



Danielle Brazell  
GENERAL MANAGER

June 1, 2015

CULTURAL AFFAIRS  
COMMISSION  
Eric Paquette  
PRESIDENT

Budget and Finance Committee  
200 North Spring Street  
Los Angeles, CA 90012

The City Council  
C/O City Clerk  
Room 395, City Hall

Charmaine Jefferson  
VICE PRESIDENT

Attention: Erika Pulst, Legislative Coordinator

Maria Bell  
Mari Edelman  
Javier Gonzalez  
Josefina Lopez  
Sonia Molina

**RE:** REQUEST TO REFUND \$46,879.40 FROM THE ARTS DEVELOPMENT FEE TRUST FUND TO CLAIMANT JOHN LE AND SHARON VELASQUEZ (COURTNEY + LE ARCHITECTS)

The General Manager of the Department of Cultural Affairs respectfully requests that the City Council, subject to approval by the Mayor:

1. AUTHORIZE the General Manager of the Department of Cultural Affairs, or designee, to refund the Arts Development Fee in the amount of \$46,879.40 to John Le and Sharon Velasquez (Courtney + Le Architects) that was erroneously paid to the City of Los Angeles through the Department of Building and Safety, per the attached refund claim (number 122081) and related to building permit number 13010-10000-01296;
2. AUTHORIZE the Department of Cultural Affairs to refund \$46,879.40 from the following source:

<u>FY</u>	<u>Fund</u>	<u>Account</u>	<u>Amount</u>
14-15	516	K747	\$46,879.40

3. AUTHORIZE the General Manager of the Department of Cultural Affairs, or designee, to prepare any Controller's instructions needed to implement actions to effectuate the refund, as approved by Council.

**SUMMARY**

Pursuant to LAMC Code Section 22.12(a) and 22.13(a) any money collected or received by the City in accordance with Section 91.0304(b)11 may be refunded if the claimant files a verified claim in writing with the City Clerk. Refunds that are below \$45,549.00 are within the Departmental approval threshold—refunds above that amount must obtain City Council approval. While refund requests are not common, developers may request a refund if the Arts Development Fee is inadvertently paid when the permit is pulled at Building and Safety, or for other, legitimate reasons.

DCA now requests authority to refund the fees to the claimant pursuant to this section of the code.

## **BACKGROUND**


On October 30, 2014, DCA received the refund claim (number 122081) related to the permit number 13010-10000-01296 for the ADF amount of \$46,879.40. Courtney + Le Architects inadvertently paid the fee when they pulled their permit with Building and Safety, without realizing that the fee was originally included in the Disposition and Development Agreement (DDA) between the developer and the Community Redevelopment Agency (CRA/LA).

Since the date of the refund claim, DCA has been in communication with all the parties that are involved in the refund request which includes the CRA/LA, the developer Regency Centers, and the architects Courtney + Le Architects, to verify that an art project was satisfactorily created in accordance with the DDA.

In this instance, the art project was fulfilled by Regency Centers who commissioned the artist, Heath Satow, to create, fabricate, and install a steel sculpture titled "Wish" that was placed in the outdoor area within the approved project boundaries, located at 944 East Slauson Avenue in Council District 9.

## **FISCAL IMPACT**

There is no impact to the General Fund 100.

  
Danielle Brazell  
General Manager

*Fan DB*

ATTACHMENTS: LADBS Claim for Refund; CRA Project Confirmation Letter

ROUTE SLIP

TO Cultural Affairs

FROM Maria Vizcarra

DATE 10-30-14

Refund Unit

FORM 502.2

Claim # 122081 -

They are only claiming  
Art Dev. Fees. LADBS does  
not do these. Cultural Affairs?

