages or provide patrons with "set-up" of glasses, mixers and ice for the use with the consumption of beverages on the site.
- b. At no time shall patrons be permitted to self-service of beverages or engage in activity which is referred to as (bottle, bucket, pitchers or box service.) This shall include bottles 175 ml or larger. Beverages shall not be sold in multiple containers. Beverages must be served by employees of the bar only. ✓
- c. No "Happy Hour", or reduced price drinks are allowed including, but not limited to, time periods during which patrons may purchase beverages at a discounted price.
- d. There shall be no minimum drink requirement for patrons.
- e. There shall be no seating incentives based upon beverage or food purchase.

11. Complaint Response/Community Relations. The property owner/operator shall implement the following:

- a. Monitoring of complaints. The property owner/operator shall coordinate with the local division of the Los Angeles Police Department regarding appropriate

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monitoring of community complaints concerning activities associated with the subject facility.

- b. Complaint monitoring. A 24-hour "hot line" phone number shall be provided for the receipt of complaints from the community regarding the subject facility and shall be:
 - 1) Posted at the entry.
 - 2) Posted at the Customer Service desk, if one exists.
 - 3) Provided to the immediate neighbors, schools, and local neighborhood association, if any.
- c. Log. The property owner/operator shall keep a log of complaints received, the date and time received and the disposition of the response. The log shall be retained for consideration by the Zoning Administrator.

12. Cooperation

- a. Inform the Los Angeles Police Department ("LAPD") North Hollywood Division immediately if any person, including any known gang member, is observed trespassing, loitering, engaging in narcotics activity, including possession, use or sale of narcotics, if any narcotics are recovered on the Property or if any person is observed with a firearm. *(Recommended by LAPD, modified by the Zoning Administrator)*
- b. Cooperate with all law enforcement agencies, including, but not limited to, LAPD and the State Department of Alcohol Beverage and Control ("ABC"). Under Business and Professions Code section 25755, Penal Code section 830.1, "Peace officers may, in enforcing the provisions of this division, visit and inspect the premises of any licensee at any time during which the licensee is exercising the privileges authorized by his or her license on the premises." *(Recommended by LAPD)*
- c. Do not take any action which would impede, interfere, hinder, or otherwise obstruct any investigation undertaken by any law enforcement agency which relates to the Property. The Property Owners and Business Owners should provide law enforcement personnel access into the Property at all times. *(Recommended by LAPD)*
- d. Meet with the LAPD on a bi-yearly basis to discuss any issues. *(Recommended by LAPD)*

13. Compliance with Laws and Regulations. Comply with all orders and regulations of the Los Angeles Department of Building and Safety, Los Angeles County Health Services Department, Los Angeles City Clerk's Office, Los Angeles City Fire Department, and any other regulatory agency, including State licensing agencies. Require tenants to allow access to personnel from law enforcement or regulatory agencies carrying out official duties into the property at all times including: *(Recommended by LAPD, modified by the Zoning Administrator)*

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- a. Do not permit or allow narcotics, vice or alcohol related criminal activity to occur at the bar.
- b. Comply with all applicable smoking laws, e.g., Los Angeles Municipal Code Section 41.50.
- c. Comply with all building occupancy laws. Do not allow the number of bar patrons to exceed the designated occupancy limit.

14. Employees

- a. **Bar Employees.** Require all bar employees to have valid government-issued identification with them, while working at the property. Require all employees working in the capacity of a waitress or bartender to wear a uniform and a name tag. The business owner/operator should provide uniforms and name tags for all bar employees. The business owners/operators should maintain an accurate and up-to-date list of employees working at the property. The list should be updated each week. The list should include the name of each employee and a copy of a valid government issued identification card for each employee. A thorough background/criminal check shall be conducted on all personnel employed at the location including current personnel. Proof of background check was performed and maintained by the applicant. Bar service shall only be provided by the applicant's employees. The business operator shall not permit any employee to solicit in or upon the licensed premises, the purchase or sale of any beverage, any part of which is for or intended for the consumption or use of such employee or to permit any employee of such permit to accept in or upon the premises any beverage which has been purchased or sold there in any part of which beverage is for or intended for the consumption or use of any employee. Additionally, any person(s) employed by the applicant as a waitress shall not be allowed to sit with the patrons while in the establishment. *(Recommended by LAPD, modified by the Zoning Administrator)*
- b. **STAR Training.** Property owners, business owners/operators, and bar employees will attend Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department within 90 days of the date of this case conference. The property owners and business owners/operators should maintain proof of each employee's attendance and have it available on the premise for inspection by LAPD or Alcoholic Beverage Control. Require subsequent hires to attend the STAR training program within 90 days of their date of hire. Employees should get refresher STAR training on a yearly basis. Employees who do not speak English fluently must attend a Spanish presentation. The property owners, business owners/operators, and bar employees will attend City Help Achieving Magnificence Program- C.H.A.M.P Training sponsored by the Los Angeles Police Department on an annual basis. The free training will be provided in the month of July and coordinated by the City-wide nuisance Abatement Team at 213-486-0910. *(LAPD recommendation)*

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15. Lighting

- a. Adequate interior and exterior lighting shall be installed in all areas within the business in conformance with the applicable laws and/or building code. The lighting shall be such that it renders all objects and persons clearly visible. Lighting fixtures shall be sure so that unauthorized individuals cannot remove or break light bulbs. Replace any damaged or broken lights immediately. *(LAPD recommendation)*
- b. Light fixtures shall be secure so that unauthorized individuals cannot remove or break light bulbs. Replace any damaged or broken lights immediately. *(Recommended by LAPD)*
- c. The lights should remain on during business hours. The lights should not be directed at the residential neighborhood. *(Recommended by LAPD)*

16. Loitering and Trespass

- a. Loitering is strictly prohibited on or around the premises or the area under the control of the business owner/operator. Do not permit any person, including bar occupants, to loiter in the areas adjacent to the bar. Loitering includes, but is not limited to, the following actions: lingering idly on the property; remaining on the property for illegal purposes, and not being able to provide a satisfactory explanation for one's behavior or presence. Ask bar patrons to leave the area after the bar is closed. Ask individuals loitering on the sidewalk direct. *(Recommended by LAPD, modified by the Zoning Administrator)*
- b. Do not allow anyone to trespass on the property. Post and maintain the following signs at each entry point or approach to the property; the signs should say: "NO TRESPASSING, NO LOITERING, NO DRUGS, NO DRUG DEALERS, NO PROSTITUTION, NO WEAPONS, NO DRINKING OF ALCOHOLIC BEVERAGES. 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 and be written in English and Spanish. *(Recommended by LAPD, modified by the Zoning Administrator)*
- c. Provide a completed and signed "Trespass Arrest Authorization" form authorizing LAPD to arrest individuals unlawfully loitering on the property, pursuant to LAMC 41.24. *(Recommended by LAPD)*

17. Maintenance. Ensure proper maintenance of interior and exterior of the bar. Including, but not limited to, the prompt removal of graffiti. Remove any graffiti from the premises within 48 hours. Keep premises clean and free from trash or debris. The property shall be maintained clean and free of litter/trash within 45 minutes after the business closes. *(Recommended by LAPD)*

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18. Parking (*Recommended by LAPD*)

- a. Free valet parking shall be provided to patrons of the business. A valet ticket shall be issued to all patrons who utilize the valet service and a portion of the valet ticket shall be presented at the door to enable entrance to the business/bar. Patrons shall be encouraged not to park in residential neighborhoods.
- b. Use of any non-publicly owned or operated off-site parking space shall require verification of a lease or Master Covenant and Agreement submitted to the Office of Zoning Administration. Use of such space, governed by the Commercial Corner Development Ordinance (i.e., Section 12.22-A,23, Los Angeles Municipal Code), may require discretionary review, if the hours of use are between 11 p.m. - 7 a.m.

19. Security (*Recommended by LAPD*)

- a. On Mondays, Tuesdays, Wednesdays, Thursdays and Sundays five state licensed, bonded and uniformed professional security guards shall be present at the property during all hours of operation. On Fridays and Saturdays, six bonded and uniformed professional security guards shall be present at the property during all hours.
- b. One security guard should be present at the entrance to the bar to maintain a count of the number of patrons entering and leaving the bar, e.g., use a clicker to count patrons. The security guard stationed at the door shall use an electronic age verification/identification device to check the identification of patrons. Devices shall be maintained in working order and used to verify the age of person entering the premise.
- c. A minimum of one security guard shall be roving in the parking lot/exterior of the bar. During the exterior patrol, the security guard will monitor the exterior of the bar and parking lot to ensure no loitering, alcohol consumption, public urination or any other criminal activity related to the bar.
- d. A roaming security guard shall patrol/monitor the off-site parking spaces under the control of the property owner/operator or established by lease agreement or Master Covenant and Agreement.
- e. Two or more security guards shall be inside the bar/premises in a roaming capacity and one security guard shall be outside in the parking lot. A roaming patrol car shall be in effect on Simpson Street to patrol the immediate area.
- f. Security guards shall screen all patrons entering the bar with handheld metal detector wands during operating hours. Also the security guards shall search all bags, backpacks and purses.
- g. All security guards working at the bar should comply with the requirements of California and Business Professions Code Section 7582.26(f) which requires that guards wear a distinctive uniform, with a patch on each shoulder reading

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"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 should have radio communication with each other.

- h. Require the security guards to keep a daily log of incidents that occur at the [roperty. These logs shall be kept for at least six months and available to LAPD for inspection upon request.
 - i. Security shall remain at the location until 45 minutes after closing.
20. Noise. Keep the noise level from the bar at the appropriate levels so as not to impinge on the residential neighborhood by compliance with the City of Los Angeles Noise Ordinance Nos. 144,331 and No. 161,571, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible. . *(Recommended by LAPD, modified by the Zoning Administrator)*
21. A copy of these conditions shall be retained on the premises at all times and be immediately produced upon request by any law enforcement official. All employees shall be made familiar with the aforementioned conditions and implement them as necessary.

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS IS A MISDEMEANOR

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

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

APPEAL PERIOD - EFFECTIVE DATE

The Zoning Administrator's determination in this matter will become effective after SEPTEMBER 9, 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

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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 and correspondence contained in the file, the report of the Zoning Analyst thereon, the statements made at the public hearing before the Zoning Administrator on February 8, 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 is cause for imposition of corrective Conditions based upon the provisions of Section 12.27.1 of the Municipal Code which has been established by the following facts:

BACKGROUND

The subject property is a level, "L"-shaped, corner, parcel of land consisting of five record lots and a portion of a sixth, having a frontage of 150 feet on the south side of Victory Boulevard and a frontage of 245 feet on the west side of Colfax Avenue. It is located in the North Hollywood Community Plan Area and is currently developed with a one-story commercial structure occupied by an auto repair use and the subject nightclub (the former FM Station) with at-grade on-site parking. At the time of day the investigator was at the site, the nightclub was not operating.

Residential properties northerly of Victory Boulevard are again well-maintained and neat, and while they are zoned RD1.5, they are primarily developed with one-story single-family dwellings. The general commercial neighborhood surrounding the subject site is one that can best be described as automotive in nature. Properties to the northerly of Victory Boulevard are zoned C2-1VL and are developed with one- and two-story commercial buildings occupied by a Unocal-Service Station, Las Torres Bar and an auto repair shop. Properties southerly of the subject site are zoned C2-1VL, on the west side of Colfax

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Avenue are developed with one- and two-story commercial structures occupied by an auto service/tire center and an office building. On the triangular shaped piece of property lying between Lankershim Boulevard and Colfax Avenue is developed with more automotive service facilities, and a McDonald's restaurant. Properties easterly of the subject site are zoned [Q]C2-1VL and C1-1VL, along the Victory Boulevard frontage and the east side of Lankershim Boulevard, is developed with one-story commercial structures occupied by a Shelf gas station and a U-Haul rental agency. Adjacent southerly to these uses is a 133-unit apartment complex in the [Q]C2-1VL Zone. Properties westerly of the subject site are zoned C2-1VL, on the south side of Victory Boulevard, are currently developed with one-story commercial structures occupied by another of the many automotive repair facilities in the immediate area. On the block face fronting along the east side of Simpson Avenue, one block west of Colfax Avenue, is developed with one-story single-family and some multi-family dwellings that are for the most part neat and well maintained. Although this residential area.

Victory Boulevard, adjoining the subject property to the north is a Major Highway with a width of 100 feet and improved with curb, gutter, and sidewalk.

Colfax Avenue, adjoining the property to the east is a Secondary Highway with a width of 80 feet and improved with curb, gutter, and sidewalk.

Lankershim Boulevard, adjoining the subject property to the east, is a Major Highway with a width of 100 feet and improved with curb, gutter, and sidewalk.

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

Previous zoning related actions on the site include:

Case No. ZA 95-0027(ZV) – On June 6, 1995, the Zoning Administrator approved a variance to permit the continued use and maintenance of an auto-repair business (mufflers and brakes), in an existing 2,000 square-foot one-story garage with 25 parking spaces operating under extant Case No. CUZ 82-256 (expired) to permit to operate within 300 feet of a residential zone and two outdoor hoists for repair of RV's and trucks over 8,600 lbs.

Case No. CUZ 82-256 – On October 21, 1982, the Zoning Administrator approved a conditional use to permit the continued use, operation and maintenance of two outside automobile hoists for a ten year period in conjunction with an existing automobile muffler shop in the C2-1 Commercial Zone.

PUBLIC HEARING

The Office of Zoning Administration received community complaints and the Los Angeles Police Department Police submitted Call and Arrest Report documentation of murder, attempted murder, shooting, sexual battery, assault with deadly weapon, assault, battery, grand theft, and vandalism. These activities jeopardize and/or endanger the public health and safety of persons residing or working on the premises or in the surrounding area; thereby, constituting a public nuisance, and contributing to the deterioration of the adjacent community. The activities occurring in and around the premises generated numerous police responses which strained the resources of the Police Department.

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On January 4, 2013, the Office of Zoning Administration mailed notice of the public hearing to a 500-foot radius, tenant Notice/Occupant list, Second Council District, and several other interested parties. The notice informed them that the purpose of the hearing is to obtain testimony of the property owner and/or business operator, plus affected and/or interested persons. Following the hearing, the Zoning Administrator may require discontinuance of the use; or may impose corrective conditions regarding its use as a night club in order to mitigate land use impacts caused by the use. The public was invited to submit written comments prior to the hearing.

