

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

Pursuant to Sections 23958 and 23858.4 California Business and Professions Code

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

COUNCIL FILE NO. 16-1023

TIME LIMIT FILE: _____

BACKGROUND INFORMATION

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

Project Name 7-ELEVEN CONVENIENCE MARKET

Address 1717 S SOTO STREET., LOS ANGELES, CA 90023

Type of Business 7-ELEVEN CONVENIENCE MARKET

Applicant 7-ELEVEN INC (MONICA KRUEGER) Name P.O. BOX 219088, DALLAS TX 75221-9088 Address 909-717-0711 Phone Number/Fax Number

Property Owner BT SOUTHERN HIGHLANDS, LLC (TAYLOR MEGDAL,ESQ.) Name 252-C SOUTH BEVERLY DR., BEVERLY HILLS, CA 90212 Address 310-601-6600 / 310-277-0519 Phone Number/Fax Number

Representative SHERRIE OLSON Name 1030 N MOUNTAIN AVE, ONTAIRO, CA 91762 Address 909-519-1816 / 1-877-858-9868 Phone Number/Fax Number

RECEIVED CITY CLERK'S OFFICE 2016 SEP - 7 PM 1:18 BY CITY CLERK DEPUTY

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

- 1. Has the City previously approved a conditional use permit for alcoholic beverage sales at this site? Yes ___ No [X]. If Yes, what is the City case number(s) _____
2. Have you recently filed for a new conditional use permit? Yes [X] No ___ . If Yes, provide the City case number(s) ZA2016-1713 CUB APPROVED

- 3. Has a previous ABC license been issued? Yes No . If Yes, when and what type of license?
BEING PROCESSED TYPE 40 LICENSE #555379
- 4. Type of Alcoholic Sales Requested (on- or off-site, beer and wine, full alcohol, etc.)
OFF-SITE BEER AND WINE ONLY
- 5. Size of business 2,506
- 6. % of floor space devoted to alcoholic beverages 8%
- 7. Hours of Operation:
 - a. What are the proposed hours of operation and which days of the week will the establishment be open? 24 HOURS DAILY
 - B. What are the proposed hours of alcohol sales? 6AM-2AM
- 8. Parking:
 - a. Is parking available on the site? (If so, how many spaces?) 9 ON SITE
 - b. If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? ON SITE PARKING PROVIDED
 - c. Where? _____
 - d. How many off-site spaces? _____
- 9. Has the owner or lessee of the property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and, if so, for what reasons? Provide ABC case number and a copy of final ABC action.
NO
- 10. Will video game machines or pool or billiard tables be available for use on the subject property and, if so, how many? NO
- 11. Will you have signs visible on the outside which advertise the availability of alcohol?
NO
- 12. How many employees will you have on the site at any given time? 2
- 13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcoholic beverages? YES ALL WILL GO TO STAR TRAINING
- 14. What security measures will be taken including:
 - a. Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy.
 - b. Will security guards be provided? If so, when and how many?
Security cameras on site exterior and interior of premises.

- 15. Will there be minimum age requirements for patrons? If so, how will this be enforced?
no, family market

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

- 17. Are there any schools (public or private and including nursery schools), churches or parks within 1,000 feet of your proposed business? Where? (Give Address)
see attached list

- 18. Will the exterior of the site be fenced and locked when not in use?
no we are opened 24 hours

- 19. Will the exterior of the site be illuminated with security lighting bright enough to see patrons from the street? yes ample lighting at site for patrons

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

- 1. Will the gross sale of alcoholic beverages exceed the gross sale of food items on a quarterly basis?
NO

- 2. Will cups, glasses, or other similar containers be sold which might be used for the consumption of alcoholic beverages on the premises NO

- 3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)? Only if permitted by CUB or ABC.

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

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

- 1. What is the occupancy load as determined by the Fire Department (number of patrons)?
N/A

- 2. What is the proposed seating in all areas? N/A

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

- 4. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining and lounge facilities.

5. Food Service
- a. Will alcohol be sold without a food order? N/A
 - b. Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?

6. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?
N/A

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

D. PUBLIC CONVENIENCE AND NECESSITY EVALUATION

The City of Los Angeles is very concerned if a new request to sell alcohol is subject to one of the conditions below. There is a strong likelihood that the City will deny your "public convenience or necessity" application if one of the listed conditions apply to your site. (It is strongly suggested that you contact your Council Office and discuss your project. If the Council Office does not oppose your project, you should then check with your local area police vice unit as well as the Planning Department Public Counter at (213) 977-6083 for the determination of whether the proposed site is within a Specific Plan area, and the Community Redevelopment Agency (CRA) project staff at (213) 977-1682 or 977-1665, to determine if your site is in a CRA Project Area. If any of the five conditions listed below apply to your site, you should carefully consider if you want to file for a Public Convenience or Necessity finding.

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

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

1. Possible Benefits

Would the business:

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

2. Possible Detrimental Impacts

Is the immediate area in which the license is sought subject to: (Check with your local Police Department area "Senior Lead Officer")

- a. Excessive calls to the Police Department
- b. Police resources being already strained
- c. High rates of alcoholism, homelessness, etc.
- d. Large "youth" (under 21) population

3. With regard to the operation of the proposed business explain:

- a. The method of business operation: (large volume of alcohol to food sales, "late" hours (after midnight), high % unskilled (no ABC training class) staff, high % of underage (under 21) staff, etc.)
- b. Would the business duplicate a nearby business already in existence?
- c. Other non-alcohol sales business options available so alcohol does not have to be sold, e.g., more specialty products, broader range of items like fresh meats or fruits and vegetables, etc.

The City Council will evaluate these factors and make a decision on the overall merits of your request. Therefore, you should answer below as to why you believe any of these above listed beneficial or detrimental conditions apply to your project and provide any documented proof to support your belief.**

7-Eleven has applied to the department of alcohol beverage control for a type 20 off-sale license. According to the statistics provided by the Department of Alcoholic Beverage Control this location falls within census tract #2060.50, which allows for 1 licenses and there is 3 existng in this tract. However, PCN is required due to a Over concentration, not high crime. These factors have been taken in to account by the police department and council office by mitigation of conditions to our CUB approval. The police does not object to the issuance of this request and supports this location. 7-Eleven is a responsible retailer with in house security measures, very extensive training program for its employees, Come to Age Program and crime detterence program to help ensure the safety of its customers or any passer-by. 7-Eleven realizes that a healthy community translates to healthy business, and we are very committed to ensure that public health, safety and welfare are protected in the community. 7-Eleven offers the community over 2,600 different items . 7-Eleven's standard items healthy choices. 7-Eelven is much more than a food store and provides a large diversity of food and sundry items unlike other similiar businesses within the area. We are local neighborhood market with many offerings and pride ourselves on the convenience of one stop shopping at a responsible retailer. We have purchased two licenses to not increase the number within the council district. In fact we will be decreasing the number by 1. See attached letter.