Thank you,

Lilia Bedolla-Rivas  
Acctg. Unit 1



# CLAIM FOR REFUND

*Cultural Affairs*

CLAIM # 122081

Received Date Stamp  
BY PLS  
Golden State Overnight  
CITY CLERK

2014 OCT 17 AM 11:26

CITY CLERK'S OFFICE

PRINT NAME OF Claimant (Last) Le	(First) John	
Mailing Address (Street) 801 S. Myrtle Avenue	(City) Monrovia	(State/Zip) CA 91016
(Area Code) (Phone Number) (626) 275-6800		

### REFUND INFORMATION

**JOB LOCATION:** 944 E. Slauson Avenue, Los Angeles, CA 90001

**Amount Claimed \$** \$46,879.40      **Date Fees Paid:** 10/24/2013

**RECEIPT #/PERMIT #/REFERENCE #:** 13010-10000-01296

**STATE REASON FOR REQUESTING A REFUND - (Details):**

Exemption of payment of the Arts Development Fee for properties within the Council District Nine Corridor South of the Santa Monica Freeway Recovery Redevelopment Project Area of CRA/LA for the commercial development located at 940-1040 E. Slauson Avenue, LA, CA, 90001. This is in compliance to LA Administrative Code Division 22, Chapter 7, Article 3, Section 22.118, Subsection 3.

Attachments: Letter from CRA/LA to the Building & Safety Department, dated August 5, 2013.

NOTE: A Claimant may be required to submit to examination under oath. (Charter Section 63.)  
Presentation of a false claim is a felony. (California Penal Code Section 72.)

**I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE.**

 SIGNATURE AND TITLE OF CLAIMANT	<u>10/14/2014</u> DATE
--	---------------------------

• FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY •  
AMOUNT APPROVED FOR REFUND \$ \_\_\_\_\_

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Audited by:	Date:
Approved by:	Date:



1200 W. 7th Street Suite 200  
Los Angeles California 90017

DATE / August 5, 2013  
C92120  
F 213 977 1665  
www.craia.org

**TO:** Arts Development Fee Program  
Cultural Affairs Department,  
and  
Building and Safety Department  
City of Los Angeles

**RE: Arts Development Fee Compliance**  
Slauson Central LLC (Developer/Owner)  
John Nahas (Applicant/Owner's Representative)

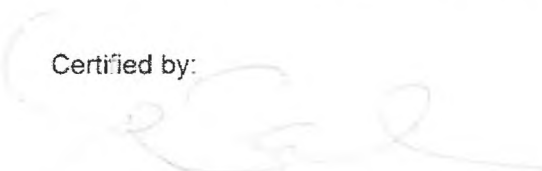
This is to certify that the Slauson Central Retail Center an approximately 77,300 square foot neighborhood commercial development located at 940-1040 E. Slauson Avenue, Los Angeles CA 90001 (Assessor Parcel Numbers: 6007-003-900, 901, 902, 903 & 6007012804) is within the Council District Nine Corridor South of the Santa Monica Freeway Recovery Redevelopment Project Area of CRA/LA.

The Project was last approved by the CRA/LA Board on August 7, 2008 and the City Council on September 8, 2010. In keeping with the CRA/LA Art Policy attached as Exhibit L to the DDA, the Developer is obligated to dedicate 1% of development costs into an Art Plan. The value of the CRA/LA Art Plan fee is estimated to be \$185,810.

On behalf of CRA/LA, I request that you grant compliance for the City's Arts Development Fee for this project as allowed under Los Angeles Administrative Code Division 22, Chapter 7, Article 3, Section 22.118, Subsection 3.

The building permit application numbers are **12010-10000-02879 and 12010-10000-02880.**

Certified by:

  
Jenny Scanlin  
Senior Operations Officer

Cc:  
John Nahas, Regency Centers  
John Mehigan, Regency Centers  
Records

12564

FOR SECURITY PURPOSES, THE SIGNATURE LINES OF THIS DOCUMENT CONTAIN MICROPRINTING

9650047



OREFIELD  
CONSTRUCTION INC.