At the time of preparation of the Project Report, no comments were received from other departments. The following correspondence was received from the general public:

"I recently received a notice of a public hearing involving the Hacienda Corona Night Club located on 11700-11702 West Victory Boulevard. I live on Simpson Avenue and will not be able to attend this hearing but would like to leave my comment on this topic. Over the past years there has always been disruption in the neighborhood because of this club. It's unsafe and there have been many vandalism's so as for my family and I we are unsatisfied with club being near here. Thank you beforehand for taking my opinion in mind."

Prior to the public hearing, a Project Planner, staff of the Office of Zoning Administration, conducted a site visit and observation of the surrounding area. The following information was obtained from information presented in his research:

SUMMARY OF LOS ANGELES POLICE DEPARTMENT INCIDENTS AND ARRESTS

10/17/12 Los Angeles Police Department Investigative Report – Attempted Murder. Suspect 3 accuses Victim 1 of looking at his girlfriend. Suspect 3 and Victim 1 get into fight at which time; Suspect 1 and Suspect 2 approach Victim 1 and begin to stab Victim 1. Suspects flee location in vehicle. (2:00 a.m.)

05/14/11 Los Angeles Police Department Investigative Report – Assault with a Deadly Weapon on a Police Officer. The Suspect backed his vehicle into the occupied police vehicle and struck a pedestrian. An officer involved shooting (OIS) occurred when the Officer attempted to arrest him. Incident occurred after the Hacienda Corona Nightclub. (3:20 a.m.)

05/14/11 Los Angeles Police Department Investigative Report – Sexual Battery. Suspect approached Victim and asked "Where's the Party?" Suspect then lifted up the Victim's dress and fondled Victim's buttock and vagina with his right hand. Incident occurred after the Hacienda Corona Nightclub closed. (3:21 a.m.)

03/03/11 Los Angeles Police Department Investigative Report – Burglary from a Motor Vehicle. Unknown Suspect(s) entered Victim's vehicle (by unknown means). Possibly pick right side passenger door lock. Entered vehicle and removed property. Victim found folding knife in vehicle possibly Suspect's tool. (7:00 a.m.)

02/12/11 Los Angeles Police Department Investigative Report – Assault with a Deadly Weapon. Report indicates 3 Victims and 2 Suspects at the Hacienda

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Corona Nightclub. Suspect 1 hit Victim 1 with a bottle on the back of the head; knocking Victim 1 unconscious, Suspect 2 hit Victim 2 on the head with a bottle. (12:35 a.m.)

01/16/11 Los Angeles Police Department Investigative Report – Discharge Firearm within City Limits. Unknown Suspect discharged (1) round from firearm into the ground in a parking lot, (of the Hacienda Corona Nightclub) located within the City of Los Angeles. (3:05 a.m.)

08/25/10 Los Angeles Police Department Investigative Report – Vandalism. Suspect 1 and 2 were observed by the Victim vandalizing Victim's vehicle. Suspect 1 and 2 fled locations as Victim walked towards them. Victim unable to identify Suspects. Incident occurred at the Hacienda Nightclub. (2:30 a.m.)

08/25/10 Los Angeles Police Department Investigative Report – Battery. – During an altercation the Victims tried to help her sister when Suspect punched Victim in the mouth. Incident occurred at the Hacienda Nightclub. (2:15 a.m.)

06/18/10 Los Angeles Police Department Investigative Report – Vandalism. Unknown Suspect(s) scratched Victims vehicle while he was inside of a bar/club. (2:00 a.m.)

05/10/10 Arrest for Spousal Abuse - 273.5(A) PC. Suspect and Victim have a dating relationship. Suspect punched Victim in the mouth causing visible injuries. Suspect arrested; incident occurred at the Hacienda Nightclub. (2:30 a.m.)

01/10/10 Los Angeles Police Department Investigative Report – Battery. Victim went to use the restroom. Victim was attacked by 3 Suspects. The Suspects punched and kicked Victim. Incident occurred at the Hacienda Nightclub. (1:30 a.m.)

01/09/10 Los Angeles Police Department Investigative Report – Battery. Victim and Suspect became involved in a physical altercation after Suspect asked Victim to leave the Hacienda Corona Nightclub. (1:35 a.m.)

11/30/09 Los Angeles Police Department Investigative Report – Battery. Unknown Suspect approached Victim, while walking home from a bar, and struck the Victim several times in the right side of his face with a fist. Victim fell to the ground and Suspect fled in unknown direction. Not related to the subject site. (1:15 a.m.)

11/08/09 Los Angeles Police Department Investigative Report – Grand Theft. Suspect entered Victim's vehicle to take a photo. Suspect fled location in unknown direction. When Victim entered his vehicle, he discovered his wallet was missing from his bag that was inside his car. Incident occurred in the parking lot of Hacienda Nightclub. (2:15 a.m.)

10/11/09 Los Angeles Police Department Investigative Report – Battery. Suspect was asked to leave. Suspect became aggressive and punched Victim in the face. Victim unable to identify Suspect and did not pursue prosecution. Incident occurred at the Hacienda Nightclub. (3:25 a.m.)

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10/11/09 Los Angeles Police Department Investigative Report – Murder. Victim was involved in a bar fight, Security attempted to escort the Victim out of the bar. The Victim fought with security officers. One security officer hit Victim with a 9-inch metal flashlight. Victim fell to the ground and an RA unit was called. Victim died prior to the arrival of the RA unit. Incident occurred at the Hacienda Nightclub. (12:30 a.m.)

08/15/09 Los Angeles Police Department Investigative Report – Burglary from a Motor Vehicle. Unknown Suspect(s) approached Victim's vehicle and removed Victim's property and VIN number from Victim's vehicle. Unknown Suspects then fled in unknown direction. (3:00 a.m.) The subject report does not appear to be related to the nightclub.

06/20/09 Los Angeles Police Department Investigative Report – Lost Property. Victim lost Identification while inside the Hacienda – Corona Nightclub. (1:30 a.m.)

06/19/09 Los Angeles Police Department Investigative Report – Assault with a Deadly Weapon. Suspect 1 hit Victim's head with a beer bottle causing Victim to fall. Victim and Suspect 1 became involved in a fight. Suspect 2 threw beer bottles at Victim. Suspect 1 fled in vehicle to an unknown direction. Incident occurred in the parking lot of Hacienda Nightclub. (2:45 a.m.)

06/06/09 Los Angeles Police Department Investigative Report – Battery. Victim working security, Victim observed Suspect smoking marijuana and attempted to remove Suspect from location. Suspect punched Victim. Incident occurred at the Hacienda Nightclub. (12:45 a.m.)

06/06/09 Los Angeles Police Department Investigative Report – Battery. Suspect hit Victim in the face with an unknown object. Incident occurred at the Hacienda Nightclub. (12:45 a.m.)

04/16/09 Arrest for Assault with a Deadly Weapon w/Gun – 245(A) (2) PC. Suspect became involved in an altercation and produced a pistol, then aimed it at Victim and threatened to shoot him. Witness 2 (security) talked to Suspect to protect Victim. Suspect fired pistol into the floor. Incident occurred at the Hacienda Nightclub. (2:00 a.m.)

04/13/09 Arrest for Assault with a Deadly Weapon – 245(A) (1) PC. Suspect attempted to run over security guards with a vehicle several times. Incident occurred at the Hacienda Nightclub. (2:45 a.m.)

11/24/08 Arrest for Assault with a Deadly Weapon w/Gun – 245(A) (2) PC. Suspect while at the Hacienda Corona Nightclub, shoots Victim in the left calf. Suspect attempts to conceal gun and leave location. (12:30 a.m.)

11/10/08 Los Angeles Police Department Investigative Report - Assault with a Deadly Weapon. Suspect hits Victim in the mouth with a beer bottle causing laceration to the mouth. Incident occurred at the Hacienda Nightclub. (2:30 a.m.)

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06/25/08 Los Angeles Police Department Investigative Report – Battery. Suspect and Victim involved in argument. Suspect became enraged then struck and kicked Victim. Incident occurred at the Hacienda Nightclub. (1:45 a.m.)

06/15/08 Los Angeles Police Department Investigative Report – Battery. Victim at nightclub w/ husband. Security (Suspect) required Victim's husband to leave for fighting. While security was escorting husband out Victim was pepper sprayed for interfering. Incident occurred at the Hacienda Nightclub. (2:00 a.m.)

06/15/08 Los Angeles Police Department Investigative Report – Battery. Victim and witness were at a nightclub when they became involved in a confrontation. Victim and witness were removed by security at which time they were struck by security at location. Incident occurred in the parking lot of Hacienda Nightclub. (2:00 a.m.)

05/20/08 Los Angeles Police Department Investigative Report – Battery. Suspect and Victim became involved in an argument. Suspect hit Victim in the face. Incident occurred at the Hacienda Nightclub. (11:30 p.m.)

The public hearing was held February 8, 2013 and testimony was obtained from the following:

Cindy Schreiner, Los Angeles Police Department, DSUD
Officer Jennifer DuVally, Los Angeles Police Department
Roxanna Vanessa Alvarado, Office of City Attorney
Felipe Benavidez, Los Angeles Police Department, Vice
Karo Torossian, representing Second Council District
Armando H. Chavira, Attorney at law representing the Hacienda Corona
Mario Arevedo, resident, Victory Boulevard
Daniel Ford, resident Simpson Avenue
Jonathan Bell, resident, Simpson Avenue
Tod Woodburn, Boys & Associates/Regional Manager, Colfax Avenue
Hannah Anders, resident, Simpson Avenue
Christopher Grhan, resident, Simpson Avenue

Los Angeles Police Department, Lead Officer Declaration:

I, Senior Lead Officer DuVally, Serial No. 30991, assigned to North Hollywood basic car area 15A33, declare the following:

I am currently assigned as a Senior Lead Officer for North Hollywood Division, Basic Car 15A33. The Hacienda Corona, located at 11700 Victory Boulevard, is within my Basic Car Area.

Over the past four years, I have received numerous citizen complaints regarding the club. The complaints have been regarding excessive noise, public urination, shots fired, drinking in public, gang members loitering, prostitution, lewd conduct, illegal parking, narcotic sales and use, fighting, police activity, and feeling in fear when coming home late at night.

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On May 3, 2011, Senior Lead Officer Gabe Ahedo, Serial No. 33107, and I met with the two owners, Maria Mercado and Mario Sevedo, along with the manager, Juan Carlos. We discussed the complaints I received from citizens and the radio calls generated at the location, including: BTFV (03/03/11), Felony assault (02/12/11), Felony Discharge of Firearm (01116/11), Felony Vandalism (06/18/10), Misdemeanor Battery (05/10/10), Misdemeanor Battery (01109/10), Misdemeanor Battery (01110/10), Misdemeanor Battery (08/25/10), and Felony Vandalism (08/25/10), refer to CCAD.

I presented a list of suggested improvements which I discussed with City Attorney Jennifer Varela (see attached). All parties were cooperative and stated they would work with the police to make the improvements.

Subsequent to meeting with the club's owners there was an Officer Involved Shooting (OIS), in the parking lot of the Hacienda Corona, at approximately 0321 hours on May 14, 2011.

On May 19, 2011, I contacted several business owners on Colfax Avenue, south of Victory Boulevard, to seek their input on the posting of restricted parking signs (from the hours of 2100-0700) on Colfax. The posted signs were an effort to curb club patrons from parking in the business area. Due to numerous complaints of beer bottles being discarded, used condoms, urination in doorways, and trash left behind. The signs were approved and are now posted.

I spoke with the manager, Juan Carlos, after the OIS, in an attempt to have a fence placed around the parking lot, in an effort to ensure patrons leave the area after the bar closes. Hacienda Corona did have a fence installed around the perimeter of the location.

Joseph Hernandez, who was at the tire shop across the street (818-766-1223), had a tire shot and damaged due to the OIS on May 14, 2011, Case #C-11-58883. I had several contacts with him after the shooting and he expressed concerns for his safety.

Since the meeting to discuss suggested improvements took place on May 3, 2011, there have been approximately ten additional crime occurrences at the location (refer to CCAD). One of the additional crimes was an Attempt murder on October 17, 2012, at approximately 0130 hours. This occurred at Simpson Av/victory Blvd as two victims were leaving the club. Three suspects that were patrons at the club drove up in a vehicle and stabbed two victims, DR # 12-15-20176.

On November 6, 2012, Detective II Andrew Alegria and I met with the two owners, Maria Mercado and Mario Sevedo, along with the manager, Juan Carlos. They were unable to provide video of the evening of October 17, 2012. Juan Carlos was helpful and was able to provide a photograph of one of the suspects and her name. On January 22, 2013, Juan Carlos contacted Detective Alegria and myself and advised the suspect he identified was at the club. Patrol officers responded and arrested the suspect for Attempt Murder. A search warrant was served on January 23, 2013, as a result of information provided by the suspect at a location in Foothill Division for the other two suspects involved.

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The most recent occurrence was a Battery which took place on January 20, 2013, at 0200 hours, DR #13-1504986.

Citizen Declarations were obtained from residents at: 6312 Colfax/Roadrunner Auto 6301 Colfax/Sunshine Auto 6319 Colfax/Boyd and Associates 6323 Colfax/Dayton Tires Victory/Lankershim/ A & J Tire 6345 Simpson Avenue 6341 Simpson Avenue 6339 Simpson Avenue 6331 Simpson Avenue 6325 Simpson Avenue

Resident of North Hollywood:

I would be elated to see that nightclub shut down. In the four years I've lived in this neighborhood with my family, I've seen a steady decline and believe it is due, in part, to the close proximity of the club. Because of the crime and a general feeling that this part of the neighborhood just isn't safe, many of my former neighbors have moved out and, unfortunately, a large number of the homes here have been converted to rentals.

On the weekend after my family moved in, there was a shooting in the middle of the night on the corner of Simpson and Sylvan. That same week, between 6-8 cars had their passenger side windows broken out and vandalized. Because our block doesn't have street sweeping, the glass remained on the street for months. On a weekly basis there is trash and beer cans and bottles strewn on the parkways. Every couple of months one of my neighbors has had their mirrors swiped off, likely by an intoxicated driver. My neighbor's truck was stolen and on two separate nights, the hub caps on our cars were stolen.

Because I have small children, I'm typically not out of my house after 7pm. On the rare occasion I have gone out after dark, I've encountered people loitering in the neighborhood, people sleeping in their cars, people throwing their fast food trash out of the cars before walking to the club and what appears to be solicitation by prostitutes.

I hope my neighbors responded to the Notice of Public Hearing and wrote with their concerns. Unfortunately, I think many mistook your communication as junk mail. I lament that I did not go door to door with copies of your notice. If you do not get enough neighborhood support, please let me know and I will be happy to go out and get it.