F. APPLICANT'S AFFIDAVIT

Under penalty of perjury, the following declarations are made:

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

[Handwritten Signature]

Applicant signature

8/31/16

Date

Signature of property owner if tenant or lessee is filing application

State of California

County of Los Angeles

On 8/31/16, before me, Sherrie Olson, Notary Public

Name

Name of Notary Public

personally appeared Taylor Megghe

Name(s) of Signer(s)

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Sherrie Olson, Notary Public

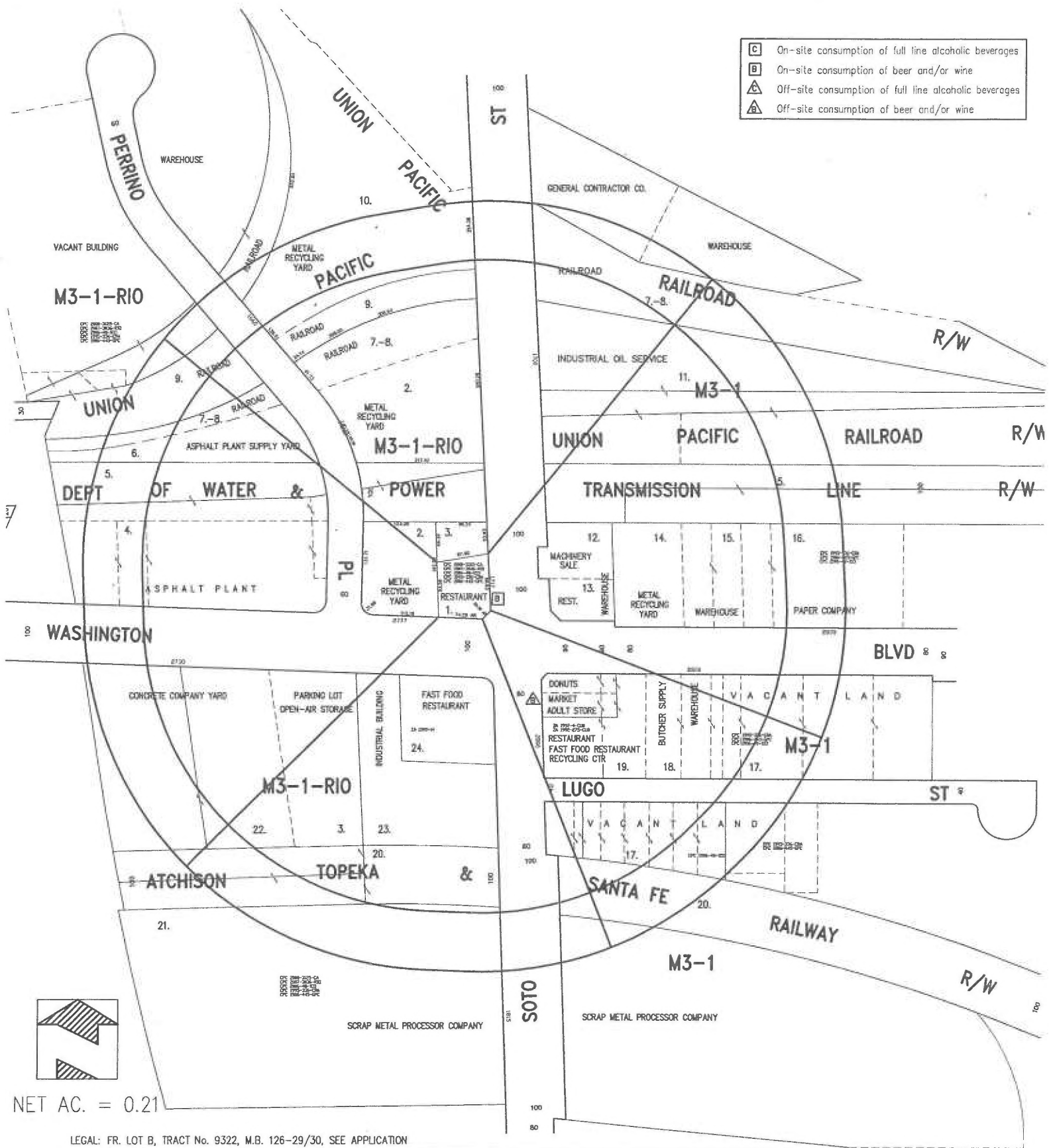
Signature of Notary Public



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

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

- C On-site consumption of full line alcoholic beverages
- B On-site consumption of beer and/or wine
- △ Off-site consumption of full line alcoholic beverages
- △ Off-site consumption of beer and/or wine



NET AC. = 0.21

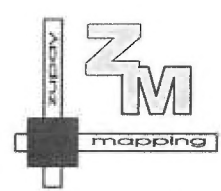
LEGAL: FR. LOT B, TRACT No. 9322, M.B. 126-29/30, SEE APPLICATION

THOMAS BROS.
 PAGE: 674
 GRID: J/1

 C.D. 14
 C.T. 2060.50
 P.A. 020

 CADFILE: SOTO-RAD
 ZM 16-424

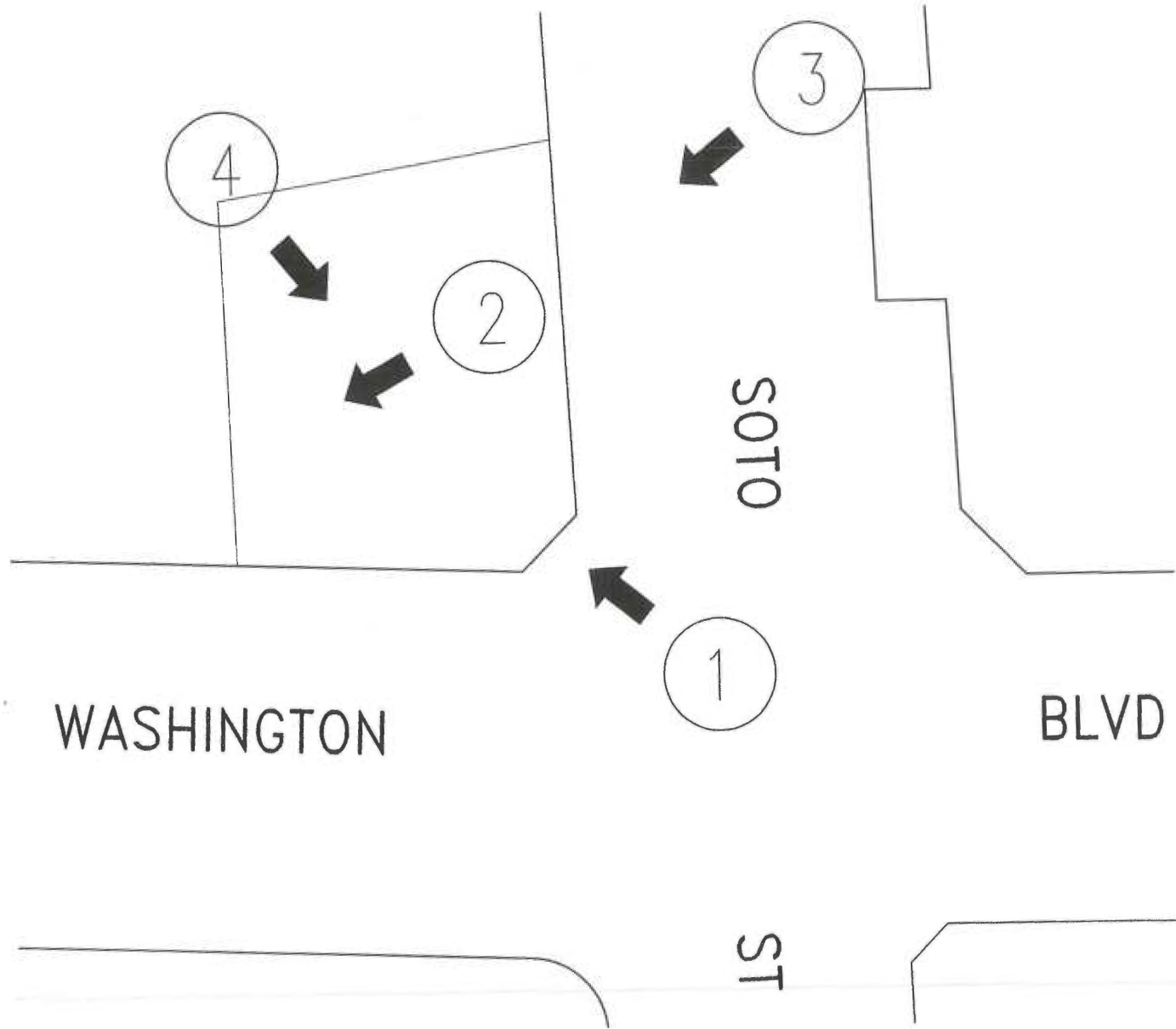
CONDITIONAL USE A.B. OFF SITE



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

CASE NO.:
 DATE: APRIL 15, 2016
 DRAWN BY: ANDRES RAAB
 D.M. NO.: 118.5 A 221, 117 A 221
 SCALE: 1" = 100'
 USES: FIELD
 CONTACT PERSON: SHERRY OLSON
 909-519-1816