AMERICAN BUSINESS BANK  
523 W. SIXTH STREET, SUITE 900  
LOS ANGELES, CA 90014  
TELEPHONE: (213) 430-4000

16-4280  
1220

GENERAL ACCOUNT  
600 N. JUSTIN AVENUE, SUITE 210  
SANTA ANA, CALIFORNIA 92705  
(714) 972-0700

DATE 10/29/13

CHECK NO. 9650047 AMOUNT 102,096.98

TO THE  
ORDER  
OF

CITY OF LA  
*One hundred hundred and two thousand and nine hundred and ninety six*  
*and nine hundred and ninety six*

*[Signature]*

TWO SIGNATURES REQUIRED ON CHECKS OVER \$10,000.00

⑈650047⑈ ⑆12204280⑆ 01135100⑈  
THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW



DEPARTMENT OF BUILDING AND SAFETY

LA Department of Building and Safety  
LA 0006 102022437 10/24/2013 3:48:03 PM

BUILDING PERMIT COMM	\$18,937.17
BUILDING PLAN CHECK	\$7,789.64
PLAN MAINTENANCE	\$300.00
EI COMMERCIAL	\$985.31
ONE STOP SURCH	\$560.24
SYSTEMS DEVT FEE	\$1,680.73
CITY PLANNING SURCH	\$1,621.61
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$1,351.34
ARTS DEV FEE	\$46,879.40
MISCELLANEOUS	\$40.00
SCHOOL DEV COMM	\$21,753.54
CA BLDG STD COMMISSION SURCHARGE	\$188.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$102,096.98

Permit #: 130101000001296  
Receipt #: 0102217391  
Building Card #: 2013LA23692



Thomas M. Courtney, AIA C-13635  
 John P. Le, Principal  
 801 South Myrtle Avenue  
 Monrovia, California 91016  
 626/275-6800 626/275-6801 FAX

**LETTER TRANSMITTAL**

**DATE:** October 14, 2014

**COPY TO:** Mark Arzola – Northgate Market  
 Elizabeth Resendiz – Northgate Market  
 Marin Luna – Northgate Market  
 Edgar Campos – Northgate Market  
 John P. Le – Courtney+Le Architects  
 Dustin Le – Courtney + Le Architects  
 Project File

**TO:** **City of Los Angeles**  
 Office of the City Clerk  
 Room 395, City Hall  
 200 N. Spring Street  
 Los Angeles, CA 90012-4869

**ATTN:** **The City Clerk**

**PROJECT#:** 12034.04

**PROJECT:** **NORTHGATE MARKET #038 – LOS ANGELES, CA ~ BUILDING REMODEL**  
 944 E. Slauson Avenue, Los Angeles, 90001

**Transmitted by:**  Overnight     Mail     Messenger     Picked-Up     \_\_\_\_\_  
**For:**     Approval     Your Use     As requested     Your File     Review & Comment  
            Distribution to Parties     Other: Processing of a Claim for Refund

COPIES	DATE	DESCRIPTION
One (1)	-	Claim for Refund Form
One (1)	10-24-13	Original Cash Register Receipt
One (1)	10-24-13	Copy of Application for Building Permit # 13010-10000-01296
One (1)	10-02-14	Copy of Certificate of Occupancy
One (1)	08-03-13	Copy of Letter from CRA/LA regarding exemption of Arts Development Fee for properties located at 940-1040 E. Slauson Avenue, Los Angeles, CA 90001

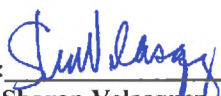
Q:\2012\12034.04 - Northgate 038 - Los Angeles, CA (Central & Slauson) - MARKETD, Construction Admin Phase\Correspondence\141013 City Clerk - Fee Refund LetTrans\SP-EP-ML.doc

**COMMENTS:**

To The City Clerk,

The enclosed Claim for Refund is being submitted to you for a refund of the Art Development Fee paid by Northgate Market, in the amount of \$46,879.40, at the time when a Building Permit was obtained on October 24, 2013. Enclosed further are documents supporting the claim. Please let us know if you need additional information, or have any questions.

Thank you.