Resident of North Hollywood:

My name is Garth Farkas and I live at 6336 Simpson Ave. N. Hollywood, directly behind the Hacienda Corona Night Club. I have lived here for 28 years and have had numerous run-ins with the club and patrons. For example: A drunk patron drove his car through my garage door

and luckily just missed my classic motorcycle but damaged other items. Next a drunk patron ran his car into the front of my parked car and smashed the fender, bumper and hood. I had a burglar break into my bedroom window while I was sleeping resulting in an altercation. Parking has always been a problem.

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Resident of North Hollywood:

Please discontinue their use as a Night Club. The negative impact of this establishment on surrounding residential areas in the past, present and future is immeasurable. Since my wife and I bought our home in 1995, we have had to deal with disturbances every Friday, Saturday and Sunday night. Parking at the Night Club is limited therefore, traffic overflow comes into the residential neighborhoods nearby. We personally have had our vehicle damaged while parked in front of our home. Problems range from intoxicated men and women urinating in our yard, creating noise disturbances all night, harming flowers and shrubs in our yard, having sex in vehicles, to bringing prostitution to the neighborhood. These are just a few of the problems this Night Club brings to our neighborhood every Friday, Saturday and Sunday. The Police try to control the area but due to the amount of people exiting to different locations at different times are unsuccessful. There is an elementary school four blocks away. People buy these homes to raise their young children and a great number find it convenient to walk their children to school. It is not unusual to find beer bottles, signs of urine, condoms, and damage to vehicles as they walk to school. We, personally, have had to plant trees and install a fence to keep these problems from reoccurring every Friday, Saturday and Sunday.

PLEASE HELP

Resident of North Hollywood

The Hacienda Corona Night Club attracts unruly patrons that endanger, vandalize and tarnish the well-being of the neighborhood. A witnessed disturbance of notable significance occurred in October 2011 (North Hollywood Police Report# 11-15-01616) and involved a police officer living across the street; his car was subjected to vandalism by a heavily intoxicated Hacienda patron that proceeded to shout and knock on neighbor's doors after realizing the officer's personal vehicle was not his. The most recent account I can recall occurred in front of my home on October 12, 2012 in which a patron's parked truck's driver's side window was smashed, my neighbor recorded photos and phoned in this complaint to the North Hollywood Police Department (photo below).

Aside from these noted disturbances, it is not unusual to find used condoms, empty beer bottles and cigarette butts as party leftovers on our lawns on weekend mornings. We are aware these are remnants from club patrons, because we see them park outside our homes and walk in groups north to the club early in the evening and hear them discharge weapons, shout, and speed and sit in their vehicles playing loud music in the early morning hours.

The Hacienda Corona Night Club attracts a slew of patrons that endanger, inconvenience and hinder the value of our neighborhood -we should not have to be subjected to their intolerable behavior. The Club serves as a prominent barrier in the northern push towards the gentrification of North Hollywood and its management is incapable of influencing or controlling its patrons. Our neighborhood consists of responsible residents who take pride in the safety and well-being of our property and each other, three streets west of Simpson Ave. are St. Patrick's Catholic School and Victory Boulevard Elementary School. We as a community openly express the

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concern that the Hacienda Club should not be allowed to operate in our neighborhood.

Los Angeles Police Department Recommended Conditions:

Detective Support and Vice Division (DSVD) and North Hollywood Vice propose the following suggested conditions to mitigate nuisance and crime at "Hacienda Corona Night Club".

FOLLOW THE LAW

1. Abide by all applicable laws and manage the property located at 11700 Victory Boulevard, North Hollywood, CA 91602, commonly known as the Hacienda Corona Night Club (the "Property" and/or the "Bar"), in a manner to discourage illegal activity on the Property, or adjacent to the property.
2. Property owner/ licensee/managers and employees must cooperate with law enforcement during any investigation occurring at the premise. Do not take any action which would impede, interfere, hinder, or otherwise obstruct any investigation undertaken by any law enforcement agency which relates to the Property. Access shall be granted into the Property at all times
3. Co-operate will all law enforcement agencies, including, but not limited to, LAPD and the State Department of Alcohol Beverage and Control ("ABC"). Under Business and Professions Code section 25755, Penal Code section 830.1, "Peace officers may, in enforcing the provisions of this division, visit and inspect the premises of any licensee at any time during which the licensee is exercising the privileges authorized by his or her license on the premises."

SURVEILLANCE SYSTEM

4. Maintain video surveillance cameras on the Property that have the ability to monitor the front entrance to the Bar, the sidewalk near the Bar, the parking area, the rear lot and inside the Bar. Post the Property with signs indicating use of a surveillance system. Review the video surveillance on a daily basis and immediately provide LAPD with copies of video surveillance that depict criminal activity at the Property. The video surveillance tapes shall be maintained for a period of not less than 60 days or longer time period as required by LAPD. **BAR EMPLOYEES**
5. Require all Night Club/Bar employees to have valid bona fide identification in their possession while employed by the location. Require all employees working in the capacity of a waitress or bartender to wear a uniform and a name tag. The Business Owner! Operator should provide uniforms and name tags for all bar employees.

The Business Owners! Operators should maintain an accurate and up to date list of employees working at the property. The list should include the name of each employee and a copy of a valid bona fide identification.

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A thorough background/criminal check shall be conducted on all personnel employed at the location including current personnel.

The business operator shall not permit any employee to solicit in or upon the licensed premises, the purchase or sale of any beverage, any part of which is for or intended for the consumption or use of such employee or to permit any employee of such permit to accept in or upon the premises any beverage which has been purchased or sold there in any part of which beverage is for or intended for the consumption or use of any employee. Additionally, any person(s) employed by the applicant as a waitress shall not be allowed to sit with the patrons while in the establishment.

The Property Owners, Business Owners/Operators, and Bar employees will attend Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department within 90 days of the date of this Case Conference. The Property Owners and Business Owners I Operators should maintain proof of each employee's attendance and have it available on the premise for inspection by LAPD or Alcohol Beverage Control. Require subsequent hires to attend the STAR training program within 90 days of their date of hire. Employees should get refresher STAR training on a yearly basis. Employees who do not speak English fluently must attend a Spanish presentation. The Property Owners, Business Owners I Operators, and Bar employees will attend City Help Achieving Magnificence Program-C.H.A.M.P Training sponsored by the Los Angeles Police Department on an annual basis. The free training will be provided, contact the City-wide Nuisance Abatement Unit at 213-486-0910.

LIGHTING

6. Adequate interior and exterior lighting shall be installed in all areas within the business in conformance with the applicable laws and/or building code. The lighting shall be such that if it renders all objects and persons clearly visible. Light fixtures shall be secure so that unauthorized individuals cannot remove or break light bulbs. Replace any damaged or broken lights immediately. Lighting fixtures shall be secure so that unauthorized individuals cannot remove or break light bulbs. Replace any damaged or broken lights immediately.

LOITERING

7. Loitering is strictly prohibited on or around the premises or the area under the control of the Business Owner I Operator. Do not permit any person, including bar occupants, to loiter in the areas adjacent to the Bar. Loitering includes, but is not limited to, the following actions: lingering idly on the Property; remaining on the Property for illegal purposes, and not being able to provide a satisfactory explanation for one's behavior or presence. Ask Bar patrons to leave the area after the Bar are closed. Ask individuals loitering on the sidewalk directly in front of the Bar's main entrance to move away from the area.

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Post and maintain the following signs at each entry point or approach to the Property; the Signs should say: "NO TRESPASSING, NO LOITERING, NO DRUGS, NO DRUG DEALERS, NO PROSTITUTION, NO WEAPONS, NO DRINKING OF ALCOHOLIC BEVERAGES. 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 and be written in English and Spanish.

A 24-hour "hot line" phone number shall be provided for the receipt of complaints from the community regarding the subject facility and shall be:

- 1) Posted at the entry.
- 2) Posted at the Customer Service Desk, if one exists.
- 3) Provided to the immediate neighbors, schools, and local neighborhood Association, if any.

TRESSPASSING

8. Do not allow anyone to trespass on the Property. Post and maintain signs at each entry point or approach to the Property warning against trespassing. The signage shall have lettering of at least two inches in height and be written in English and Spanish. Provide a completed and signed "Trespass Arrest Authorization" form authorizing LAPD to arrest individuals unlawfully loitering on the Property, pursuant to L.A.M.C.41.24.

SECURITY GUARDS

9. On Monday, Tuesdays, Wednesday, Thursdays and Sundays five state licensed, bonded and uniformed professional security guards to be present at the property during all hours of operation. On Friday and Saturday, six bonded and uniformed professional security guards to be present at the property during all hours.

One security guard should be present at the entrance to the Bar to maintain a count of the number of patrons entering and leaving the Bar, e.g., use a clicker to count patrons. The security guard stationed at the door shall use an electronic age verification / identification device to check the identification of patrons. Devices shall be maintained in working order and used to verify the age of person entering the premise.

A minimum of one security guard shall be roving in the parking lot/exterior of the bar. During the exterior patrol, the security guard will monitor the exterior of the bar and parking lot to ensure no loitering, alcohol consumption, public urination or any other criminal activity related to the bar.

A roaming security guard shall patrol/monitor the off-site parking spaces under the control of the property owner/operator or established by lease agreement or Master Covenant and Agreement.

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Two or more security guards shall be inside the bar/premises in a roaming capacity and one security guard shall be outside in the parking lot. A roaming patrol car shall be in effect on Simpson Street to patrol the immediate area.

Security guards shall screen all patrons entering the bar with handheld metal detector wands during operating hours. Also the security guards shall search all bags, backpacks and purses.

All security guards working at the bar should comply with the requirements of California and Business 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 should have radio communication with each other.

Require the security guards to keep a daily log of incidents that occur at the Property. These logs shall be kept for at least six months and available to LAPD for inspection upon request.

Security shall remain at the location until 45 minutes after closing.

MAINTENANCE

10. Ensure proper maintenance of interior and exterior of the Bar. Including, but not limited to, the prompt removal of graffiti. Remove any graffiti from the premises within 48 hours. Keep premises clean and free from trash or debris. The Property shall be maintained clean and free of litter / trash within 45 minutes after the business closes.

PARKING

11. Free valet parking shall be provided to patrons of the business. A valet ticket shall be issued to all patrons who utilize the valet service and a portion of the valet ticket shall be presented at the door to enable entrance to the business/bar. Patrons shall be encouraged not to park in residential neighborhoods.
12. Use of any non-publicly owned or operated off-site parking space shall require verification of a lease or Mater Covenant and Agreement submitted to the Office of Zoning Administration. Use of such space, governed by the Commercial Corner Development Ordinance (i.e., Section 12.22-A,23, Los Angeles Municipal Code), may require discretionary review, if the hours of use are between 11 p.m.-7 a.m.

GENERAL SUGGESTIONS

11. Meet with the LAPD on a bi-yearly basis to discuss any issues.

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12. There shall be no patron or employee dancing or entertainment involving Section 12.70 "Adult Entertainment" use, nude or obscene presentations including, but not limited to, wet T-shirt contests, leg contests, mud or oil wrestling, semi-nude presentations, exotic dancing and lap dancing.
13. Under no circumstance shall the property owner/operator allow patrons to bring in bottles of their own beverages or provide patrons with "set-up" of glasses, mixers and ice for the use with the consumption of beverages on the site.
14. At no time shall patrons be permitted to self-service of beverages or engage in activity which is referred to as (bottle, bucket, pitchers or box service.) This shall include bottles 175ml or larger. Beverages shall not be sold in multiple containers. Beverages must be served by employees of the bar only.
15. [sic]
16. No "Happy Hour", or reduced price drinks are allowed including, but not limited to, time periods during which patrons may purchase beverages at a discounted price.
17. There shall be no minimum drink requirement for patrons.
18. There shall be no seating incentives based upon beverage or food purchase.
19. Keep the noise level from the Bar at the appropriate levels so as not to impinge on the residential neighborhood.
20. The hours of operation shall be limited to 10 A.M. to 2 A.M. Sunday through Saturday.
21. There should only be one "public" entrance to the location. Other doors should be designated as "employee only" entrances and used by bar patrons only to evacuate the building in case of emergency.
22. The property Owners or their agents should personally visit the Property (including the interior bar area) at least on a monthly basis.
23. Upon the Zoning Administrators written decision a copy of these conditions shall be retained on the premises at all times and be immediately produced upon request by any law enforcement official.
24. A copy of these conditions shall be retained on the premises at all times and be immediately produced upon request by any law enforcement official. All employees shall be made familiar with the aforementioned conditions and implement them as necessary.
25. Implement these conditions immediately.

The representative of Hacienda Corona Night Club came prepared with a written response to allegations made by the community and Los Angeles Police Department as follows:

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HACIENDA CORONA NIGHT CLUB DISCUSSION OF REPORTED INCIDENTS, LACK OF NEXUS AND SUGGESTED CONDITIONS

General Statement of the Hacienda Corona Business The Hacienda Corona Night Club has operated under the ownership of Mario Acevedo and Maria Elena Mercado Ruiz under the corporate name of Salon Corona, Inc. since April 4, 1997 at 11702 Victory Boulevard North Hollywood in the City of Los Angeles. The Hacienda Corona holds business permits issued by the City of Los Angeles and provides entertainment, including DJ, live music and dancing for the general public. The music is generally described as Mexican regional and modern Latin sounds. It holds a license issued by the California Department of Alcoholic Beverage Control and provides a full bar consisting of distilled spirits, wine and beer. The Hacienda Corona provides entertainment and dance from 9:00 pm until 2:00 am Tuesday, Thursday, Friday, Saturday and Sundays. The premises have its own parking lot and provides valet service for its customers.

The Operators have responded to the Problems Caused by its Business Operations the owners are responsible operators who instituted changes to resolve problems caused over the years by the business use. For example, due to the changes made in the operation the problems which occurred during the 2008, 2009, 2010 and 2011 were addressed as follows;

- A. The security company which provides security services for both the interior and exterior was replaced two years ago and a more responsible company now handles all security;
- B. A catering truck business which sold food to the Hacienda Corona patrons was removed from the parking lot and this change eliminated a loitering problem;
- C. A security guard was stationed in the parking lot to eliminate loitering, automobile theft and vandalism. Security remains in the parking lot until 30 minutes after closing, empties the parking lot of patrons and locks the gate to prevent people from loitering there.
- D. Video cameras provide 24 hour surveillance, and a new system will be installed with a hard disc to retain videos for at least 30 days.
- E. Owners and management would like to meet with the North Hollywood Los Angeles Police Department and develop a better operation to improve security and alcohol service. Recently the owner of the Hacienda Corona assisted LAPD and reported a suspect in the premises which the police wanted for questioning for an assault case.

The Changes Made in the Business Operation are Reflected in the 2012 Calls for Service.