**ABUTTING
OWNERS
ON
LABELS**



INDEX MAP

PHOTO EXHIBIT



1



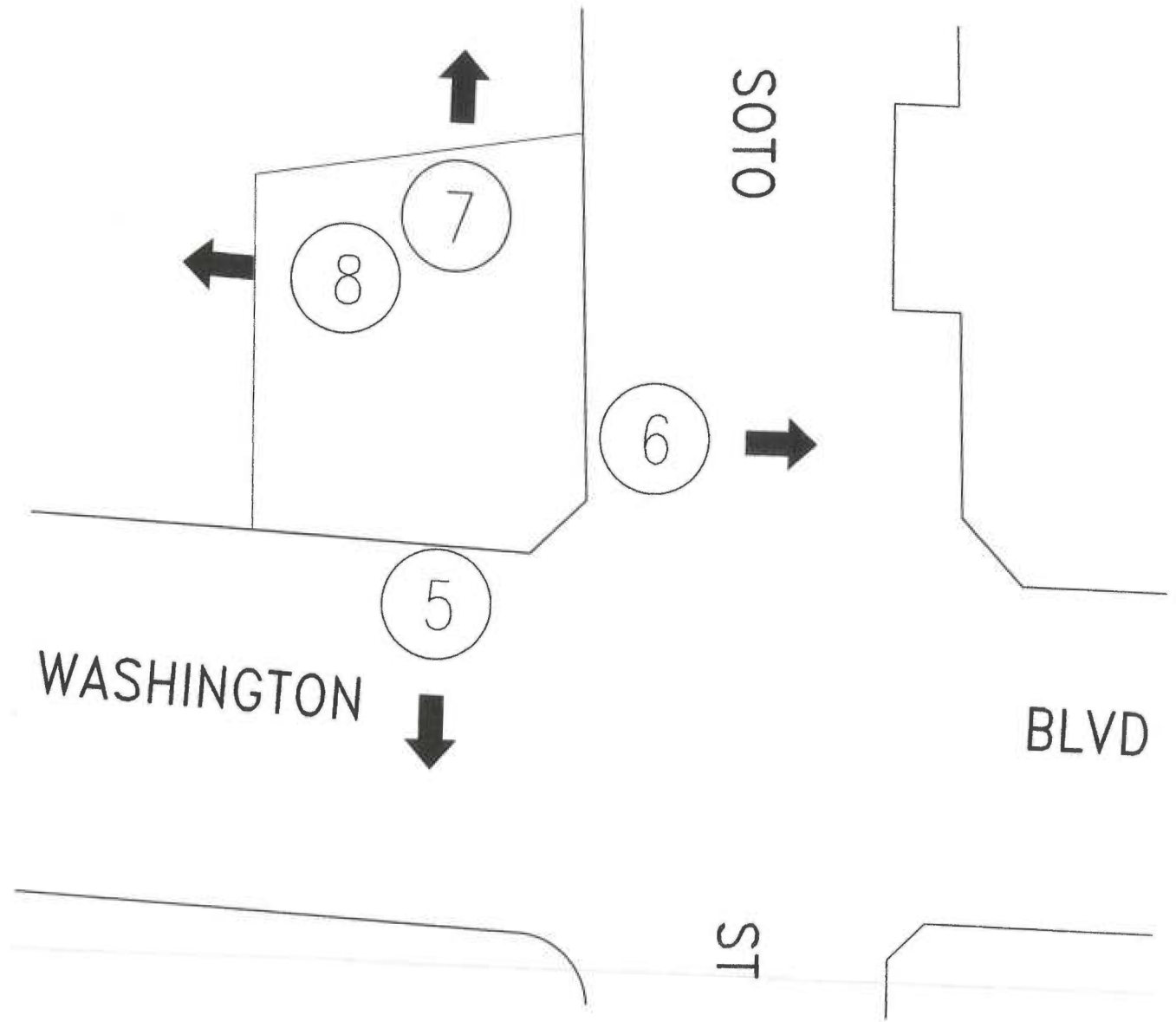
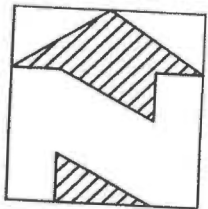
2



3



4



INDEX MAP

PHOTO EXHIBIT (Surrounding properties)



5



6



7



8

Los Angeles Department of Building and Safety

Certificate Information: 1717 S SOTO ST 90023

Application / Permit 16010-10000-03518

Plan Check / Job No. B16LA12135

Group Building

Type Bldg-New

Sub-Type Commercial

Primary Use ()

Work Description BUILD A NEW CONVENIENCE STORE (2506 SF) AND COMPLETE REQUIRED SITE IMPROVEMENTS (LANDSCAPE, HARDSCAPE, TRASH ENCLOSURE, ETC)

Permit Issued No

Current Status Submitted on 8/10/2016

Permit Application Status History

Submitted	8/10/2016	APPLICANT
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Permit Application Clearance Information

DAS Clearance	Not Cleared	8/17/2016	SHINE LIN
Green Code	Not Cleared	8/29/2016	JOHN KLARIN

Contact Information

No Data Available.

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

Los Angeles Department of Building and Safety

Certificate Information: 1717 S SOTO ST 90023

Application / Permit 16041-10000-28390
Plan Check / Job No. E16LA03134
Group Electrical
Type Electrical
Sub-Type Commercial
Primary Use ()
Work Description FULL PC FOR POWER AND ENERGY ONLY. SCOPE INCLUDES A NEW600A 120/208 3PHASE 4 WIRE SERVICE, 4 NEW SUBPANELS, NEW HVAC EQUIPMENT, AND NEW LIGHTING FOR A NEW CONVENIENCE STORE (7-ELEVEN). TOTAL AFFECTED AREA IS 12984 SQ. FT.
Permit Issued No
Current Status Reviewed by Supervisor on 8/18/2016

Permit Application Status History

Submitted	8/10/2016	APPLICANT
Assigned to Plan Check Engineer	8/11/2016	MEHDI ZANDI
Corrections Issued	8/13/2016	MEHDI ZANDI
Reviewed by Supervisor	8/18/2016	NABIL MAALOUF

Permit Application Clearance Information

No Data Available.