BY:   
 Sharon Velasquez – Project Manager

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

CERTIFICATE OF OCCUPANCY

<b>OWNER</b> SLAUSON CENTRAL, LLC  915 WILSHIRE BLVD STE 2200 LOS ANGELES CA 90017	No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC	
	<b>CERTIFICATE BY:</b> Issued Valid HAMID PISHEHVAR	<b>DATE:</b> 10/02/2014
<b>GREEN - MANDATORY</b>		

**SITE IDENTIFICATION**  
**ADDRESS:** 944 E SLAUSON AVE 90001

TRACT	BLOCK	LOT(s)	ARR	CO. MAP REF #	PARCEL PIN	APN
P M 2012-2664		A		BK 375-98/100	108B209 1586	5103-024-034

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and is subject to any amendments or building and zoning code modifications whether listed or not.

**COMMENT** NEW 1-STORY GROCERY STORE, TYPE III-B, FULLY SPRINKLERED WITH NFPA-13

<b>USE</b> PRIMARY Grocery Store	<b>OTHER</b> (-) None
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**PERMITS**  
 13010-10000-01296 4 13010-10000-01296

STRUCTURAL INVENTORY	CHANGED	TOTAL
ITEM DESCRIPTION		
Floor Area (ZC)	42654 Sqft	42654 Sqft
Height (ZC)	39.5 Feet	39.5 Feet
Length	264.4 Feet	264.4 Feet
Methane Site Design Level II - no work Buffer Zone		
NFPA-13 Fire Sprinklers Thru-out		
Steel Moment Frame		
Stories	1 Stories	1 Stories
Type III-B Construction		
Width	174.7 Feet	174.7 Feet
M Occ. Group	42654 Sqft	42654 Sqft
Long Term Bicycle Parking Provided for Bldg	8 Spaces	8 Spaces
Parking Req'd for Bldg (Auto+ Bicycle)	93 Stalls	93 Stalls
Provided Disabled for Site	6 Stalls	6 Stalls
Provided Standard for Site	154 Stalls	154 Stalls
Short Term Bicycle Parking Provided for Bldg	8 Spaces	8 Spaces
Total Provided Parking for Site	160 Stalls	160 Stalls



**APPROVAL**

CERTIFICATE NUMBER: 117834

BRANCH OFFICE: LA

COUNCIL DISTRICT: 9

BUREAU: INSPECTN

DIVISION: BLDGINSF

STATUS: CoFO Issued

STATUS BY: HAMID PISHEHVAR

STATUS DATE: 10/02/2014

*(Signature)*

APPROVED BY: HAMID PISHEHVAR

EXPIRATION DATE:



PERMIT DETAIL			STATUS - DATE - BY
PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	CofO Issued - 10/02/2014
13010-10000-01296	944 E Slauson Ave	NEW 1-STORY GROCERY STORE, TYPE III-B, FULLY SPRINKLERED WITH NFPA-13	HAMID MSHEHVAR
13010-10001-01296	944 E Slauson Ave	WOOD DEFERRED TRUSSES FOR A NEW BUILDING UNDER APPLICATION 13010-10000-01296	Permit Finald - 02/27/2014 JAMES L POWERS

PARCEL INFORMATION		
Area Planning Commission: South Los Angeles	Census Tract: 2392.02	Certified Neighborhood Council: Community and Neighbors for
Certified Neighborhood Council: Community and Neighbors for	Community Plan Area: Southeast Los Angeles	Council District: 9
District Map: 109B209	Earthquake-Induced Liquefaction Area: Yes	Energy Zone: 8
Fire District: 2	LADBS Branch Office: LA	Methane Hazard Site: Methane Buffer Zone
Next Source Zone Distance: 3.2	Thomas Brothers Map Grid: 674-ES	Zone: M2-1