In contrast to previous years the calls for service are dramatically reduced. For example, in the year 2012 the records contained in the planning file show six calls for service of a generally relatively minor nature. (See Exhibit 1). Four are undefined

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calls for service with no explanation as to the nature of the issue, except a GTA most probably for a stolen vehicle and no police reports are known to have been prepared for these calls. One call involved a security guard who did not have his "guard" card with him. There appears to be one call for spousal abuse however, there is no police narrative report and no specifics available. The only serious incident involved an "attempted murder" of a patron who was assaulted a block away and stabbed. The victim had exited the Hacienda Corona premises and saw two females exit a car, one of whom was a dancer at the Hacienda Corona. A Black male accused the victim of staring at the girls and a fight ensued.

The victim had exited the Hacienda Corona and was walking to his car located about a block away when he was assaulted. It is arguable that the assault had nothing to do with the operation of the night club and that any such nexus is minimally related to the business.

At any rate, the point is made that this assault was the only serious call for service in the year 2012. This demonstrates and shows the improved operation consistent with the changes though there is admittedly room for improvement.

Most notable in 2012 was the absence of altercations within the Hacienda Corona premises. This is due to the enhanced security guard system from the new security company.

Many of the Calls for Service Listed in the Planning File Are Deemed by Staff to Not Be Related to the Hacienda Corona Business Operation.

The May 14, 2011 sexual battery and assault with a deadly weapon, occurred when a suspect approached a female on a public street and lifted her skirt, which occurred as the victim was leaving a local restaurant after having dinner with her boyfriend (see Exhibit 6). This occurred at about 3:30 am after the Hacienda Corona had closed...

The March 3, 2011 automobile burglary is listed as having occurred at 3:00 am, but does not say where the car was located. This occurred after the Hacienda Corona had closed. (See Exhibit 5).

The November 30, 2009 incident involving a physical altercation as the victim was walking home from the Torres Bar, located one-half block from the Hacienda Corona and is clearly not related to subject premises. (See Exhibit 22).

The June 19, 2009 incident which involved theft from a car gives no details where it occurred and per staff appears to be questionable as to its relation to the Hacienda Corona.

The August 15, 2009 burglary of a vehicle police report does not show a connection to the Hacienda Corona business, and appears to have occurred after the business had closed for the night. (See Exhibit 18).

VOLUNTEERED CONDITIONS TO FURTHER LIMIT ANY PROBLEMS WHICH MIGHT BE CAUSED BY THE BUSINESS OPERATION.

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Except for the one serious incident in 2012 the problems of prior years have been self-abated by the management and security company. However, in the interest of cooperation with law enforcement to ensure the public welfare and safety the owners will continue to institute and improve the remedial measures already mentioned in this written discussion.

- A. Quarterly meeting with North Hollywood LAPD to discuss any issues with the business operation;
- B. Mandatory STAR or ABC training classes for all employees;
- C. Improved video surveillance with video available for 30 days made available to law enforcement at their request;
- D. Security guard permanently assigned to the parking lot;
- E. Security escorting patrons out of the night club at 2:00 am, discouraging loitering in the parking lot and locking the lot by 2:30 am when all employees have left;
- F. Creation of an incident log for any and all issues which arise with the operation of the business and made available to law enforcement at their request;
- G. Development of a security plan with input from law enforcement;
- H. Development of an alcohol server plan for employees to recognize obvious intoxicated patrons;
- I. Creation of a "Hot Line" for nearby residents to call management with concerns and issues which might arise affecting the local community especially during operating hours.
- J. All patrons are checked on exit from the premises for possession of any alcohol, especially beer bottle.

Description and Analysis of Calls for Assistance for Years 2008 to 2012.

The calls for service identified on **Exhibit 1** are not explained and cannot support any finding that they are related to the Hacienda Corona premises and, therefore lack any nexus to the operation of the business. In particular the March 10, 2012 entry is for 3:41 pm, at time at which the premises is not open for business. Dates April, 22, 28 and 29, 2012 are not clear and should not be considered for any nuisance abatement purposes.

Page two of **Exhibit 1** contains many duplicates to narrative reports already in the planning case file. There are no reports for **December 28, 2011, August 11, 2012 and April 22, 2012** and the description of security guard failure to carry registration card, the spousal abuse report and the GTA lack a meaningful nexus to the Hacienda Corona, or have a minimal nexus at best, if at all, to any public nuisance discussion.

Exhibit 2 shows a date of incident of October 17, 2012 and described as "Attempt Murder." However the incident occurred outside of the premises well away from the Hacienda Corona, and appears to have been a fight where one man was accused by another of looking at his girlfriend. The victim had exited the Hacienda Corona premises when he was assaulted by another male. The incident bears a minimal nexus to the operation of the premises, and there is nothing the owners could have done to prevent it. The assailant approached the victim by car and there is no

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evidence the knife carried by the assailant was in his possession while at the premises.

Exhibit 3 occurred on **January 16, 2010**, two years ago, when a security guard fired a shot in the ground during a fight with two males. The guard had run outside when he heard three shots ring out in the parking lot. At the time this occurred there was a catering truck in the parking lot selling to patrons after exiting the Hacienda Corona premises. The truck attracted a lot of business and patrons often loitered in the lot to eat late night snacks. The truck was removed from the lot and the patrons then frequented a taco restaurant business a one-half block away. The management's removal of the catering truck stopped patron loitering parking lot fights which occurred too frequently at the premise's parking lot.

Exhibit 4 describes an incident which occurred on **February 12, 2011**, two years ago, and involved a fight on the dance floor with patrons throwing bottles at one another. There was no evidence of weapons being fired or anyone shot though the initial report indicted a shooting. Officers searched patrons for weapons and found none. It turns out some patrons became upset when their favorite band was seemingly "insulted" by another patron.

Exhibit 5 described an incident which occurred on **March 3, 2011** where items in a car were stolen, including a woman's purse. Since approximately April of 2011 the owners have posted a security guard outside in the parking lot to prevent thefts.

Exhibit 6 describes a sexual battery incident which occurred on **May 14, 2011** with no nexus to the operation of the Hacienda Corona business. Officers responded to a fight in the middle of the street which occurred after the victims had exited a taco restaurant near the Hacienda Corona premises. The Hacienda Corona had closed and a group of friends went to a nearby restaurant for dinner. One of the friends, a female, was walking with her boyfriend back to their car when a male ran up to the couple and placed his hand up the female's skirt. A fight ensued into the middle of the street and officers responded. The suspect got into his car and rammed the police cruiser and the victim friend's car. An officer was struck by the car as he walked toward the suspect. The officers pulled their weapons and fired at the suspect as he was running away. The incident was a street incident which could have happened anywhere and the incident lacks a nexus to the operation of the Hacienda Corona.

Exhibit 7 occurred on **January 9, 2010** and involved a fight inside the premises between two females. Both were ejected and one female called police because she did not think it fair that she was ejected too. This was a brief scuffle which the security guard resolved quickly.

Exhibit 8 recites a battery incident on **January 10, 2010** at the Hacienda Corona premises where male began fighting and were ejected from the premises by security.

Exhibit 9 occurred on **May 19, 2010** and involved a spousal abuse investigation. A woman who was exiting the premises saw her ex-boyfriend in the parking lot with a new girlfriend. The two females became involved in an altercation. Police arrested

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the male who had struck his ex-girlfriend. This problem was a domestic dispute, with minimal nexus at best to the operation of the premises.

Exhibit 10 was a vandalism investigation on or about **June 18, 2010** which involved a scratched car in the premises parking lot. Minimal nexus to the operation of the premises.

Exhibit 11 occurred on **August 25, 2010** when patrons of the premises exited the parking lot and blocked by an on-coming car. The driver of both cars were female and the victim was punched in the face. This problem was a female dispute, with minimal nexus to the operation of the premises.

Exhibit 12 involves **August 25, 2010** vandalism in the parking lot by an unknown male. The victim had been drinking, left her car in the lot, and was waiting to be picked by a friend when she saw her car being scratched and a window broken. There is nothing in the report whether the suspect was a patron in the club. This problem was vandalism with minimal nexus to the operation of the premises.

Exhibit 13 is an **April 13, 2010** assault where the security guards called the police and advised they had a suspect in custody. The suspect wanted to get into the premises but it was closed. He then tried to run over the guards with his car, running over the foot of one guard. The guards pepper-sprayed the suspect and took him into custody. The incident was not caused by the operation of the Hacienda Corona premises and has a minimal nexus to this case.

Exhibit 14 occurred on **April, 16, 2009** involved a fight inside the premises. A female succeeded in disarming the suspect who was taken into custody. She then ran to a security guard and gave him the weapon. The fight has started when the band took a break and refused to play the suspect's favorite music.

Exhibit 15 contains a description of another incident which occurred on **June 9, 2009** when the security guard ejected a male patron from the Hacienda Corona premises for smoking marijuana. The patron called the police and complained the guard had struck him on the jaw as he escorted him from the premises.

Exhibit 16 is an incident occurring on **June 19, 2008** in the premises parking lot where a woman called police after she was struck by a beer bottle by a woman who thought the victim was talking to her boyfriend. The two women fought for a time until the victim called police and the suspect fled from the scene in a car.

Exhibit 17 recites a female who lost the ID in the Hacienda Corona premises on **June 20, 2009**. This incident bears no nexus to the operation of the business.

Exhibit 18 describes property taken from a car in the premises parking lot on **August 15, 2009**. The suspects fled in an unknown direction. This incident bears a minimal nexus to the operation of the business.

Exhibit 19 describes a "murder" at the Hacienda premises on **October 11, 2008**. The narrative police report is scant and non-descriptive. There was an investigation of a security guard who was alleged to have struck the man in the head with a flashlight. There were no arrests. Officers seized a small 8 inch flashlight from the

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guard arguably too small to have caused any fatal injury. The deceased was intoxicated inside the Hacienda Corona premises and was pushing patrons around trying to pick a fight. A security guard attempted to escort the man outside when the guard was struck by the intoxicated patron. Shortly before fighting with patrons that evening the intoxicated man had slipped and fallen backwards on his head when he slid on a spilled drink, possibly beer. When ejected by the guard the man sat on the small outside wall in the parking lot and the guard called paramedics when the man became incoherent. Paramedics and the police arrived to the scene and while examining and treating the man the patron suddenly expired. The Hacienda Corona owner, Mario Acevedo, overheard one paramedic mention to the other that the man had suffered a heart attack. There appears to have been an investigation at the scene but no one was ever arrested or charged in the suspicious death. The death was arguably caused by something other than the guard, though the backwards fall was not mentioned. During the investigation a second incident occurred where a male was punched in the face while in line waiting to exit.

Exhibit 20 describes a theft from a premises musician's vehicle on **November 8, 2009**. The suspect was not identified as a patron of the Hacienda Corona. There was a ruse where the musician agreed to pose for a photograph during which time another suspect entered the musician's vehicle and stole a wallet and cash.

Exhibit 21 describes a punch to the face suffered by a patron on **October 11, 2009** while waiting in line to exit the premises. The suspect was restrained by security but the victim did not desire prosecution and the suspect was released.

Exhibit 22 recounts a battery which occurred on **November 30, 2009** not related to the Hacienda Corona. The victim was walking home from the Torres Bar which is located about one-half block from the subject premises.

Exhibit 23 describes a battery having occurred on **May 20, 2008**. A patron entering the premises argued with personnel over the price of admission which resulted in the suspect punching the attendant in the face.

Exhibit 24 involves a battery which occurred on **June 15, 2008** where two males were ejected from the Hacienda Corona by security guards for fighting. One male's wife tried to intervene and was bruised by the security guard.

CONCLUSION

Exhibit 30 includes the Planning Staff report showing the incidents from October 17, 2012 to June, 2008. The incidents described there have been discussed above; however, they are mentioned here to show the decline in calls for service since 2008 to the present. The decline is due to management's efforts to curb the problems caused by patrons, especially the patron fights that have occurred over the years. The decline is significant and reflects the interest in the Hacienda Corona owners to operate a business which is not a community problem. The decline is a result of nuisance self-abatement which began within the last two years.

While the Hacienda Corona owners have succeeded in effectively curbing the problems once caused by the premises they are aware there is room for improvement. Though many of the calls for service lack a nexus to the subject

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premises, and others have a minimal nexus there is no question that the subject premises was a law enforcement problem in the past. This is not the case today and the volunteered conditions are offered to further prevent problems in the future. The offer to work with law enforcement in setting guidelines is offered in good faith. The location is investing in security related mechanisms to reduce and eliminate problems. There is no evidence which supports hours of operation restriction or the elimination of the use. The setting of reasonable conditions and further review by the Zoning Administrator for compliance will keep the Hacienda Corona management ever vigilant of the need to continually improve the business operation.

Exhibit 25 recounts an incident which occurred on **June 19, 2008** where a female was struck by another female in the parking lot. Apparently, the victim female was accused by the suspect female of having been talking to her boyfriend. The victim was crying and told police it was her friend who had spoken to the boyfriend and the suspect confused her with the other female.

Exhibit 26 is a report of an unprovoked battery on **June 25, 2008** by one female to another female while the victim female was dancing. The suspect female came from behind and pulled the victim's hair, kicked her and put gum in her hair.

Exhibit 27 is an assault with a deadly weapon which occurred on **November 10, 2008** where the victim was struck by a beer bottle in the Hacienda Corona's parking lot.

Exhibit 28 is an assault with a deadly weapon which occurred on **November 24, 2008**. Apparently a romantically involved couple were sitting at a table and began to argue. Suddenly a gun being held by the male went off and the bullet struck the female in the leg. The startled shooter tried to talk to the victim as security handcuffed, escorted the male outside and called police.

Exhibit 29 is a letter dated January 20, 2013 from a nearby resident complaining of problems caused by the Hacienda Corona patrons when exiting the premises. Also, there is an E-mail received by staff of another nearby resident's complaints of disruptions caused by patrons of the premises. The complaints are taken to heart by management and steps are being taken to remedy these problems. Management is looking for additional nearby parking where the valet service can store cars for premises patrons. The complaints are not seen on any police reports and this is the first notice of these complaints to the premise's owners.

At the conclusion of the public hearing, the Zoning Administrator "Took the Case Under Advisement" in order to conduct a comprehensive review of the administrative record. Upon review, the Zoning Administrator found evidence of repeated crimes and nuisance activities that have adversely impacted the safety of persons patronizing the business and the operation of Hacienda Corona Night Club has interfered with peaceful enjoyment of surrounding residents and businesses.