Contact Information

Engineer	Patena, Norman Elmer; Lic. No.: E15990	617 N OXFORD AVE #207 LOS ANGELES, CA 90004
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Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

- Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
 - Part 2 is to be completed by the applicant, and returned to ABC.
 - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME			
7 ELEVEN INC 571475			
2. PREMISES ADDRESS (Street number and name, city, zip code)			3. LICENSE TYPE
1717 S Soto St., Los Angeles CA 90023-2637			"20" Off-Sale Beer & Wine
4. TYPE OF BUSINESS			
<input type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Hofbrau/Cafeteria	<input type="checkbox"/> Cocktail Lounge	<input type="checkbox"/> Private Club
<input type="checkbox"/> Deli or Specialty Restaurant	<input type="checkbox"/> Comedy Club	<input type="checkbox"/> Night Club	<input type="checkbox"/> Veterans Club
<input type="checkbox"/> Cafe/Coffee Shop	<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Tavern: Beer	<input type="checkbox"/> Fraternal Club
<input type="checkbox"/> Bed & Breakfast:	<input type="checkbox"/> Theater	<input type="checkbox"/> Tavern: Beer & Wine	<input type="checkbox"/> Wine Tasting Room
<input type="checkbox"/> Wine only	<input type="checkbox"/> All		
<input type="checkbox"/> Supermarket	<input type="checkbox"/> Membership Store	<input type="checkbox"/> Service Station	<input type="checkbox"/> Swap Meet/Flea Market
<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Department Store	<input checked="" type="checkbox"/> Convenience Market	<input type="checkbox"/> Drive-in Dairy
<input type="checkbox"/> Drug/Variety Store	<input type="checkbox"/> Florist/Gift Shop	<input type="checkbox"/> Convenience Market w/Gasoline	
<input type="checkbox"/> Other - describe:			
5. COUNTY POPULATION	6. TOTAL NUMBER OF LICENSES IN COUNTY	7. RATIO OF LICENSES TO POPULATION IN COUNTY	
10,136,559	CT Pop 2,146 <input type="checkbox"/> On-Sale <input checked="" type="checkbox"/> Off-Sale	1,574 <input type="checkbox"/> On-Sale <input checked="" type="checkbox"/> Off-Sale	
8. CENSUS TRACT NUMBER	9. NO. OF LICENSES ALLOWED IN CENSUS TRACT	10. NO. OF LICENSES EXISTING IN CENSUS TRACT	
2060.5	1 <input type="checkbox"/> On-Sale <input checked="" type="checkbox"/> Off-Sale	3 <input type="checkbox"/> On-Sale <input checked="" type="checkbox"/> Off-Sale	
11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)			
<input checked="" type="checkbox"/> Yes, the number of existing licenses exceeds the number allowed			
<input type="checkbox"/> No, the number of existing licenses is lower than the number allowed			
12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?			
<input checked="" type="checkbox"/> Yes (Go to Item #13) <input type="checkbox"/> No (Go to Item #20)			
13. CRIME REPORTING DISTRICT NUMBER	14. TOTAL NUMBER OF REPORTING DISTRICTS	15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS	
491	1135	202,733	
16. AVERAGE NO. OF OFFENSES PER DISTRICT	17. 120% OF AVERAGE NUMBER OF OFFENSES	18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT	
179	215	106	
19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)			
<input type="checkbox"/> Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17			
<input checked="" type="checkbox"/> No, the total number of offenses in the reporting district is lower than the total number in item #17			
20. CHECK THE BOX THAT APPLIES (check only one box)			
<input type="checkbox"/> a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.			
<input type="checkbox"/> b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.			
<input checked="" type="checkbox"/> c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.			