PARCEL DOCUMENT		
Affidavit (AFF) AFF-2013-1512056 (DRIVEWAY EASEMENT)	Affidavit (AFF) AFF-2013-1357434 (OB)	City Planning Cases (CPC) CPC-1983-506-SP
City Planning Cases (CPC) CPC-1986-827-GPC	City Planning Cases (CPC) CPC-1996-398-CFR	City Planning Cases (CPC) CPC-2007-3827-ICO
City Planning Cases (CPC) CPC-2010-2278-GPA	Community Development Block Grant (CDBG) BID-SOUTH LOS ANGELES INDUSTRIAL TRACT (GOODYEAR)	Community Development Block Grant (CDBG) FEZ-Los Angeles
Community Development Block Grant (CDBG) LARZ-Central City	Community Development Block Grant (CDBG) SEZ-Los Angeles State Enterprise Zone	Community Redevelopment Area (CRA) ZI 1941 CD 9 CORRIDORS
Director's Determination (DIRM) DIR-2003-7290-SPR	Ordinance (ORD) ORD-162128	Ordinance (ORD) ORD-16740-SA3238
Ordinance (ORD) ORD-171682	Ordinance (ORD) ORD-174172-SA785	Ordinance (ORD) ORD-180103
Specific Plan Area (SPA) South Los Angeles Alcohol Sales	Zoning Administrator's Case (ZA) ZA-2008-4789-CUB	Zoning Information File (ZI) ZI-1941 Council District 9 Redevelopment Project
Zoning Information File (ZI) ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE	Zoning Information File (ZI) ZI-2412 Fast Food Establishments	Zoning Information File (ZI) ZI-668

CHECKLIST ITEMS		
Attachment - Plot Plan	Fabricator Req'd - Glued-Laminated Timber	Fabricator Req'd - Prefabricated Joist
Fabricator Req'd - Prefabricated Truss	Fabricator Req'd - Structural Steel	Special Inspect - Concrete-2.5ksi
Special Inspect - Field Welding	Special Inspect - Masonry	Special Inspect - S.M.R. Frame-Steel
Std. Work Descr - Seismic Gas Shut Off Valve		

PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
<b>OWNER(S)</b>			
Community Redevelopment Agency Of Los Angeles City	333 Grand Ave STE 1670	LOS ANGELES CA 90071	
Slauson Central, LLC	915 Wilshire Blvd STE 2200	LOS ANGELES CA 90017	(213) 624-2280
<b>TENANT</b>			
<b>APPLICANT</b>			
Relationship Architect			
Sharon Velazquez-John Le Courtney Architects	801 S. Myrtle Ave	MONROVIA, CA 91016	(626) 275-6800

BUILDING RELOCATED FROM:

CONTRACTOR, ARCHITECT & ENGINEER INFORMATION					
NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(A) Courtney, Thomas Mark	636 Santa Rosa St. #3a,	San Luis Obispo, CA 93401	NA	CB635	(626) 275-6800
(C) Moorefield Construction Inc	600 N Tustin Avenue Suite #210,	Santa Ana, CA 92705	B	397892	
(E) Leonard, Joseph Kristian	106 W Lime Ste 206b,	Monrovia, CA 91016	NA	\$2969	(626) 357-5225
(E) Wilda, Michael James	2929 N 44th St Ste 300,	Phoenix, AZ 85018	NA	CE0702	

SITE IDENTIFICATION-ALL
ADDRESS: 944 E SLAUSON AVE 90001

LEGAL DESCRIPTION-ALL						
TRACT	BLOCK	LOT(s)	ARB	COMAP REF #	PARCEL PIN	APN
P M 2012-2664		A		BK 375-98/100	108B209 1586	5103-024-034

944 E Slauson Ave



Permit #: B13LA05424  
Plan Check #: B13LA05424  
Event Code:

13010 - 10000 - 01296  
Printed: 10/24/13 03:48 PM

Bldg-New GREEN - MANDATORY Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued on: 10/24/2013 Last Status: Issued Status Date: 10/24/2013
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J. TRACT	BLOCK	LOT#	AHP	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
P M 2012-2664		A		BK 375-98/100	108B209 1586	5103 - 024 - 034