The operators of Hacienda Corona Night Club initiated changes (see representative's response, above) during 2008, 2009, 2010, and 2011. But these changes have not been enough as evidenced by LAPD. There continued to be events adversely impacting surrounding residential and commercial uses which demanded LAPD resources. The operator's piecemeal self-imposed improvements are notable. However, it's time for the

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Nuisance Abatement procedure to be used to codify mitigation measures, create greater accountability, and ensure consequences if measureable goals are not met.

Therefore, I herein impose conditions pursuant to pursuant to Section 12.27.1 of the Los Angeles Municipal Code. The purpose of this process is to take a significant step in abating a public nuisance by establishing corrective conditions to address and curtail activities which caused and nurtured the nuisance activities. This is accomplished by imposing conditions as a protective measure for residents, businesses, and visitors to the area and to clearly define the operation parameters.

As herein imposed, these conditions typically include regulating hours of operation, prohibition on other uses, providing security lighting, on call security guards, proper maintenance, property training of staff, limitation on the noise level, and a complaint response program, and more. Also, conditions are intended to ensure the business does not require additional monitoring and enforcement resources of the Los Angeles Police Department.

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

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

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

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

FINDINGS

The Zoning Administrator hereby determines that the use is a public nuisance as established in Section 12.27.1 of the Los Angeles Municipal Code. The Zoning Administrator hereby finds that the business activities of and associated with these uses:

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

The Project Planner reported the general residential character of the surrounding properties is one of older, well-maintained dwellings on standard-sized R1 lots with a circulation pattern that is predominately non-continuous. Most of the streets in the immediate residential neighborhood do not connect with major streets and are primarily for the internal circulation of residents. However, nearby residents complain about activities at the club spilling over into their community.

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Testimony includes the concerns of one resident who stated, "[b]ecause of the crime and a general feeling that this part of the neighborhood just isn't safe, many of my former neighbors have moved out and, unfortunately, a large number of the homes here have been converted to rentals." He continued by stating, [b]ecause I have small children, I'm typically not out of my house after 7 pm. On the rare occasion I have gone out after dark, I've encountered people loitering in the neighborhood, people sleeping in their cars, people throwing their fast food trash out of the cars before walking to the club and what appears to be solicitation by prostitutes."

2. **Jeopardizes and endangers the public health and safety of persons residing in the surrounding area.**

The harm experienced by residents has interfered with their right to reasonable comfort and convenience in living in a residential neighborhood. These have been substantial interferences and it is the responsibility of the property owner and operator of the offending business to rectify the harm.

The extent and duration of the disturbance has been for years. Furthermore, the property owner's/operator's conduct continued to adversely impact others even after repeated attempts by Los Angeles Police Department in instructing how to operate in a manner proven to reduce crime and nuisance activities.

Even after LAPD met with the operators of the Hacienda Corona Night Club, there were approximately ten additional crime occurrences at the location (refer to CCAD report in the case file for detail). One of the crimes was an attempted murder on October 17, 2012. This occurred at Simpson Avenue/Victory Boulevard as two victims were leaving the club. Three suspects that were patrons at the club drove up in a vehicle and stabbed two victims.

3. **Constitutes a public nuisance and has resulted in repeated nuisance activities including, but not limited to loitering, the possession of open containers of alcoholic beverages and drinking in public.**

Los Angeles Police Department reports that over the past four years, they have received numerous citizen complaints regarding the club. The complaints include excessive noise, public urination, shots fired, drinking in public, gang members loitering, prostitution, lewd conduct, illegal parking, narcotic sales and use, fighting, police activity, and feeling in fear when coming home late at night.

Testimony was obtained at a public hearing that evidenced such events attributed to Hacienda Corona Night Club. Also, on February 1, 2013, Los Angeles Police Department obtained eleven declarations confirming adverse impacts to public health and safety. Several of the declarations were from residents at: 6312 Colfax/Roadrunner Auto 6301 Colfax/Sunshine Auto 6319 Colfax/Boyd and Associates 6323 Colfax/Dayton Tires Victory/Lankershim/A & J Tire 6345 Simpson Avenue 6341 Simpson Avenue 6339 Simpson Avenue 6331 Simpson Avenue 6325 Simpson Avenue.

Hacienda Corona Night Club has also impacted surrounding businesses. On May 19, 2011, Los Angeles Police Department contacted several business owners on Colfax Avenue, south of Victory Boulevard, to seek their input on the posting of

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restricted parking signs (i.e., from the hours of 2100-0700) on Colfax. The posted signs were an effort to curb club patrons from parking in the business area. Due to numerous complaints of beer bottles being discarded, used condoms, urination in doorways, and trash left behind. The signs were approved and are now posted. Also, Hacienda Corona did have a fence installed around the perimeter of the location in an effort to ensure patrons leave the area after the bar closes. However, these efforts have not been sufficient.

Los Angeles Police Department believes a number of conditions should be imposed. Further, LAPD believes that due to their prior efforts, the Planning Department's authority granted pursuant to Section 12.27.1 of the Los Angeles Municipal Code, is the most effective and expeditious way to protect the community and reduce excessive demand for their services.

4. **Violates any provision of this chapter, or any other City, State or Federal regulation, ordinance or statute.**

The North Hollywood-Valley Village Plan Map designates the property for Community Commercial land uses with corresponding zones of CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, and WC and Height District No. 1. The property zoned C2 and is not within any specific plans or interim control ordinances. The C2 Zone Classification and associated regulations in the Zoning and Planning Code are deemed necessary in order to encourage the most appropriate use of land. The City seeks to use land use regulations to protect investments, promote good design, and ensure public safety. (*Section 12.02, Purpose, Los Angeles Municipal Code*)

Many jurisdictions have established discretionary review processes to ensure selected uses permitted in a zone are designed and planned so to be in harmony at their interface with surrounding uses and to reduce potential adverse impacts on sensitive uses. A Conditional Use Permit (CUP) is the typical discretionary permit required for a particular use which is allowed in a zone, but not as a matter of right. The CUP process singles out types of uses which are essentially desirable, but because of potential impacts are not desirable in every location, in unlimited numbers, or in a location without restrictions tailored to them.

In the City of Los Angeles, a nightclub requires Conditional Use Permits (i.e., CUB and CUX). However, there are many establishments in the City similar to Hacienda Corona that existed prior to adoption of governing regulations. Such uses retain non-conforming rights until they expand or cease operating. The other method of coming under the governance of additional regulation is when the non-conforming use becomes a public nuisance and hampers the City's ability to promote health, safety, and general welfare.

The administrative record evidences repeated crimes and nuisance activities that have adversely impacted the safety of persons patronizing the business and its operation has interfered with surrounding residents' and businesses' peaceful enjoyment of their property. In response, the Office of Zoning Administration initiated

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nuisance abatement.^{1/} Therefore, Hacienda Corona Night Club has forfeited non-conforming rights and are now under the governance of Section 12.21.1 of the Los Angeles Municipal Code.

NEXUS BETWEEN CONDITIONS AND NUISANCE

The administrative record evidences repeated crimes and nuisance activities that have adversely impacted the safety of persons patronizing the business and the operation of Hacienda Corona Night Club has interfered with peaceful enjoyment of surrounding residents and businesses. The imposed conditions regulate Hacienda Corona Night Club in a manner to ensure the use is proper in relation to adjacent uses and development of the community.

Detailing all laws and regulations of the City would be voluminous. Rather, citing key regulatory elements places the property owner/operator on notice and highlights the laws and regulations of the City which are "Best Businesses Operating Practices". For efficient and effective enforcement, the property owner/operator must comply with the laws and regulations of the City and cooperate with enforcement efforts.

The rationale for key conditions imposed herein are as follows:

Master Covenant and Agreement (MCA). Recording an MCA includes the property owner's signature which acknowledges the property owner's responsibilities to ensure his/her property is well managed. Also, MCAs are discovered during any title search and intended to put any subsequent owner on notice of the conditions herein.

Cost Recovery. The requirement of a fee is necessary for recovering the City's cost and is pursuant to Municipal Code Section 12.27.1-C,2.

Compliance Review. This standard condition is imposed in all Revocation Determinations to ensure the owner/operator adheres to the conditions and that the conditions continue to protect the area from adverse impacts of the operation of the motel. If there is non-compliance by the owner/operator or problems continue caused by the operation, the Zoning Administrator will mitigate the impacts by modifying existing conditions, impose additional conditions, or revoke the building permit. The 90-day period imposed is a reasonable period of time for the owner/operator to implement or set out a schedule for implementing the conditions, to assemble all the required documentation to show compliance, and enable the Zoning Administrator to evaluate the effectiveness of the conditions.

Complaint Response/Community Relations. This condition is in order to provide any necessary information and the means for the community to seek immediate response from the owner/operator in resolving problems that adversely impact the

^{1/} Validation of the nuisance abatement process is also found in legal cases where for example, "[a]ny use found to be objectionable or incompatible with the character of the city and its environs due to noise, dust, odors or other undesirable characteristics may be prohibited" (*Snow v. City of Garden Grove (1961) Cal.App.2d 496*).

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community. The condition will serve as a factor in determining compliance with the conditions of approval and identify the owner's/operator's success in mitigating adverse impacts. The condition raises the level of communication between the owner/operator and community, whereby encouraging the owner/operator to be responsible for resolving issues rather than depending on government. Telephone calls initiated by the owner/operator or employees of the establishment to law enforcement shall not be considered as grounds for non-issuance of the conditional use. However, a high incidence of such calls may indicate the need for stricter conditions.

Hours of Operation: LAPD recommended an opening time of 10:00 a.m. and closing of 2:00 p.m. However, the operator stated they open at 9:00 a.m. Therefore, the condition is written to match the operator's times.

Employee Training.

Requiring employees to have valid government-issued identification and a uniform or name tag aids in quick and effective enforcement. LAPD or other City official are able to identify staff responsible for ensuring compliance with conditions and can solicit their assistance during a site visit.

A thorough background criminal check and scrutinizing behavior of staff is known to result in less crime and public nuisance. Further, it reduces the appeal of like individuals visiting the premise.

STAR training improves employees ability to monitor the distribution of alcoholic beverages whereby reducing access to minors and to inebriated individuals. Conditions related to the exchange of money for certain services reduce the potential for prostitution. Generally, the set of conditions are intended to cause the owner/operator and employees to continuously be aware of the conditions that encourage crime and nuisance activities. Furthermore, they preclude the owner/operator or other responsible persons from alleging ignorance of the conditions.

Loitering/Trespassing/Parking

Posting signs on the premises is intended to inform patrons that the owner/operator, will strictly adhere to the rules and will not tolerate violation of the rules. This condition discourages anyone from loitering around the premises and deters prostitution as well as narcotic activity.

The posting of no trespass signs put the public on notice of potential violation of the law. The "Trespass Arrest Authorization" form authorizes LAPD to arrest individuals unlawfully loitering on the Property, pursuant to LAMC. 41.24.

Conditions related to parking are in order to reduce its spillover over onto surrounding properties and the associated impacts of patrons using those areas.

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Lighting

The installation and maintenance of proper lighting for the exterior perimeter of the building and interior are to discourage crime and nuisance activities that occur due to dimly lit areas. Also, proper lighting enables police to better observe and identify activities.

Maintenance

Clean and orderly signs, trash receptacles, walls trash/storage, and graffiti removal promote a development that is attractive, safe, and sanitary to discourage factors that may degrade the physical and economic environment. Proper maintenance in keeping the premises clean and graffiti free reduces the potential off attracting gangs and loitering. Also, it indicates a well maintained and well-run establishment.

Manner of Sale and Dispensing of Alcoholic Beverages

Conditions become a protective measure for residents, businesses, and visitors to the area and to clearly define the operation parameters. Conditions on a public nuisance typically include regulating hours of operation, number of patrons, prohibition on other uses, providing security lighting, security fencing, security guards, proper maintenance, property training of staff, limitation on the noise level, and a complaint response program, and the manner alcoholic beverages are sold and dispensed.

In approving A Conditional Use Permit, a Zoning Administrator no longer imposes conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant. The Office of Zoning Administration has no direct authority to regulate or enforce conditions assigned to alcohol sales or distribution.

However, such conditions are imposed in the abatement of a public nuisance of which alcoholic beverages is attributed to the problems. The City has found that imposing conditions which regulate an operation can help ensure the location of such land use regulations lessen the negative effects of alcohol establishment on neighborhoods.²⁷ Further, such conditions are required to ensure the business does not require additional monitoring and enforcement resources of the Los Angeles Police Department.

²⁷

"We found that land use regulations are a public health advocacy tool that has been successfully used to lessen the negative effects of alcohol retail outlets in neighborhoods." (**Land Use Planning and the Control of Alcohol, Tobacco, Firearms, and Fast Food Restaurants** Marice Ashe, JD, MPH, David Jernigan, PhD, Randolph Kline, JD, and Rhonda Galaz, JD. In this study the authors found that since the field of Land use Planning and Zoning was originally developed in response to public health needs, there is a close intellectual and practical fit between land use goals and sound public health practice. There is both substantial public health experience in and a strong legal basis for using local zoning and land use powers to achieve the public health goal of limiting the availability of consumer products proven to be harmful to health.

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Security

Security surveillance is the installation and maintenance of video cameras is in order to provide maximum observation. Use of video cameras will assist in obtaining first hand evidence of activities versus allegations by witnesses or by inferring from other observations. Further, the cameras can corroborate witnesses' claims and can be used by the owner/operator and Los Angeles Police Department to identify persons involved in criminal activities.

City Planning and the Los Angeles Police Department have written development and design standards based on the Design Out Crime Guideline Booklet. These design measures can only go so far then human presence is required to also decrease crime and nuisance activities. From an operational perspective, state licensed security guards can prevent incidents from occurring, respond to incidents in a timely manner, and reduce demand on City resources. These miscellaneous measures are standards used in preventing or reducing the incident of crime and nuisance activities

It is the purpose of these proceedings under Ordinance No. 180,409 to provide a just and equitable method to be cumulative and in addition to any other remedy available for the abatement of certain public nuisance activities. This action is, therefore, to advise the owner and any future owner or lessee that this determination constitutes the first governmental action (provided by the above noted ordinance) and to make the herein cited correction and changes. **Failure to comply with the conditions cited herein will put you at risk of revocation and the issue of an order directing the discontinuance of the use located at 11702 Victory Boulevard.**

It is further determined that the instant action by the Zoning Administrator on behalf of the Director of Planning is in compliance with Section 12.27.1 of the Municipal Code and has been conducted so as not to impair the constitutional right of any person. The owner/operator of the business has been afforded the opportunity to review the file both in advance of and after the hearing which was duly noticed and testify and respond to the allegations concerning the impacts of the operation. Further, the conditions imposed are not so onerous as to prevent the viable operation of the business.