Governing Body/Designated Subordinate Name: Please see attached

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

Stacy Williams 12-Aug-2016

**COPY
OF
ABUTTING
OWNERS
LIST**

1.
A C R PROPERTIES, INC
736 S. SOTO ST
LOS ANGELES, CA 90023

2.
KEENBERG TRUST
1700 PERRILO PL
LOS ANGELES, CA 90023

3.
KEENBERG TRUST
P. O. BOX 22188
LOS ANGELES, CA 90023

12.
G AND G INVESTORS, LLC
2308 W. 37TH ST
SAN PEDRO, CA 90732

13.
KIM FAMILY TRUST
300 S. RENO ST #103
LOS ANGELES, CA 90057

19.
SOTO WASHINGTON INVSTMENTS
18034 VENTURA BLVD. #232
ENCINO, CA 91316

24.
NAVISOTO LLC LESSOR
1325 N. ANAHEIM BLVD.
ANAHEIM, CA 92801

APPLICANT
7-ELEVEN INC
330 E. LAMBERT RD. #150
BREA, CA 92821

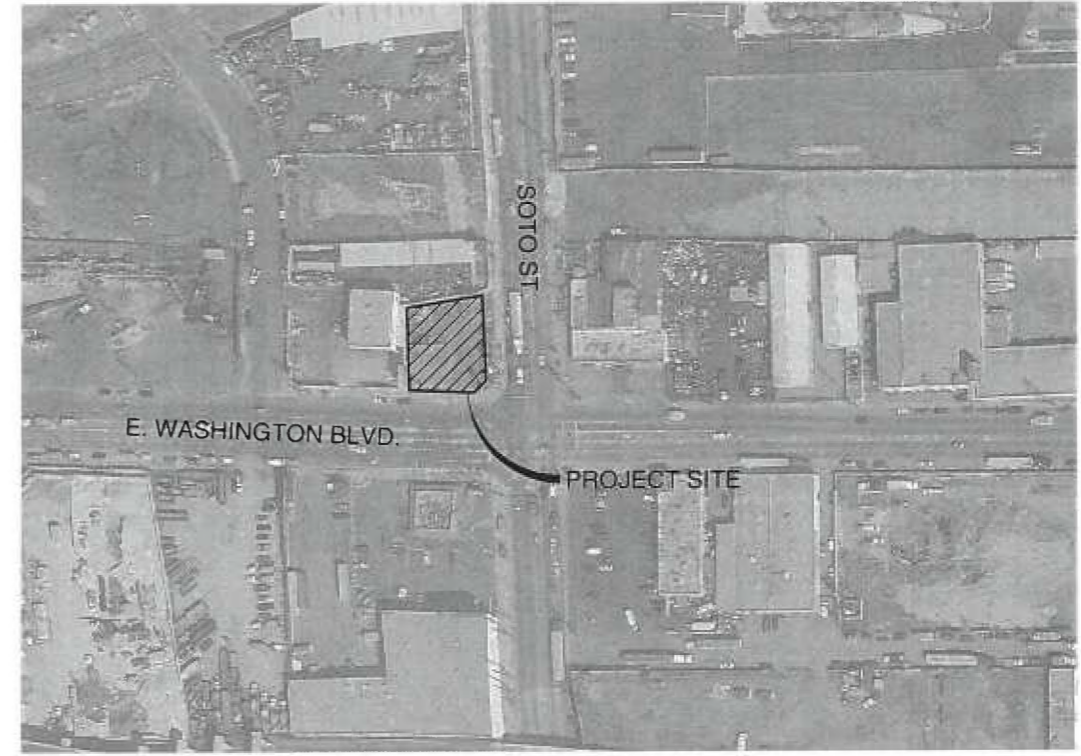
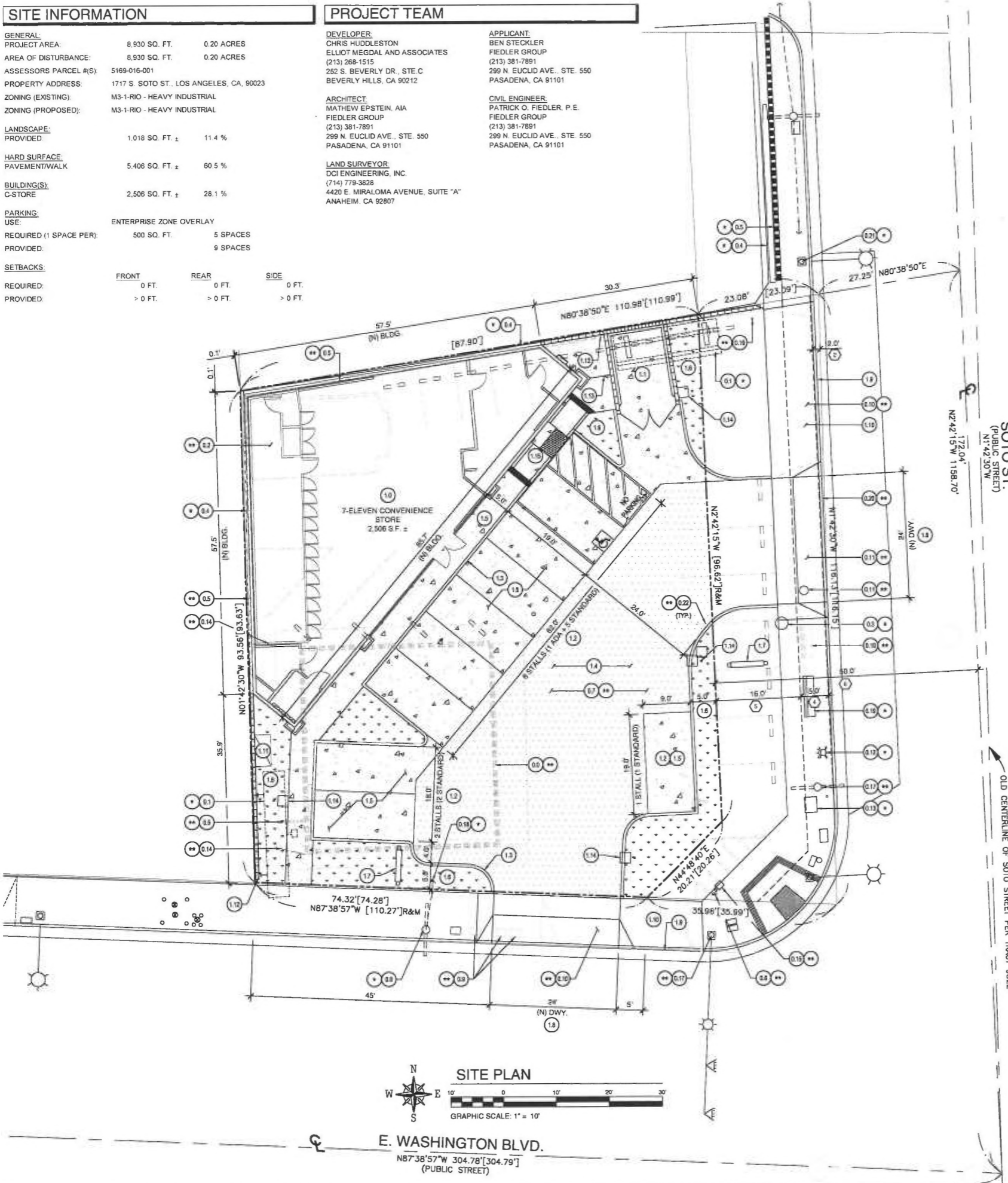
REPRESENTATIVE
SHERRIE OLSON
1030 NORTH MOUNTAIN AVE # 190
ONTARIO, CA 91762

SITE INFORMATION

GENERAL PROJECT AREA:	8,930 SQ. FT.	0.20 ACRES	
AREA OF DISTURBANCE:	8,930 SQ. FT.	0.20 ACRES	
ASSESSORS PARCEL #(S):	5169-016-001		
PROPERTY ADDRESS:	1717 S. SOTO ST., LOS ANGELES, CA, 90023		
ZONING (EXISTING):	M3-1-RIO - HEAVY INDUSTRIAL		
ZONING (PROPOSED):	M3-1-RIO - HEAVY INDUSTRIAL		
LANDSCAPE PROVIDED:	1,018 SQ. FT. ±	11.4 %	
HARD SURFACE PAVEMENT/WALK:	5,408 SQ. FT. ±	60.5 %	
BUILDING(S) C-STORE:	2,506 SQ. FT. ±	28.1 %	
PARKING USE:	ENTERPRISE ZONE OVERLAY		
REQUIRED (1 SPACE PER):	500 SQ. FT.	5 SPACES	
PROVIDED:		9 SPACES	
SETBACKS:	FRONT	REAR	SIDE
REQUIRED:	0 FT.	0 FT.	0 FT.
PROVIDED:	> 0 FT.	> 0 FT.	> 0 FT.

PROJECT TEAM

DEVELOPER CHRIS HUDDLESTON ELLIOT MEGDAL AND ASSOCIATES (213) 268-1515 252 S. BEVERLY DR., STE C BEVERLY HILLS, CA 90212	APPLICANT BEN STECKLER FIEDLER GROUP (213) 381-7891 299 N. EUCLID AVE., STE. 550 PASADENA, CA 91101
ARCHITECT MATHEW EPSTEIN, AIA FIEDLER GROUP (213) 381-7891 299 N. EUCLID AVE., STE. 550 PASADENA, CA 91101	CIVIL ENGINEER PATRICK O. FIEDLER, P.E. FIEDLER GROUP (213) 381-7891 299 N. EUCLID AVE., STE. 550 PASADENA, CA 91101
LAND SURVEYOR DCI ENGINEERING, INC. (714) 779-3828 4420 E. MIRALOMA AVENUE, SUITE "A" ANAHEIM, CA 92807	



EASEMENT NOTES

- ① AN EASEMENT FOR PUBLIC STREET AS PER BOOK 14256, PAGE 227 OF OFFICIAL RECORDS
- ② AN EASEMENT FOR PUBLIC STREET AS PER BOOK 17007 PAGE 194 OF OFFICIAL RECORDS
- ③ AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR FUTURE STREET OR HIGHWAY AS PER INSTRUMENT NO 5584 OF OFFICIAL RECORDS. ACCEPTED BY INSTRUMENT NO. 5977 OF OFFICIAL RECORDS.
- ④ AN OFFER TO THE CITY FOR PUBLIC ROAD AND HIGHWAY AS PER BOOK 9864, PAGE 351 OF OFFICIAL RECORDS

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THE EASTERLY 110 FEET OF THAT PORTION OF LOT "B" OF TRACT NO. 9322, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 126, PAGES 29 AND 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE NORTH LINE OF WASHINGTON BOULEVARD, 100 FEET WIDE AS DESCRIBED IN DEED TO CITY OF LOS ANGELES, RECORDED IN BOOK 9864 PAGE 351 OFFICIAL RECORDS OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS, BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEEDS OF RECORD.