<b>J. PARCEL INFORMATION</b> Area Planning Commission - South Los Angeles LADBS Branch Office - LA Council District - 9 Certified Neighborhood Council - Community and Neighbors for Community Plan Area - Southeast Los Angeles	Census Tract - 2392.02 District Map - 108B209 Energy Zone - 8 Fire District - 2 Earthquake-Induced Liquefaction Area - Yes	Methane Hazard Site - Methane Buffer Zone Near Source Zone Distance - 3.2 Thomas Brothers Map Grid - 674-E5
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ZONES(S): M2-1

**J. DOCUMENTS**

ZI - ZI-1941 Council District 9 Redevelopmer ZA - ZA-2008-4789-CUB	ORD - ORD-171682	CRA - ZI 1941 CD 9 CORRIDORS
ZI - ZI-2374 LOS ANGELES STATE ENTER SPA - South Los Angeles Alcohol Sales	ORD - ORD-174172-SA785	CPC - CPC-1983-506-SP
ZI - ZI-2412 Fast Food Establishments	ORD - ORD-162128	CPC - CPC-1986-827-GPC
ZI - ZI-668	ORD - ORD-167449-SA3228	CPC - CPC-1996-398-CPR
	DTRM - DIR-2003-7290-SPR	

**K. CHECKLIST ITEMS**

Special Inspect - Concrete > 2.5ksi	Special Inspect - S.M.R. Frame-Steel
Special Inspect - Field Welding	Fabricator Reqd - Glued-Laminated Timber
Special Inspect - Masonry	Fabricator Reqd - Prefabricated Joist

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

Owner(s):  
SLAUSON CENTRAL, LLC  
915 WILSHIRE BLVD STE 2200, LOS ANGELES CA 90017 - (213) 624-2280  
Tenant:

Applicant: (Relationship: Architect)  
SHARON VELASQUEZ - JOHN LE COURTNEY ARCHITECTS  
801 S. MYRTLE AVE, MONROVIA, CA 91016 - (626) 275-6800



LA Department of Building and Safety  
LA 0006 102022437 10/24/2013 3:48:30 PM

Permit #: 130101000001296 \$102,096.98

Total: \$102,096.98

Check \$102,096.98

**M. EXISTING USE**

PROPOSED USE  
(16) Grocery Store

**N. DESCRIPTION OF WORK**

NEW 1-STORY GROCERY STORE, TYPE III-B, FULLY SPRINKLERED WITH NFPA-13

**O. # Bldg on Site & Use:**

**P. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Veronica Lopez      DAS PC By: Shine Lin  
OK for Cashier: Kathleen Raygoza      Coord. OK:  
Signature: *[Signature]*      Date: 10/24/2013

**Q. PROJECT VALUATION**

Final Fee Period  
Permit Valuation: \$4,691,940      PC Valuation:

Sewer Cap ID:      Total Bond(\$): Due:

**R. ATTACHMENTS**

Plot Plan *[Signature]*

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

LA 0006 102022437 10/24/2013 3:48:03 PM	
BUILDING PERMIT COMM	\$18,937.17
BUILDING PLAN CHECK	\$7,789.64
PLAN MAINTENANCE	\$300.00
EI COMMERCIAL	\$985.31
ONE STOP SURCH	\$560.24
SYSTEMS DEVT FEE	\$1,680.73
CITY PLANNING SURCH	\$1,621.61
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PLANNING GEN PLAN MAINT SURCH	\$1,351.34
ARTS DEV FEE	\$46,879.40
MISCELLANEOUS	\$40.00
SCHOOL DEV COMM	\$21,753.54
CA BLDG STD COMMISSION SURCHARGE	\$188.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$102,096.98

Permit #: 130101000001296

Receipt #: 0102217391

Building Card #: 2013LA23692



\* P 1 3 0 1 0 1 0 0 0 0 0 1 2 9 6 F N \*

944 E Slauson Ave



Application #:  
Plan Check #: B13LA05424  
Event Code:

13010 - 10000 - 01296  
Printed: 10/24/13 12:14 PM

Bldg-New GREEN - MANDATORY Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Last Status: PC Info Complete Status Date: 10/24/2013
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<b>1. TRACT</b> P M 2012-2664	<b>BLOCK</b> A	<b>LOT(s)</b>	<b>ARB</b>	<b>COUNTY MAP REF #</b> BK 375-98/100	<b>PARCEL ID # (PIN #)</b> 108B209 1586	<b>2. ASSESSOR PARCEL #</b> 5103 - 024 - 034
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<b>1. PARCEL INFORMATION</b> Area Planning Commission - South Los Angeles LADBS Branch Office - LA Council District - 9 Certified Neighborhood Council - Community and Neigh Community Plan Area - Southeast Los Angeles	Census Tract - 2392.02 District Map - 108B209 Energy Zone - 8 Fire District - 2 Earthquake-induced Liquefaction Area - Yes	Methane Hazard Site - Methane Buffer Zone Near Source Zone Distance - 3.2 Thomas Brothers Map Grid - 674-E5
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ZONES(S): M2-1

<b>4. DOCUMENTS</b> ZI - ZI-1941 Council District 9 Redevelc ZA - ZA-2008-4789-CUB ZI - ZI-2374 LOS ANGELES STATE ET SPA - South Los Angeles Alcohol Sales ZI - ZI-2412 Fast Food Establishments ZI - ZI-668	ORD - ORD-171682 ORD - ORD-174172-SA785 ORD - ORD-180103 ORD - ORD-162128 ORD - ORD-167449-SA3228	CRA - ZI 1941 CD 9 CORRIDORS CPC - CPC-1983-506-SP CPC - CPC-1986-827-GPC CPC - CPC-1996-398-CPR
--	---	---

<b>5. CHECKLIST ITEMS</b> Special Inspect - Concrete>2.5ksi Special Inspect - Field Welding Special Inspect - Masonry	Special Inspect - S.M.R. Frame-Steel Fabricator Reqd - Glued-Laminated Timber Fabricator Reqd - Prefabricated Joist	Fabricator Reqd - Structural Steel
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<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>			
Owner(s): SLAUSON CENTRAL, LLC	915 WILSHIRE BLVD STE 2200	LOS ANGELES CA 90017	(213) 624-2280
Tenant:			
Applicant: (Relationship: Architect) SHARON VELASQUEZ - JOHN LE COUF	801 S. MYRTLE AVE	MONROVIA, CA 91016	(626) 275-6800

<b>7. EXISTING USE</b>	<b>PROPOSED USE</b> (16) Grocery Store	<b>8. DESCRIPTION OF WORK</b> NEW 1-STORY GROCERY STORE, TYPE III-B, FULLY SPRINKLERED WITH NFPA-13
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<b>2. # Bldgs on Site &amp; Use:</b>	For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via <a href="http://www.ladbs.org">www.ladbs.org</a> . To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.
<b>10. APPLICATION PROCESSING INFORMATION</b> BLDG. PC By: Veronica Lopez OK for Cashier: Signature:	

For Cashier's Use Only W/O #: 31001296

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b> Final Fee Period			
Permit Valuation: \$4,691,940	PC Valuation:		
FINAL TOTAL Bldg-New	102,096.98	Arts Development	46,879.40
Permit Fee Subtotal Bldg-New	18,937.17	Arts Dev. Retail Area	
Energy Surcharge		Arts Dev. Misc Fee	40.00
Handicapped Access		Arts Dev. Total Project Valuation	
Plan Check Subtotal Bldg-New	7,789.64	School District Commercial Area	21,753.54
Plan Maintenance	300.00	CA Bldg Std Commission Surchar	188.00
Fire Hydrant Refuse-To-Pay		Green Building	
E.Q. Instrumentation	985.31	Permit Issuing Fee	0.00
O.S. Surcharge	560.24		
Sys. Surcharge	1,680.73		
Planning Surcharge	1,621.61		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surchar	1,351.34		
Sewer Cap ID:	Total Bond(s) Due:		