MICHAEL LOGRANDE
Director of Planning



R. NICOLAS BROWN, AICP
Associate Zoning Administrator
Direct Telephone No. (818) 374-5069

RNB:imc

cc: Councilmember Paul Krekorian
Second District
Adjoining Property Owners

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

STAFF INVESTIGATOR REPORT

January 22, 2013

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

Salon Corona, Inc. (Op)
Mario Acevedo
11702 Victory Boulevard
North Hollywood, CA 91606

Maria Ferra, Trust (O)
Anthony Ferra, Marital Trust
1710 County Road, #548
Hanceville, AL 35077

Maria Ferra, Trust (O)
Anthony Ferra, Marital Trust
1080 Pelican Lake Lane
Las Vegas, NV 89123

CASE NO. DIR 2012-3583(RV)
POSSIBLE IMPOSITION OF
CONDITIONS TO ABATE NUISANCE
OR REVOCATION OF USE
11702 Victory Boulevard
North Hollywood-Valley Village
Planning Area
Zone : C2-1VL
D. M. : 180B169
C. D. : 2
CEQA : ENV 2012-3584-CE
Legal Description: Lots 8-12, Pt. Lot 13,
Tract 10096

Request

The purpose of the hearing is to obtain testimony of the property owner and/or business operator, plus affected and/or interested persons regarding the operation of the Hacienda Corona Night Club, use location address: 11700-11702 West Victory Boulevard, (property location addresses of: 11708 and 11712 West Victory Boulevard; 6337, 6343 and 6349 North Colfax Avenue). Following the hearing, the Zoning Administrator may require the discontinuance of the use; or may impose corrective conditions regarding its use as a night club 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.

Property Description

The subject property is a level, "L"-shaped, corner, parcel of land consisting of five record lots and a portion of a sixth, having a frontage of 150 feet on the south side of Victory Boulevard and a frontage of 245 feet on the west side of Colfax Avenue. It is located in the North Hollywood Community Plan Area and is

currently developed with a one-story commercial structure occupied by an auto repair use and the subject night club (the former FM Station) with at-grade on-site parking. At the time of day the investigator was at the site, the nightclub was not operating.

Surrounding properties are within the R1-1, C1-1VL, and C2-VL Zones and characterized by level topography, and improved streets. The surrounding properties are developed with single-family dwellings and commercial buildings.

The general residential character of the surrounding properties is one of older, well-maintained dwellings on standard-sized R1 lots with a circulation pattern that is predominately non-continuous. Most of the streets in the immediate neighborhood do not connect with major streets and are primarily for the internal circulation of residents.

Residential properties northerly of Victory Boulevard are again well-maintained and neat, and while they are zoned RD1.5, they are primarily developed with one-story single-family dwellings. The general commercial neighborhood surrounding the subject site is one that can best be described as automotive in nature.

The Project

There are community allegations and Los Angeles Police Department Police Call and Arrest Report documentation of: murder, attempted murder, shooting, sexual battery, assault with deadly weapon, assault, battery, grand theft, and vandalism. These activities are jeopardizing and/or endangering the public health and safety of persons residing or working on the premises or in the surrounding area, thereby constituting a public nuisance, and contributing to the deterioration of the adjacent community. The activities occurring in and around the premises have generated numerous police responses thereby straining the resources of the Police Department.

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

Relevant Provisions of the Municipal Code

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

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

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

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

Surrounding Land Uses

Properties to the northerly of Victory Boulevard are zoned C2-1VL and are developed with one- and two-story commercial buildings occupied by a Unocal-Service Station, Las Torres Bar and an auto repair shop.

Properties southerly of the subject site are zoned C2-1VL, on the west side of Colfax Avenue are developed with one- and two-story commercial structures occupied by an auto service/tire center and an office building. On the triangular shaped piece of property lying between Lankershim Boulevard and Colfax Avenue is developed with more automotive service facilities, and a McDonald's restaurant.

Properties easterly of the subject site are zoned [Q]C2-1VL and C1-1VL, along the Victory Boulevard frontage and the east side of Lankershim Boulevard, is developed with one-story commercial structures occupied by a Shelf gas station and a U-Haul rental agency. Adjacent southerly to these uses is a 133-unit apartment complex in the [Q]C2-1VL Zone.

Properties westerly of the subject site are zoned C2-1VL, on the south side of Victory Boulevard, are currently developed with one-story commercial structures occupied by another of the many automotive repair facilities in the immediate area. On the block face fronting along the east side of Simpson Avenue, one block west of Colfax Avenue, is developed with one-story single-family and some multi-family dwellings that are for the most part neat and well maintained. Although this residential area is currently zoned R1, it is developed with a number of multiple units.

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

Case No. ZA 95-0027(ZV) – On June 6, 1995, the Zoning Administrator approved a variance to permit the continued use and maintenance of an auto-repair business (mufflers and brakes), in an existing 2,000 square-foot one-story garage with 25 parking spaces operating under extant Case No. CUZ 82-256 (expired) to permit to operate within 300 feet of a residential zone and two outdoor hoists for repair of RV's and trucks over 8,600 lbs.

Case No. CUZ 82-256 – On October 21, 1982, the Zoning Administrator approved a conditional use to permit the continued use, operation and maintenance of two outside automobile hoists for a ten year period in conjunction with an existing automobile muffler shop in the C2-1 Commercial Zone.

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

No similar or relevant cases were found.

General Plan, Specific Plans and Interim Control Ordinances**Community Plan:**

The North Hollywood-Valley Village Plan Map designates the property for Community Commercial land uses with corresponding zones of CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, and WC and Height District No. 1.

Specific Plans and Interim Control Ordinances:

The property is not currently within the area of any specific plans or interim control ordinances.

Streets

Victory Boulevard, adjoining the subject property to the north is a Major Highway with a width of 100 feet and improved with curb, gutter, and sidewalk.

Colfax Avenue, adjoining the property to the east is a Secondary Highway with a width of 80 feet and improved with curb, gutter, and sidewalk.

Lankershim Boulevard, adjoining the subject property to the east, is a Major Highway with a width of 100 feet and improved with curb, gutter, and sidewalk.

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

Flood Hazard Evaluation

The property is not located in an area for which a flood insurance rate map has been prepared.

Environmental Clearance

On December 28, 2012, the project was issued a Notice of Exemption (Article III, Section 3, City CEQA Guidelines), log reference ENV 2012-3584-CE, for a Categorical Exemption, Class 21, Category 2, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100.

Comments from Other Departments or the General Public**SUMMARY OF LOS ANGELES POLICE DEPARTMENT INCIDENTS AND ARRESTS**

10/17/12 Los Angeles Police Department Investigative Report – Attempted Murder. Suspect 3 accuses Victim 1 of looking at his girlfriend. Suspect 3 and

Victim 1 get into fight at which time, Suspect 1 and Suspect 2 approach Victim 1 and begin to stab Victim 1. Suspects flee location in vehicle. (2:00 a.m.)

05/14/11 Los Angeles Police Department Investigative Report – Assault with a Deadly Weapon on a Police Officer. The Suspect backed his vehicle into the occupied police vehicle and struck a pedestrian. An officer involved shooting (OIS) occurred when the Officer attempted to arrest him. Incident occurred after the Hacienda Corona Nightclub. (3:20 a.m.)

05/14/11 Los Angeles Police Department Investigative Report – Sexual Battery. Suspect approached Victim and asked “Where’s the Party?” Suspect then lifted up the Victim’s dress and fondled Victim’s buttock and vagina with his right hand. Incident occurred after the Hacienda Corona Nightclub closed. (3:21 a.m.)

03/03/11 Los Angeles Police Department Investigative Report – Burglary from a Motor Vehicle. Unknown Suspect(s) entered Victim’s vehicle (by unknown means). Possibly pick right side passenger door lock. Entered vehicle and removed property. Victim found folding knife in vehicle possibly Suspect’s tool. (7:00 a.m.)

02/12/11 Los Angeles Police Department Investigative Report – Assault with a Deadly Weapon. Report indicates 3 Victims and 2 Suspects at the Hacienda Corona Nightclub. Suspect 1 hit Victim 1 with a bottle on the back of the head; knocking Victim 1 unconscious, Suspect 2 hit Victim 2 on the head with a bottle. (12:35 a.m.)

01/16/11 Los Angeles Police Department Investigative Report – Discharge Firearm within City Limits. Unknown Suspect discharged (1) round from firearm into the ground in a parking lot, (of the Hacienda Corona Nightclub) located within the City of Los Angeles. (3:05 a.m.)

08/25/10 Los Angeles Police Department Investigative Report – Vandalism. Suspect 1 and 2 were observed by the Victim vandalizing Victim’s vehicle. Suspect 1 and 2 fled locations as Victim walked towards them. Victim unable to identify Suspects. Incident occurred at the Hacienda Nightclub. (2:30 a.m.)

08/25/10 Los Angeles Police Department Investigative Report – Battery. – During an altercation the Victims tried to help her sister when Suspect punched Victim in the mouth. Incident occurred at the Hacienda Nightclub. (2:15 a.m.)

06/18/10 Los Angeles Police Department Investigative Report – Vandalism. Unknown Suspect(s) scratched Victims vehicle while he was inside of a bar/club. (2:00 a.m.)

- 05/10/10 Arrest for Spousal Abuse - 273.5(A) PC. Suspect and Victim have a dating relationship. Suspect punched Victim in the mouth causing visible injuries. Suspect arrested; incident occurred at the Hacienda Nightclub. (2:30 a.m.)
- 01/10/10 Los Angeles Police Department Investigative Report – Battery. Victim went to use the restroom. Victim was attacked by 3 Suspects. The Suspects punched and kicked Victim. Incident occurred at the Hacienda Nightclub. (1:30 a.m.)
- 01/09/10 Los Angeles Police Department Investigative Report – Battery. Victim and Suspect became involved in a physical altercation after Suspect asked Victim to leave the Hacienda Corona Nightclub. (1:35 a.m.)
- 11/30/09 Los Angeles Police Department Investigative Report – Battery. Unknown Suspect approached Victim, while walking home from a bar, and struck the Victim several times in the right side of his face with a fist. Victim fell to the ground and Suspect fled in unknown direction. Not related to the subject site. (1:15 a.m.)
- 11/08/09 Los Angeles Police Department Investigative Report – Grand Theft. Suspect entered Victim's vehicle to take a photo. Suspect fled location in unknown direction. When Victim entered his vehicle, he discovered his wallet was missing from his bag that was inside his car. Incident occurred in the parking lot of Hacienda Nightclub. (2:15 a.m.)
- 10/11/09 Los Angeles Police Department Investigative Report – Battery. Suspect was asked to leave. Suspect became aggressive and punched Victim in the face. Victim unable to identify Suspect and did not pursue prosecution. Incident occurred at the Hacienda Nightclub. (3:25 a.m.)
- 10/11/09 Los Angeles Police Department Investigative Report – Murder. Victim was involved in a bar fight, Security attempted to escort the Victim out of the bar. The Victim fought with security officers. One security officer hit Victim with a 9-inch metal flashlight. Victim fell to the ground and an RA unit was called. Victim died prior to the arrival of the RA unit. Incident occurred at the Hacienda Nightclub. (12:30 a.m.)
- 08/15/09 Los Angeles Police Department Investigative Report – Burglary from a Motor Vehicle. Unknown Suspect(s) approached Victim's vehicle and removed Victim's property and VIN number from Victim's vehicle. Unknown Suspects then fled in unknown direction. (3:00 a.m.) The subject report does not appear to be related to the nightclub.
- 06/20/09 Los Angeles Police Department Investigative Report – Lost Property. Victim lost Identification while inside the Hacienda – Corona Nightclub. (1:30 a.m.)

- 06/19/09 Los Angeles Police Department Investigative Report – Assault with a Deadly Weapon. Suspect 1 hit Victim’s head with a beer bottle causing Victim to fall. Victim and Suspect 1 became involved in a fight. Suspect 2 threw beer bottles at Victim. Suspect 1 fled in vehicle to an unknown direction. Incident occurred in the parking lot of Hacienda Nightclub. (2:45 a.m.)
- 06/06/09 Los Angeles Police Department Investigative Report – Battery. Victim working security, Victim observed Suspect smoking marijuana and attempted to remove Suspect from location. Suspect punched Victim. Incident occurred at the Hacienda Nightclub. (12:45 a.m.)
- 06/06/09 Los Angeles Police Department Investigative Report – Battery. Suspect hit Victim in the face with an unknown object. Incident occurred at the Hacienda Nightclub. (12:45 a.m.)
- 04/16/09 Arrest for Assault with a Deadly Weapon w/Gun – 245(A) (2) PC. Suspect became involved in an altercation and produced a pistol, then aimed it at Victim and threatened to shoot him. Witness 2 (security) talked to Suspect to protect Victim. Suspect fired pistol into the floor. Incident occurred at the Hacienda Nightclub. (2:00 a.m.)
- 04/13/09 Arrest for Assault with a Deadly Weapon – 245(A)(1)PC. Suspect attempted to run over security guards with a vehicle several times. Incident occurred at the Hacienda Nightclub. (2:45 a.m.)
- 11/24/08 Arrest for Assault with a Deadly Weapon w/Gun – 245(A)(2)PC. Suspect while at the Hacienda Corona Nightclub, shoots Victim in the left calf. Suspect attempts to conceal gun and leave location. (12:30 a.m.)
- 11/10/08 Los Angeles Police Department Investigative Report - Assault with a Deadly Weapon. Suspect hits Victim in the mouth with a beer bottle causing laceration to the mouth. Incident occurred at the Hacienda Nightclub. (2:30 a.m.)
- 06/25/08 Los Angeles Police Department Investigative Report – Battery. Suspect and Victim involved in argument. Suspect became enraged then struck and kicked Victim. Incident occurred at the Hacienda Nightclub. (1:45 a.m.)
- 06/15/08 Los Angeles Police Department Investigative Report – Battery. Victim at nightclub w/. husband. Security (Suspect) required Victim’s husband to leave for fighting. While security was escorting husband out Victim was pepper sprayed for interfering. Incident occurred at the Hacienda Nightclub. (2:00 a.m.)
- 06/15/08 Los Angeles Police Department Investigative Report – Battery. Victim and witness were at a nightclub when they became involved in a confrontation. Victim and witness were removed by security at which time they were


struck by security at location. Incident occurred in the parking lot of Hacienda Nightclub. (2:00 a.m.)

05/20/08 Los Angeles Police Department Investigative Report – Battery. Suspect and Victim became involved in an argument. Suspect hit Victim in the face. Incident occurred at the Hacienda Nightclub. (11:30 p.m.)

PATROL CALLS FOR SERVICE 1/1/2012 – 10/28/2012
FOUR TOTAL CALLS.