ASSESSOR'S PARCEL NUMBER: 5169-016-001

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SOTO STREET BEING NORTH 2°42'15" WEST PER PARCEL MAP NO 1889 BOOK 30 PAGE 51 RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

BENCHMARKS

CITY OF LOS ANGELES BM #12-02851
WIRE SPK IN E CURB SOTO ST; 51FT N OF N PROPERTY LINE WASHINGTON BLVD. SOUTH END CB. * RESET 1958 *
ELEVATION = 224.865 (2000 ADJ NAVD 1988)

FLOOD ZONE

THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN FLOOD ZONE "X" (PROTECTED BY LEVEES) OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 06037C1638F, BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

SHEET INDEX

SHEET NO. C1.0	SHEET TITLE SITE PLAN
A-1	PROPOSED FLOOR PLAN
A-2	PROPOSED EXTERIOR ELEVATIONS

SITE NOTES

- ① NOTE
- 0.0 EXISTING ITEMS
- (E) BUILDING
- 0.1 (E) ADVERTISEMENT SIGN
- 0.2 (E) CONCRETE PAVEMENT
- 0.3 (E) TELEPHONE MANHOLE
- 0.4 (E) METAL FENCE
- 0.5 (E) CMU WALL
- 0.6 (E) SIGN WITH BOLLARDS
- 0.7 (E) AC PAVEMENT
- 0.8 (E) POWER POLE
- 0.9 (E) NEWSPAPER BOX
- 0.10 (E) DRIVEWAY
- 0.11 (E) TRASH RECEPTACLE
- 0.12 (E) FIRE HYDRANT
- 0.13 (E) ELECTRICAL BOX
- 0.14 (E) CHAIN LINK FENCE AND GATE
- 0.15 (E) PAY PHONE
- 0.16 (E) YARD LIGHT
- 0.17 (E) TRAFFIC SIGNAL
- 0.18 (E) GUY WIRE
- 0.19 (E) BUS BENCH
- 0.20 (E) CURB AND GUTTER
- 0.21 (E) STREET LIGHT
- 0.22 (E) PARKING STALL WITH WHEEL STOPS
- NEW ITEMS
- (N) C-STORE
- 1.1 (N) TRASH ENCLOSURE
- 1.2 (N) PARKING STALL
- 1.3 (N) 6" CONCRETE CURB
- 1.4 (N) AC PAVEMENT
- 1.5 (N) CONCRETE PAVEMENT
- 1.6 (N) LANDSCAPE
- 1.7 (N) SIGN
- 1.8 (N) DRIVEWAY
- 1.9 (N) 6" CURB AND GUTTER
- 1.10 (N) SIDEWALK
- 1.11 (N) ELECTRICAL EQUIPMENT
- 1.12 (N) 3' HIGH SCREEN WALL
- 1.13 (N) GATE
- 1.14 (N) SITE LIGHT
- 1.15 (N) ADA RAMP & TRUNCATED DOMES
- * TO REMAIN
- ** TO BE REMOVED



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NO.	DATE	REVISION DESCRIPTION

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DEVELOPMENT INFORMATION:
7-ELEVEN, INC.