<b>12. ATTACHMENTS</b> Plot Plan
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< WebShip > > > > >  
800-322-5555 www.gso.com

**Ship From:**  
SHARON VELASQUEZ  
COURTNEY & LE ARCHITECTS  
801 SOUTH MYRTLE AVE  
MONROVIA, CA 91016

**Ship To:**  
THE CITY CLERK  
CITY OF LOS ANGELES  
200 N. SPRING ST  
ROOM 395, CITY HALL - OFFICE  
OF THE CITY CLERK  
LOS ANGELES, CA 90012  
**COD:**  
\$0.00

**Tracking #:** 525902276



**PDS**

**NWK**  
**LOS ANGELES**

**H**

**D90026A**



29843185

**Reference:**  
12034.04 NG 38 LOS ANGELES

**Delivery Instructions:**

**Signature Type:**  
SIGNATURE REQUIRED

Print Date : 10/16/14 13:59 PM

**Package 1 of 1**

**Print All**

**LABEL INSTRUCTIONS:**

- Do not copy or reprint this label for additional shipments - each package must have a unique barcode.
- STEP 1 - Use the "Send Label to Printer" button on this page to print the shipping label on a laser or inkjet printer.
- STEP 2 - Fold this page in half.
- STEP 3 - Securely attach this label to your package, do not cover the barcode.
- STEP 4 - Request an on-call pickup for your package, if you do not have scheduled daily pickup service or Drop-off your package at the nearest GSO drop box. Locate nearest GSO dropbox locations using this link.

**ADDITIONAL OPTIONS:**

**TERMS AND CONDITIONS:**

By giving us your shipment to deliver, you agree to all the service terms and conditions described in this section. Our liability for loss or damage to any package is limited to your actual damages or \$100 whichever is less, unless you pay for and declare a higher authorized value. If you declare a higher value and pay the additional charge, our liability will be the lesser of your declared value or the actual value of your loss or damage. In any event, we will not be liable for any damage, whether direct, incidental, special or consequential, in excess of the declared value of a shipment whether or not we had knowledge that such damage might be incurred including but not limited to loss of income or profit. We will not be liable for your acts or omissions, including but not limited to improper or insufficient packaging, securing, marking or addressing. Also, we will not be liable if you or the recipient violates any of the terms of our agreement. We will not be liable for loss, damage or delay caused by events we cannot control, including but not limited to acts of God, perils of the air, weather conditions, act of public enemies, war, strikes, or civil commotion. The highest declared value for our GSO Priority Letter or GSO Priority Package is \$500. For other shipments the highest declared value is \$10,000 unless your package contains items of "extraordinary value", in which case the highest declared value we allow is \$500. Items of "extraordinary value" include, but not limited to, artwork, jewelry, furs, precious metals, tickets, negotiable instruments and other items with intrinsic value.



448 S. Hill Street / Suite 1200  
Los Angeles / California 90013

DATE / April 1, 2015

FILE CODE /

T 213 977 1600 / F 213 977 1665  
[www.crala.org](http://www.crala.org)

Tania Picasso, Arts Manager  
City of Los Angeles  
Department of Cultural Affairs  
Public Art Division  
201 North Figueroa Street, Suite 1400  
Los Angeles, CA 90012

RE: Slauson Central Shopping Center/Juanita Tate Shopping Center

Dear Ms. Picasso:

On November 1, 2010, The Community Redevelopment Agency of the City of Los Angeles (Former Agency) entered into the First Amended and Restated Disposition and Development Agreement (DDA) with Slauson Central, LLC for the redevelopment of the property located at 944-1040 Slauson Avenue. The Assessor's Parcel Numbers for the property are 6007-003-028; 6007-003-029; 6007-003-030; and 6007-003-031. These parcels represent the properties that are subject to the DDA, including the property on which the Northgate Markets operates.

If you should require more information regarding this matter, please give me a call at (213) 977-1715.

Sincerely,

Barron McCoy  
Chief Operating Officer

cc: Records