The following correspondence was received via e-mail

I recently received a notice of a public hearing involving the Hacienda Corona Night Club located on 11700-11702 West Victory Boulevard. I live on Simpson Avenue and will not be able to attend this hearing but would like to leave my comment on this topic. Over the past years there has always been disruption in the neighborhood because of this club. It's unsafe and there have been many vandalism's so as for my family and I we are unsatisfied with club being near here. Thank you beforehand for taking my opinion in mind."



PIO VINCENT QUITORIANO
Project Planner

PVQ:aln

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

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

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: 2

PROJECT TITLE: Revocation Action; LOG REFERENCE: ENV 2012-3584-CE

PROJECT LOCATION: 11700-11702 West Victory Boulevard

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

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

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

EXEMPT STATUS: (Check One)
STATE CEQA GUIDELINES: MINISTERIAL (Sec. 15268), DECLARED EMERGENCY (Sec. 15269), EMERGENCY PROJECT (Sec. 15269 (b) & (c)), CATEGORICAL EXEMPTION (Sec. 15300 et seq.), GENERAL EXEMPTION (Sec. 15060)
CITY CEQA GUIDELINES: Art. II, Sec. 2b; Art. II, Sec. 2a (1); Art. II, Sec. 2a (2) & (3); Art. III, Sec. 1; n/a
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:

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: [Signature]; TITLE: CAA; DATE: December 28, 2012

FEE:; RECEIPT NO.; REC'D. BY; DATE: 1/31/2012

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record 21
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:
NAME (PRINTED)

SIGNATURE

DATE

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING
POSSIBLE IMPOSITION OF CONDITIONS TO ABATE NUISANCE OR 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 Hacienda Corona Night Club, use location address: 11700-11702 West Victory Boulevard, (property location addresses of: 11708 and 11712 West Victory Boulevard, 6337, 6343 and 6349 North Colfax Avenue). Following the hearing, the Zoning Administrator may require the discontinuance of the use; or may impose corrective conditions regarding its use as a night club 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: Friday, February 8, 2013

Time: 8:00 a.m.

Place: Marvin Braude San Fernando Valley
Constituent Services Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Case No.: DIR 2012-3583(RV)

CEQA No.: ENV 2012-3584-CE

Council No.: 2

Plan Area: North Hollywood-Valley Village

Zone: C2-1VL

Applicant: City of Los Angeles
Department of City Planning
Office of Zoning Administration

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

PROJECT LOCATION: 11700-11702 West Victory Boulevard
The property is legally described as Lots 8-12 and Lot 13, Arb. 1, Tract 10096

REQUESTED ACTION: The Zoning Administrator will consider:

1. Community allegations and Los Angeles Police Department police call and arrest report documentation of: murder, attempted murder, shooting, sexual battery, assault with deadly weapon, assault, battery, grand theft and vandalism. These activities are jeopardizing and/or endangering the public health and safety of persons residing or working on the premises or in the surrounding area, thereby constituting a public nuisance, and contributing to the deterioration of the adjacent community. The activities occurring in and around the premises have generated numerous police responses thereby straining the resources of the Police Department.

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.

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

Exhaustion Of Administrative Remedies: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

Advice To Public: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Office of Zoning Administration, 200 N. Spring Street, Room 763, Los Angeles, CA 90012 (attention: Pio Vincent Quitoriano).

Review Of File: The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1318 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

Accommodations: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.

UW

11702 Victory/2322016032	11702 Victory/2322016033	11702 Victory/2322016034
ALONZO EMMA B 11760 GILMORE ST NORTH HOLLYWOOD CA 91606	CABALLERO NELLY O 6232 BECK AVE NORTH HOLLYWOOD CA 91606	ZUKOWSKI STEVEN J. 11748 GILMORE ST NORTH HOLLYWOOD CA 91606
11702 Victory/2322016035	11702 Victory/2322016036	11702 Victory/2322016038
BELTRAN MARIA I. 11742 GILMORE STREET NORTH HOLLYWOOD CA 91606	LIPIEJKO ALEJANDRO & MATILDE 12263 WOODLEY AVENUE GRANADA HILLS CA 91344	VELASQUEZ RAMON AND SONIA 11724 GILLMORE ST NORTH HOLLYWOOD CA 91606
11702 Victory/2322016040	" 11702 Victory/2322016042	11702 Victory/2322016043
FONG CYNTHIA L.K. 5913 RADFORD AVE VALLEY VILLAGE CA 91607	CLOVER TRUST 1997-1 P O BOX 52085 PHOENIX AZ 85072	VALDEZ RUFINO V. 11717 VICTORY BL NORTH HOLLYWOOD CA 91606
11702 Victory/2322016046	11702 Victory/2322016047	11702 Victory/2322016048
TENNER ROSE B 11733 VICTORY BLVD. NORTH HOLLYWOOD CA 91606	AYALA JOSE L. 6818 MATILIJIA AVENUE VAN NUYS CA 91405	MAKKAR FOUZY & SOAD 9336 RUFFNER AVE NORTH HILLS CA 91343
11702 Victory/2322016076	11702 Victory/2322016077	11702 Victory/2322017041
11755 SUNSET MANAGEMENT LLC 11755 SUNSET BLVD. #200 NORTH HOLLYWOOD CA 91606	11817 VICTORY BOULEVARD LLC 4008 BATRIS CT CALABASAS CA 91302	ESQUIVEL HECTOR E 13903 LEEDY AVENUE SYLMAR CA 91342
11702 Victory/2322017042	11702 Victory/2322017045	11702 Victory/2322017070
ESQUIVEL HECTOR E 13913 LEEDY AVENUE SYLMAR CA 91342	THE BETHANY APOSTOLIC CHURCH 8415 S HOOVER ST LOS ANGELES CA 90044	CHATEAU GILMORE PARTNERS LLC 505 S. BEVERLY BL #1054 BEVERLY HILLS CA 90212
11702 Victory/2334006030	11702 Victory/2334006032	11702 Victory/2334006032
DIAMOND MICHAEL N P O BOX 4982 CULVER CITY CA 90231	ANELMAN DARLENE H 4037 CONTERA ROAD ENCINO CA 91436	ANELMAN DARLENE H 4307 CONTERA ROAD ENCINO CA 91436
11702 Victory/2334006033	11702 Victory/2334006034	" 11702 Victory/2334006035
FRISCHER ANNA 419 S CRESCENT DRIVE BEVERLY HILLS CA 90210	GELOBTER, ARJE & MILDRED 2781 FAMILY CT LAS VEGAS NV 89117	BENDERSKY VLADIMIR & DINA 28870 COUNTRYSIDE DR AGOURA HILLS CA 91301
** 11702 Victory/2334006037	" 11702 Victory/2334006038	11702 Victory/2334006039
FERRA MARIA (TR) ANTHONY FERRA 1080 PELICAN LN LAS VEGAS NV 89123	LA MARSNA, NORMAN L 9636 ORIZABA AVE DOWNEY CA 90240	PACIFIC RADIATOR SALES & SERVICE INC. 6331 COLFAX AVE. NORTH HOLLYWOOD CA 91606
11702 Victory/2334006040	11702 Victory/2334006043	11702 Victory/2334006044
BOYD RAYMOND G. & BARBARA K. 12255 SARAZAN PL. GRANADA HILLS CA 91344	BASTEGHIAM SARKIS & VERGINE 6309 COLFAX AV NORTH HOLLYWOOD CA 91606	BASTEGHIAN SARKIS & VERGINE G. 6301 COLFAX AVE NORTH HOLLYWOOD CA 91606

11702 Victory/ 2334006045	11702 Victory/ 2334006046	11702 Victory/ 2334006047
BASTEGHIAN SARKIS 14949 SYLVAN ST. VAN NUYS CA 91411	POGOSLAN LUSIK 6304 SIMPSON AVE N HOLLYWOOD CA 91606	CHANEZ JORGE 6308 SIMPSON AVE. NORTH HOLLYWOOD CA 91606
11702 Victory/ 2334006048	11702 Victory/ 2334006049	11702 Victory/ 2334006050
TER SAAKYAN ARUTYUN 6314 SIMPSON AVE NORTH HOLLYWOOD CA 91606	WIDJAJA HERMAN 5909 LANKERSHIM BLVD NORTH HOLLYWOOD CA 91601	SOTOMAYOR JESUS 6324 SIMPSON AVE N HOLLYWOOD CA 91606
11702 Victory/ 2334006051	" 11702 Victory/ 2334006052	" 11702 Victory/ 2334006053
KARIMI REZA AND EVANGELINA 6330 SIMPSON AVE NORTH HOLLYWOOD CA 91606	FALLAHI ANI 5920 JELLICO AVE ENCINO CA 91316	ARTILES MARCELINO 853 S VERMONT AVE A LOS ANGELES CA 90005
" 11702 Victory/ 2334006054	11702 Victory/ 2334006055	11702 Victory/ 2334006056
NATIONSTAR MORTGAGE LLC 350 HIGHLAND DR LEWISVILLE TX 75067	YTURRIAGA JUAN 6345 SIMPSON AVE NORTH HOLLYWOOD CA 91606	JONES K NICK 6341 SIMPSON AVE N HOLLYWOOD CA 91606
11702 Victory/ 2334006057	11702 Victory/ 2334006058	11702 Victory/ 2334006059
MANIKYAN SARKIS 6337 SIMPSON AVE NORTH HOLLYWOOD CA 91606	AGUILAR ANITA AVALON 6331 SIMPSON AVE NORTH HOLLYWOOD CA 91606	HATHAWAY DONALD D. 6325 SIMPSON AVE NORTH HOLLYWOOD CA 91606
11702 Victory/ 2334006060	11702 Victory/ 2334006061	11702 Victory/ 2334006062
WHITMORE HARLAN H 6321 SIMPSON AVE NORTH HOLLYWOOD CA 91606	DE LUCA ANTHONY 6315 SIMPSON AVE NORTH HOLLYWOOD CA 91606	TAY EBONY 160 RIVERSIDE BLVD APT 18C NEW YORK NY 10069
11702 Victory/ 2334006063	11702 Victory/ 2334006064	11702 Victory/ 2334006065
MARQUEZ AIDA 21615 DEPUTY JAKE DR SANTA CLARITA CA 91321	CAMPOS DOLORES 6304 MORELLA AVE NORTH HOLLYWOOD CA 91606	MALCHUS BUDD E. JR. & KARYN M. 6306 MORELLA AVENUE NORTH HOLLYWOOD CA 91606
11702 Victory/ 2334006066	11702 Victory/ 2334006067	11702 Victory/ 2334006068
ORLAND MICHAEL 6314 MORELLA AVE NORTH HOLLYWOOD CA 91606	LOGAN GWEN E 6320 MORELLA AVE. NORTH HOLLYWOOD CA 91606	KABAKCHUZYAN AVETIS & AKOPDZHANYAN KARINE 6324 MORELLA AVE NORTH HOLLYWOOD CA 91606
11702 Victory/ 2334006069	11702 Victory/ 2334006070	11702 Victory/ 2334006071
JEREJIAN RIPSIME 6330 MORELLA AVE NORTH HOLLYWOOD CA 91606	ADAME ALFONSO 6338 MORELLA AVE. NORTH HOLLYWOOD CA 91606	ZAKARIAN, LOUSINE 6340 MORELLA AVE NORTH HOLLYWOOD CA 91606
11702 Victory/ 2334006072	11702 Victory/ 2334007025	11702 Victory/ 2334007026
JEFFARES MARK A 6344 MORELLA AVE NORTH HOLLYWOOD CA 91606	CARDINALE MICHELLE C 6261 COLFAX AVE N HOLLYWOOD CA 91606	KATZ RICHARD D PO BOX 2412 NORTH HOLLYWOOD CA 91610

11702 Victory/ 2334007027	11702 Victory/ 2334007046	11702 Victory/ 2334007047
HERNANDEZ JOSE & ELENA 6253 COLFAX AVE. NORTH HOLLYWOOD CA 91606	MACFIE JANE 6248 SIMPSON AVE NORTH HOLLYWOOD CA 91606	MARONE JOSEPH T 6254 SIMPSON AVE NORTH HOLLYWOOD CA 91606
11702 Victory/ 2334007048	11702 Victory/ 2334007049	11702 Victory/ 2334007050
BURKENHEIM FAMILY TRUST 6260 SIMPSON AVE. NORTH HOLLYWOOD CA 91606	COONEY LESLIE 6263 SIMPSON AVE. NORTH HOLLYWOOD CA 91606	MOORE DANIEL PATRICK 6257 SIMPSON AVE NORTH HOLLYWOOD CA 91606
" 11702 Victory/ 2335010001	11702 Victory/ 2335010002	11702 Victory/ 2335010003
WIENERSCHNITZEL INTERNATIONAL INC 555 W 5TH ST FL 40TH LOS ANGELES CA 90013	KLEIMAN MAURICE 6418 LANKERSHIM BLVD. NORTH HOLLYWOOD CA 91601	SKELLY PEGGY 3843 BENEDICT CANYON DR SHERMAN OAKS CA 91423
11702 Victory/ 2335010005	11702 Victory/ 2335010006	11702 Victory/ 2335010016
KELLY PEGGY 3843 BENEDICT CANYON DR SHERMAN OAKS CA 91423	HAGHNAZARZADEH JOSEF 521 N MOUNTAIN AVE # E UPLAND CA 91786	WRAICH TARLOK SINGH 6412 FOUNTAIN AVE LOS ANGELES CA 90028
11702 Victory/ 2335010017	11702 Victory/ 2335010018	11702 Victory/ 2335010019
BINGER, MARIA 1530 N NAOMI ST BURBANK CA 91505	CERVANTES JOSE S. & MARIA S. 6421 TROOST AVE. NORTH HOLLYWOOD CA 91605	CASTRO JOSE M 6855 COLBATH AVE VAN NUYS CA 91405
11702 Victory/ 2335010024	11702 Victory/ 2335012019	11702 Victory/ 2335012019
EXEDRA PROPERTY LTD 11665 VICTORY BLVD N HOLLYWOOD CA 91606	11631 VICTORY LLC 610 S BROADWAY STE 1007 LOS ANGELES CA 90014	THE 11631 VICTORY PARTNERSHIP A CALIFORNIA LTD 11631 VICTORY BVLD. #100 NORTH HOLLYWOOD CA 91606
11702 Victory/ 2335026001	" 11702 Victory/ 2335027001	11702 Victory/ 2335027008
RHODES GEORGE V 16220 ELIZA PL ENCINO CA 91436	DE CARLO CHESTER & ROSEMARY 6665 RHODES AV 1 NORTH HOLLYWOOD CA 91606	U-HAUL REAL ESTATE COMPANY P O BOX 29046 PHOENIX AZ 85038
" 11702 Victory/ 2335027009	" 11702 Victory/ 2335027013	11702 Victory/ 2335029024
N & K INC. A CALIFORNIA CORP 1145 S. FAIR OAKS AVENUE PASADENA CA 91105	LANKERSHIM APTS INC 2016 RIVERSIDE DR LOS ANGELES CA 90039	LANKERSHIM PARTNERS LP 1800 ARGYLE AVE # 400 HOLLYWOOD CA 90028
11702 Victory/ 2335031006	11702 Victory/ 2335031007	" 11702 Victory/ 2335031016
AJEMIAN ABRAHAM 634 EUCLID ST SANTA MONICA CA 90402	DRAINE ROBERT W. 1495 CAPRI DRIVE PACIFIC PALISADES CA 90272	AJAMIAN ABRAHAM & ANTARAM 634 EUCLID ST. SANTA MONICA CA 90402
11702 Victory/ 2335031019	11702 Victory/ 2335031021	11702 Victory/ 2335031021
BRANDT EDDIE 6270 BAKMAN AVE. NORTH HOLLYWOOD CA 91606	MC DONALD'S CORP. P O BOX 66207 AMF O'HAR CHICAGO IL 60666	MC DONALD'S CORP. P O BOX 6620 AMF O'HARE CHICAGO IL 60666