NEW C-STORE

SITE ADDRESS:
**1717 S. SOTO ST.
@ WASHINGTON BLVD.
LOS ANGELES, CA 90023**
STORE # 1038812

DESIGNED BY: JM	FIG. NO.:
CHECKED BY: JM	MEP FILE:
DRAWN BY: JM	CONSULTANT FILE:
DATE: 03/10/2016	PROJECT NO.:
	15556

SITE PLAN
SHEET NO.:
C1.0

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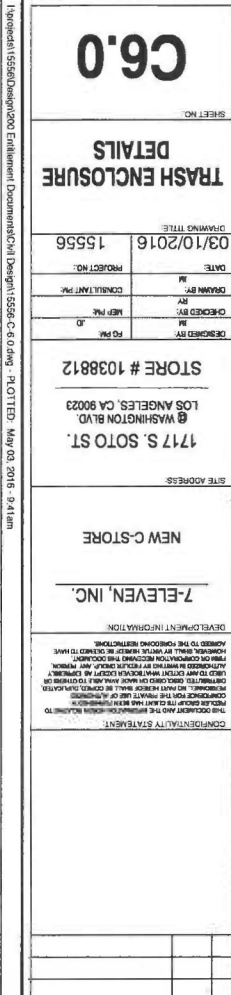
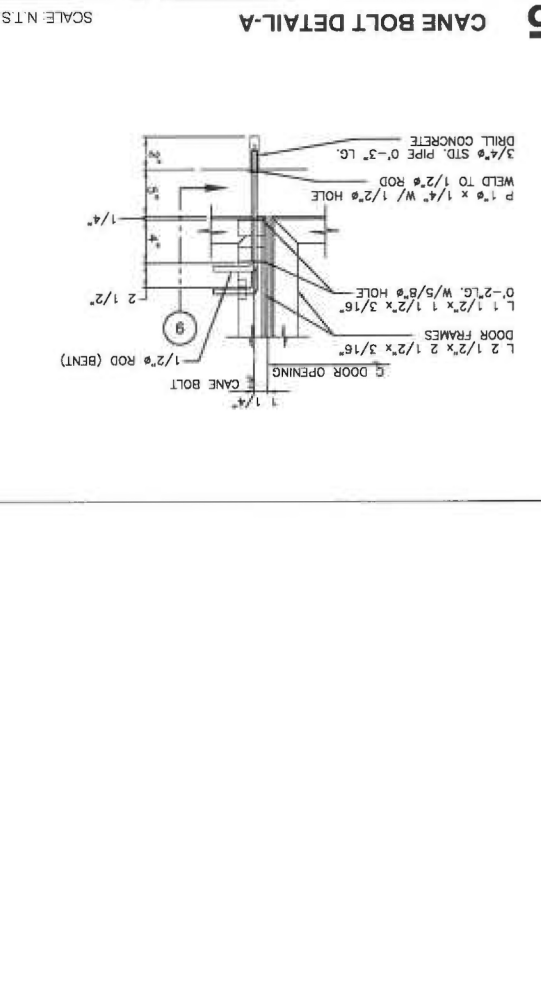
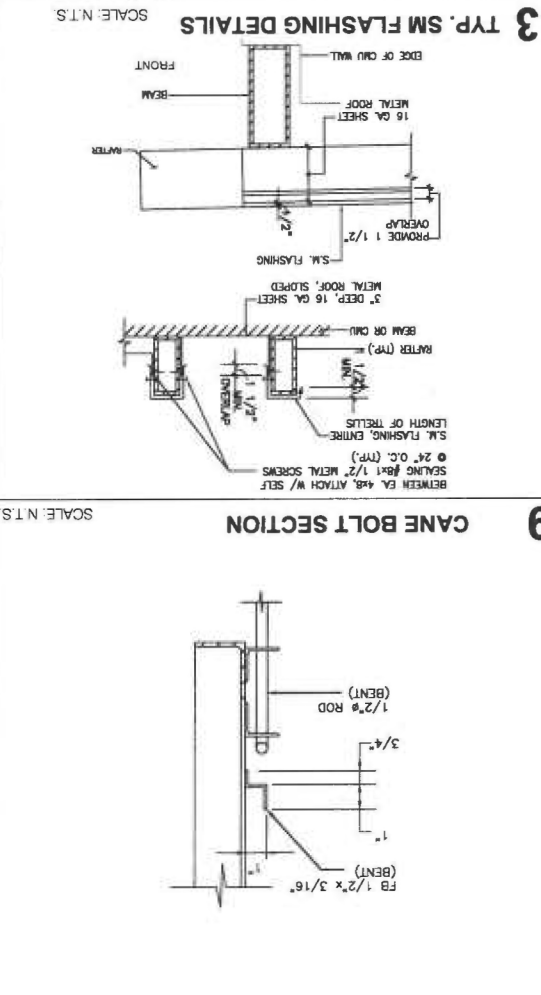
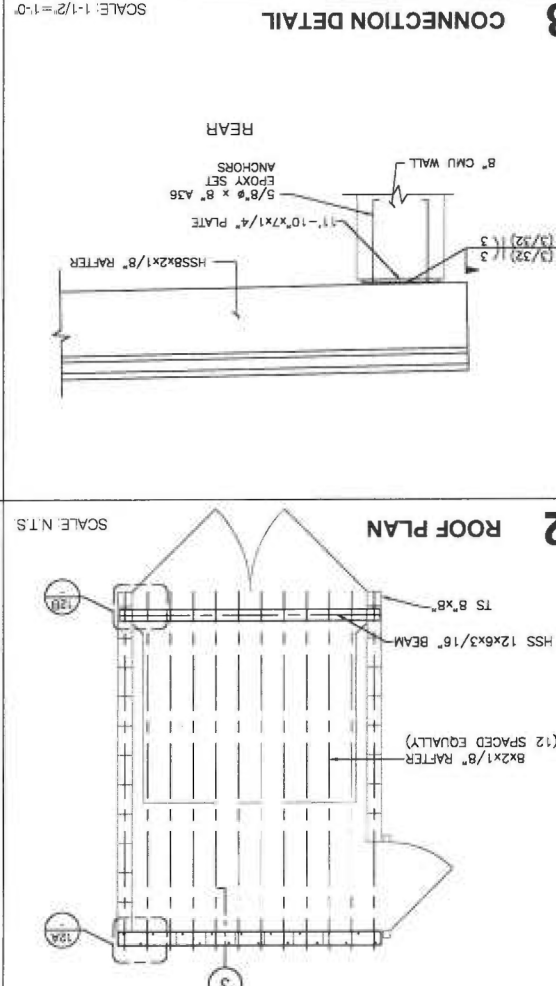
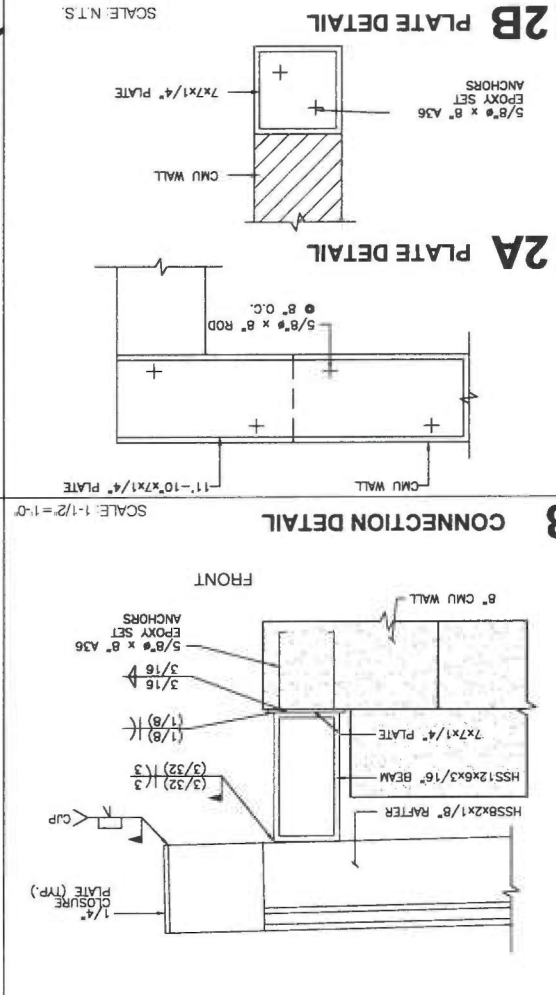
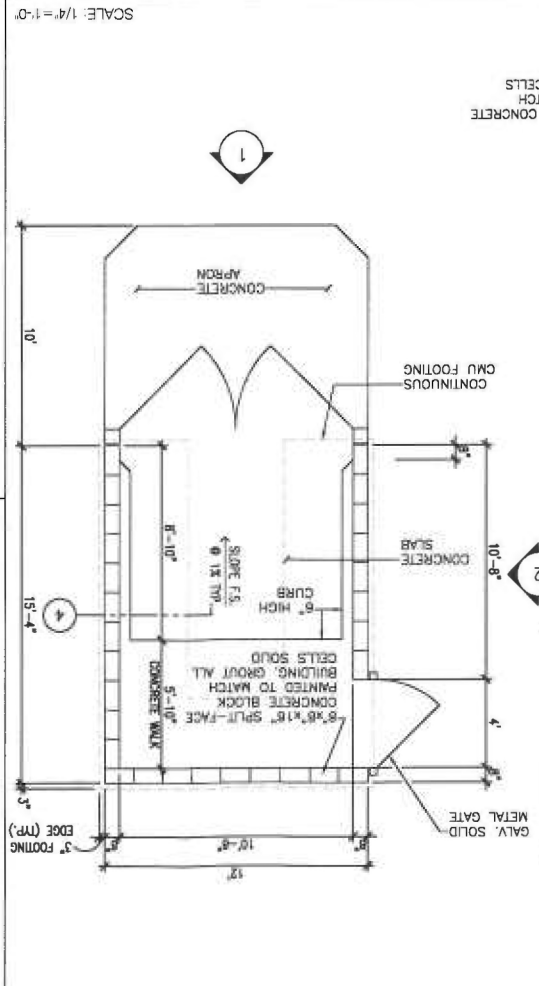
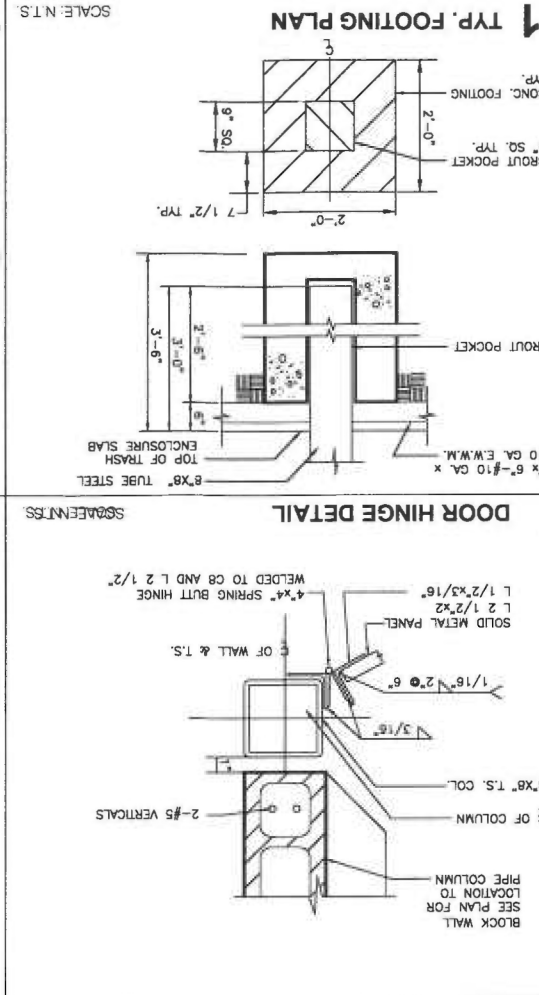
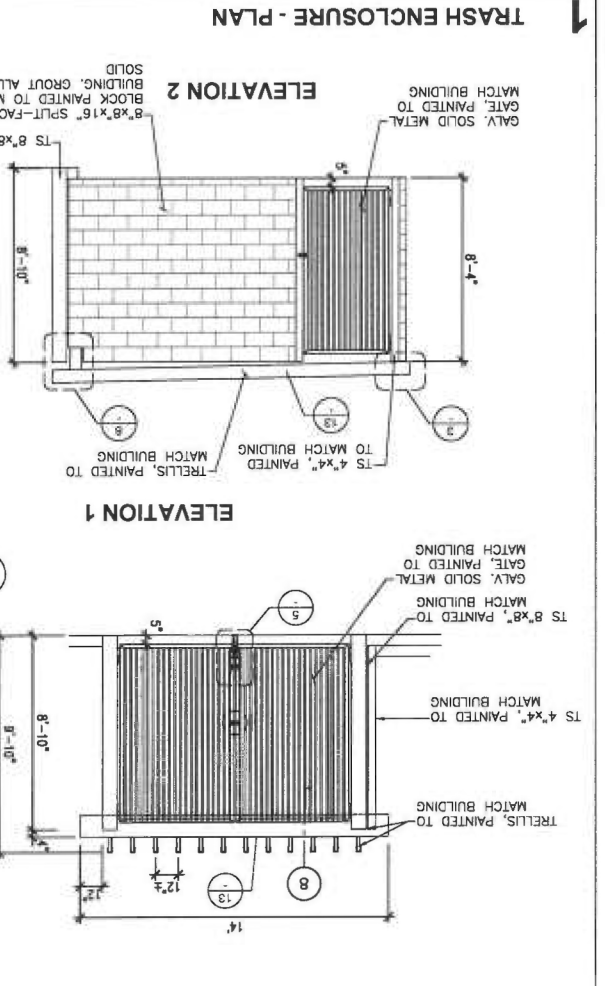
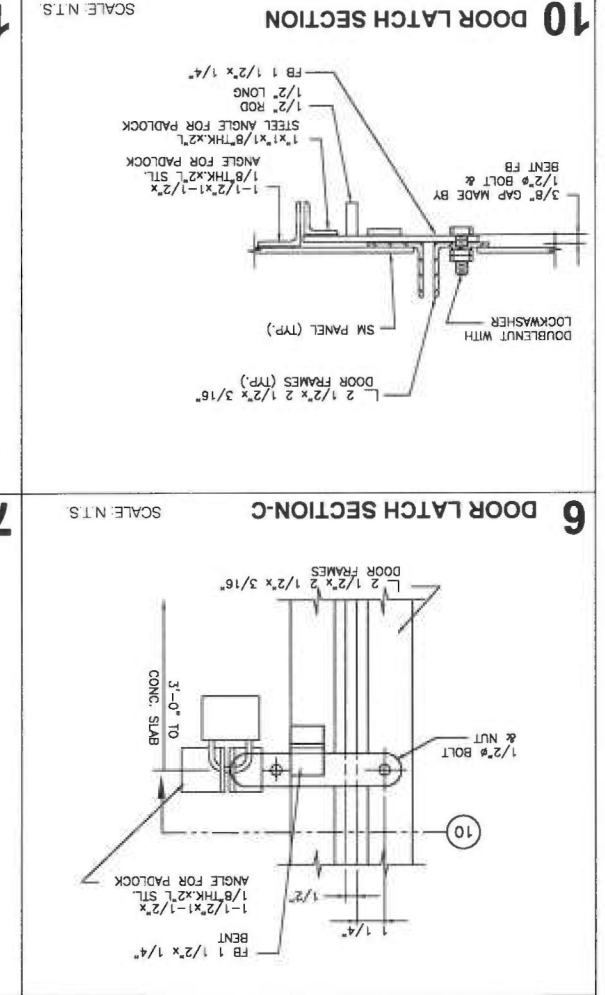
- MASONRY NOTES**
- THE FENCES AND WALLS AS DETAIL HEREON ARE DESIGNED USING THE FOLLOWING CRITERIA:
 - WIND LOAD: 15 PSF.
 - ACTIVE SOIL PRESSURE: 30 PSF.
 - NO SPECIAL INSPECTION REQUIRED.
 - CONCRETE MASONRY UNITS
 - TYPE: HOLLOW LOAD BEARING CONCRETE MASONRY UNITS COMPLYING WITH ASTM C 90.
 - CURING: AUTOCLAVE BY HIGH PRESSURE STEAM AT 120 TO 150 DEGREES F (171 TO 188 DEGREES C) FOR A MINIMUM OF 8 HOURS.
 - PLACEMENT: PLACE UNITS WITH TEMPERATURE 340 TO 570 IN PLACE. UNITS SHALL BE CURING UNLESS OTHERWISE SHOWN ON DRAWINGS.
 - REINFORCING BARS: FINISH AND INSTALL ONLY WHEN SHOWN ON PLANS OR REQUIRED BY CODE USE INTERMEDIATE (ASTM SPECIFICATION A-15 & A-18) OR FULLY BENT BARS FROM RIGHT SCALE OR COATING. PROPER BENT SPACING SHALL BE MAINTAINED THROUGHOUT THE ENTIRE PROJECT. USE INTERMEDIATE GRADE DEFORMED BARS ON DRAWINGS. USE INTERMEDIATE GRADE DEFORMED BARS.
 - DEFORMATION OF BARS TO CONFORM TO A.S.T.M. SPECIFICATION A-305.
 - MORTAR MATERIALS:
 - MORTAR MATERIALS:
 - PORTLAND CEMENT:
 - ASTM C 150, TYPE I, NON-STAINING, WITHOUT AIR ENTRAINMENT AND OF NATURAL COLOR OR WHITE. TO PRODUCE THE REQUIRED COLOR OF MORTAR OR GROUT, EXCEPT WITH MAXIMUM AIR CONTENT BY VOLUME, MORTAR COLOR TO MATCH BLOCK COLOR.
 - TYPE I, NON-STAINING, WITHOUT AIR ENTRAINMENT AND OF NATURAL COLOR OR WHITE. TO PRODUCE THE REQUIRED COLOR OF MORTAR OR GROUT.
 - AGGREGATE: ASTM C 144, EXCEPT FOR UNITS LESS THAN 1 1/2 IN. (38 MM) WHICH SHALL PROVIDE AGGREGATE GRADED WITH 100% PASSING THE NO. 16 SIEVE.
 - WATER: CLEAN, FREE OF DETRIMENTAL MATERIALS WHICH WOULD IMPAIR STRENGTH OR BOND.
 - GENERAL: DO NOT LOWER THE FREEZING POINT OF MORTAR BY USE OF AD MIXTURES OR ANTI-FREEZE AGENTS. DO NOT USE CALCIUM CHLORIDE IN MORTAR.
 - MORTAR FOR UNIT MASONRY: COMPLY WITH ASTM C 270. PROPORTION SPECIFICATIONS, EXCEPT LIMIT MATERIALS TO THOSE SPECIFIED HEREIN, AND LIMIT CEMENT/TIME RATION (BY VOLUME) AS FOLLOWS:

TYPE M FOR STRUCTURAL WORK INDICATED ON THE DRAWINGS: NOT MORE THAN 1/4 PART LIME PER PART OF PORTLAND CEMENT	SIX (6)
MORTAR: LOOSE SAND, ONE (1) PART LIME PUTTY OR (2) PARTS TYPE I PORTLAND CEMENT AND THREE (3) PARTS PEI GRAVEL (MAKING A 1:3:2 MIX) THE MIXING WATER SHALL BE SUFFICIENT ONLY TO PRODUCE POURING CONSISTENCY WITHOUT BLEEDING OR SEGREGATION OF THE INGREDIENTS.	TWO (2)
TS 4"x4", PAINTED TO MATCH BUILDING	2
TS 4"x4", PAINTED TO MATCH BUILDING	3
TS 4"x4", PAINTED TO MATCH BUILDING	4
TS 4"x4", PAINTED TO MATCH BUILDING	5
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 - PORTLAND CEMENT:
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TRASH ENCLOSURE DETAILS
 03/10/2016 15556
 DRAWING TITLE
 CHECKED BY: JRM
 DESIGNED BY: JRM
 PROJECT NO.: 15556
 DATE: 03/10/2016
 SHEET NO.: C6.0