11702 Victory/2335032006

IGYA & SUSAN C. DEMIRCI
12000 DARBY AVE
NORTHRIDGE CA 91326

11702 Victory/2335032007

TAFF ABRAHAM H
8383 WILSHIRE BLVD STE 970
BEVERLY HILLS CA 90211

11702 Victory/2335032026

LANKERSHIM 39 LTD.
P O BOX 25399
LOS ANGELES CA 90025

11702 Victory/

Mid-Town North Hollywood CNC
P O BOX 152
NORTH HOLLYWOOD CA 91603

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11702 Victory
OCCUPANT
6253 COLFAX AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
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6257 COLFAX AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6260 COLFAX AVE APT 2
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6260 COLFAX AVE APT 3
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6260 COLFAX AVE APT 4
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6260 COLFAX AVE APT 5
NORTH HOLLYWOOD CA 91606

11702 Victory
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6260 COLFAX AVE APT 6
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6260 COLFAX AVE APT 7
NORTH HOLLYWOOD CA 91606

11702 Victory
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6260 COLFAX AVE APT 8
NORTH HOLLYWOOD CA 91606

11702 Victory
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6260 COLFAX AVE
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11702 Victory
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6261 COLFAX AVE
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11702 Victory
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6314 COLFAX AVE
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11702 Victory
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6316 COLFAX AVE
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11702 Victory
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6319 COLFAX AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
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6323 1/2 COLFAX AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
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6323 COLFAX AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
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6331 COLFAX AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
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6349 COLFAX AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
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11724 GILMORE ST
NORTH HOLLYWOOD CA 91606

11702 Victory
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11725 GILMORE ST
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11725 GILMORE ST APT 1
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11725 GILMORE ST APT 2
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11725 GILMORE ST APT 3
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11725 GILMORE ST APT 4
NORTH HOLLYWOOD CA 91606

11702 Victory
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11725 GILMORE ST APT 7
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11725 GILMORE ST APT 8
NORTH HOLLYWOOD CA 91606

11702 Victory
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11725 GILMORE ST APT 9
NORTH HOLLYWOOD CA 91606

11702 Victory
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11725 GILMORE ST APT 10
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11702 Victory
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11725 GILMORE ST APT 11
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11702 Victory
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11725 GILMORE ST APT 12
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11702 Victory
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11725 GILMORE ST APT 14
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11702 Victory
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11725 GILMORE ST APT 15
NORTH HOLLYWOOD CA 91606

11702 Victory
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11725 GILMORE ST APT 16
NORTH HOLLYWOOD CA 91606

11702 Victory
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11730 GILMORE ST
NORTH HOLLYWOOD CA 91606

11702 Victory
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11736 GILMORE ST
NORTH HOLLYWOOD CA 91606

11702 Victory
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11741 GILMORE ST
NORTH HOLLYWOOD CA 91606

11702 Victory
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11741 GILMORE ST APT 101
NORTH HOLLYWOOD CA 91606

11702 Victory
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11741 GILMORE ST APT 102
NORTH HOLLYWOOD CA 91606

11702 Victory
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11741 GILMORE ST APT 103
NORTH HOLLYWOOD CA 91606

11702 Victory
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11741 GILMORE ST APT 104
NORTH HOLLYWOOD CA 91606

11702 Victory
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11741 GILMORE ST APT 105
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11702 Victory
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11741 GILMORE ST APT 106
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11741 GILMORE ST APT 108
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11741 GILMORE ST APT 109
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11741 GILMORE ST APT 110
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11741 GILMORE ST APT 111
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11702 Victory
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11741 GILMORE ST APT 112
NORTH HOLLYWOOD CA 91606

11702 Victory
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11741 GILMORE ST APT 113
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11702 Victory
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11741 GILMORE ST APT 115
NORTH HOLLYWOOD CA 91606

11702 Victory
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11741 GILMORE ST APT 116
NORTH HOLLYWOOD CA 91606

11702 Victory
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11755 GILMORE ST APT 105
NORTH HOLLYWOOD CA 91606

11702 Victory
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11755 GILMORE ST APT 108
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11702 Victory
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11755 GILMORE ST APT 201
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11755 GILMORE ST APT 204
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11702 Victory
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11755 GILMORE ST APT 207
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11755 GILMORE ST APT 210
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11755 GILMORE ST APT 213
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11702 Victory
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11755 GILMORE ST APT 216
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11702 Victory
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11755 GILMORE ST APT 303
NORTH HOLLYWOOD CA 91606

11702 Victory
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11755 GILMORE ST APT 306
NORTH HOLLYWOOD CA 91606

11702 Victory
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11755 GILMORE ST APT 106
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11755 GILMORE ST APT 109
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11702 Victory
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11755 GILMORE ST APT 202
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11702 Victory
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11755 GILMORE ST APT 205
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11755 GILMORE ST APT 208
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11755 GILMORE ST APT 214
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11702 Victory
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11755 GILMORE ST APT 301
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11755 GILMORE ST APT 307
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11755 GILMORE ST APT 107
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11755 GILMORE ST APT 212
NORTH HOLLYWOOD CA 91606

11702 Victory
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11755 GILMORE ST APT 215
NORTH HOLLYWOOD CA 91606

11702 Victory
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11755 GILMORE ST APT 302
NORTH HOLLYWOOD CA 91606

11702 Victory
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11755 GILMORE ST APT 305
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11702 Victory
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11755 GILMORE ST APT 308
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11702 Victory

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11755 GILMORE ST APT 309
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
11755 GILMORE ST APT 312
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6253 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6253 LANKERSHIM BLVD APT 103
NORTH HOLLYWOOD CA 91606

11702 Victory

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6253 LANKERSHIM BLVD APT 106
NORTH HOLLYWOOD CA 91606

11702 Victory

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6253 LANKERSHIM BLVD APT 109
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11702 Victory

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6253 LANKERSHIM BLVD APT 112
NORTH HOLLYWOOD CA 91606

11702 Victory

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6253 LANKERSHIM BLVD APT 115
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11702 Victory

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6253 LANKERSHIM BLVD APT 119
NORTH HOLLYWOOD CA 91606

11702 Victory

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6253 LANKERSHIM BLVD APT 203
NORTH HOLLYWOOD CA 91606

11702 Victory

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11755 GILMORE ST APT 310
NORTH HOLLYWOOD CA 91606

11702 Victory

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11755 GILMORE ST APT 313
NORTH HOLLYWOOD CA 91606

11702 Victory

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6253 LANKERSHIM BLVD APT 101
NORTH HOLLYWOOD CA 91606

11702 Victory

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6253 LANKERSHIM BLVD APT 104
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6253 LANKERSHIM BLVD APT 113
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6253 LANKERSHIM BLVD APT 204
NORTH HOLLYWOOD CA 91606

11702 Victory

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11755 GILMORE ST APT 311
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
11760 GILMORE ST
NORTH HOLLYWOOD CA 91606

11702 Victory

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6253 LANKERSHIM BLVD APT 102
NORTH HOLLYWOOD CA 91606

11702 Victory

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6253 LANKERSHIM BLVD APT 105
NORTH HOLLYWOOD CA 91606

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6253 LANKERSHIM BLVD APT 108
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11702 Victory

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6253 LANKERSHIM BLVD APT 111
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11702 Victory

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6253 LANKERSHIM BLVD APT 114
NORTH HOLLYWOOD CA 91606

11702 Victory

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6253 LANKERSHIM BLVD APT 118
NORTH HOLLYWOOD CA 91606

11702 Victory

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6253 LANKERSHIM BLVD APT 202
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11702 Victory

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6253 LANKERSHIM BLVD APT 205
NORTH HOLLYWOOD CA 91606

11702 Victory

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6300 LANKERSHIM BLVD APT 205
NORTH HOLLYWOOD CA 91606

11702 Victory

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6300 LANKERSHIM BLVD APT 208
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6300 LANKERSHIM BLVD APT 211
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6325 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6331 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6340 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6415 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6422 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6426 1/2 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6439 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6300 LANKERSHIM BLVD APT 206
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6300 LANKERSHIM BLVD APT 209
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6257 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6327 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6333 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6400 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6417 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6424 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6427 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6304 MORELLA AVE
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6300 LANKERSHIM BLVD APT 207
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6300 LANKERSHIM BLVD APT 210
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6309 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6329 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6335 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6413 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6418 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6426 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6428 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory

OCCUPANT
6305 MORELLA AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6306 MORELLA AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6315 MORELLA AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6323 MORELLA AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6331 MORELLA AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6340 MORELLA AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6248 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6257 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6304 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6309 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6320 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6309 MORELLA AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6320 MORELLA AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6324 MORELLA AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6333 MORELLA AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6341 MORELLA AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6253 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6260 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6305 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6314 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6321 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6314 MORELLA AVE
NORTH HOLLYWOOD CA 91606

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OCCUPANT
6321 MORELLA AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6330 MORELLA AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6338 MORELLA AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6344 MORELLA AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6254 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6263 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6308 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

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OCCUPANT
6315 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

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OCCUPANT
6324 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6325 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6330 SIMPSON AVE APT 3
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6330 SIMPSON AVE APT 6
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6334 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6336 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6338 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6340 SIMPSON AVE # B
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6345 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6417 TROOST AVE UNIT 3
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6421 TROOST AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6330 SIMPSON AVE APT 1
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6330 SIMPSON AVE APT 4
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6331 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6335 SIMPSON AVE # 1
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6337 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6339 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6341 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6417 TROOST AVE UNIT 1
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6417 TROOST AVE UNIT 4
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6422 TROOST AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6330 SIMPSON AVE APT 2
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6330 SIMPSON AVE APT 5
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6334 1/2 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6336 1/2 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6338 1/2 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6340 SIMPSON AVE # A
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6344 SIMPSON AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
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NORTH HOLLYWOOD CA 91606

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OCCUPANT
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NORTH HOLLYWOOD CA 91606

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OCCUPANT
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NORTH HOLLYWOOD CA 91606

11702 Victory
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6422 TROOST AVE APT 5
NORTH HOLLYWOOD CA 91606

11702 Victory
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NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6422 TROOST AVE APT 7
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6423 TROOST AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6427 TROOST AVE # 4
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6427 1/2 TROOST AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6428 TROOST AVE
NORTH HOLLYWOOD CA 91606

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OCCUPANT
6429 TROOST AVE
NORTH HOLLYWOOD CA 91606

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OCCUPANT
6429 1/2 TROOST AVE
NORTH HOLLYWOOD CA 91606

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OCCUPANT
6432 TROOST AVE
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
6432 TROOST AVE APT 1
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
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NORTH HOLLYWOOD CA 91606

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NORTH HOLLYWOOD CA 91606

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6433 TROOST AVE APT 5
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11702 Victory
OCCUPANT
6433 TROOST AVE APT 6
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11800 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11802 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11804 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11671 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11705 VICTORY BLVD
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11702 Victory
OCCUPANT
11652 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11666 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

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OCCUPANT
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11740 VICTORY BLVD
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11702 Victory
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11754 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

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OCCUPANT
11675 VICTORY BLVD
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11673 VICTORY BLVD
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11702 Victory
OCCUPANT
11648 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11652 1/2 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory
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11680 VICTORY BLVD
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11702 Victory
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11718 VICTORY BLVD
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11744 VICTORY BLVD
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OCCUPANT
11748 1/2 VICTORY BLVD
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11702 Victory
OCCUPANT
11754 1/2 VICTORY BLVD
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11702 Victory
OCCUPANT
11665 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11675 1/2 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11650 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11654 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11700 VICTORY BLVD
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11702 Victory
OCCUPANT
11724 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11738 VICTORY BLVD
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11746 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11750 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11756 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11717 1/2 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11717 3/4 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11719 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11727 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

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OCCUPANT
11729 VICTORY BLVD
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OCCUPANT
11731 VICTORY BLVD
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OCCUPANT
11735 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

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OCCUPANT
11737 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11739 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

11702 Victory
OCCUPANT
11755 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

Office: Downtown
Applicant Copy
 Application Invoice No: 13079

City of Los Angeles
 Department of City Planning



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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: SALON CORONA
Representative: WELLMAN & WARREN, LLP - WELLMAN, SCOTT (B:949-5803737)
Project Address: 11700 W VICTORY BLVD, 91606

NOTES: Appellant/Business Owner

DIR-2012-3583-RV-1A			
Item	Fee	%	Charged Fee
APPEAL BY AGGRIEVED PARTIES OTHER THAN THE ORIGINAL APPLICANT *	\$89.00	100%	\$89.00
Case Total			\$89.00

Item	Charged Fee
Fees Subject to Surcharges*	\$89.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$89.00
Expediting Fee	\$0.00
OSS Surcharge (2%)	\$1.78
Development Surcharge (6%)	\$5.34
Operating Surcharge (7%)	\$6.23
General Plan Maintenance Surcharge (5%)	\$4.45
Grand Total	\$106.80
Total Credit	\$0.00
Total Invoice	\$106.80
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$106.80

LA Department of Building and Safety
 LA 0012 101019888 9/10/2013 10:59:50 AM
 PLAN & LAND USE \$106.80
 Sub Total \$106.80
 Receipt #: 0101198910

Council District: 2
 Plan Area: North Hollywood - Valley Village
 Processed by KIM, STEVE on 09/09/2013
 Signature: _____