

RECEIVED
CITY CLERK'S OFFICE
2016 SEP 14 PM 2:45
CITY CLERK
BY _____ DEPUTY

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

Pursuant to Section 23958 and 23858.4
California Business and Professions Code
TO BE SUBMITTED TO CITY CLERK'S OFFICE
ROOM 395, CITY HALL

CD 4

COUNCIL FILE: 16-1056

BACKGROUND INFORMATION

TIME LIMIT FILE: _____

As part of the application, the applicant must submit the names and addresses of all 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 101, 201 North Figueroa Street). When you meet with ABC to get the crime and license concentration information for your site, you must bring back the ABC information (on the ABC form) to the City Clerk.

Project Name CVS Caremark / Pharmacy

Address 8000 Sunset Boulevard, Suite D1A and D1H

Type of Business Retail / drug store

Applicant CVS Caremark c/o Martin Saalberg Boos Development West, LLC
Name 2223 Butte Place, Davis, CA 95616
Address 530-231-5236
Phone Number/Fax Number _____

Property Owner Weingarten Nostat, Inc.
Name 2600 Citadel Plaza Drive, Suite 125, Houston, TX 77008
Address 713-866-6000
Phone Number/Fax Number _____

Representative Apex LA c/o Margaret Taylor
Name 5419 Hollywood Boulevard, Suite C747 Los Angeles, CA 90027
Address 818-398-2740 / 213-330-0335
Phone Number/Fax Number _____

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

- Has the City previously approved a conditional use permit for alcoholic beverage sales at this site? Yes x No ____ If Yes, what is the City case number(s) ZA 2015-2106(ZV)(CUB)
- Have you recently filed for a new conditional use permit? Yes ____ No ____
If Yes, provide the City case number(s) _____
- Has a previous ABC license been issued? Yes ____ No x If Yes, when and what type of license. _____

4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.):
Type 21
5. Size of Business: 15,541 sq. ft.
6. % of floor space devoted to alcoholic beverages: Approx. 5%
7. Hours of Operation:
- a. What are the proposed hours of operation and which days of the week will the establishment be open? 7 a.m. to 12 midnight daily
 - b. What are the proposed hours of alcohol sales? 10 am – 11 pm alcohol sales
8. Parking:
- a. Is parking available on the site? (If so, how many spaces? Yes, 868 spaces
 - b. If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? N/A
 - c. Where? N/A
 - d. How many off-site spaces? N/A
9. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons? Provide ABC case number and a copy of final ABC action.
No
10. Will video game machines or pool or billiard tables be available for use on the subject property? 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? Approx 4-10
13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? They will take the LAPD "STAR" Training per Condition 12 of ZA 2015-2106(ZV)(CUB).
14. What security measures will be taken including:
- a. Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy.
 - b. Will security guards be provided and if so, when and how many? Yes, by shopping center
15. Will there be minimum age requirements for patrons? If so, how will this be enforced?
No

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

Yes

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)

No

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

Yes

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

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

1. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?
No
2. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? Yes, in prepackaged quantities
3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)? No
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.? 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?
N/A
6. Will discount alcoholic drinks or a "Happy Hour" be offered at any time? Provide a copy of the proposed menu if food is to be served. N/A

D. PUBLIC CONVENIENCE AND NECESSITY EVALUATION

The City of Los Angeles is very concerned if a new request to sell alcohol is subject to one of the conditions below. There is a strong likelihood that the City will deny your "public convenience or necessity" application if one of the above listed conditions apply to your site. (It is strongly suggested that you contact your Council Office and discuss your project. If the Council Office does not oppose your project, you should then check with your local area police vice unit as well as the Planning Department Public Counter at (213) 482-7077 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.**

See ZA 2015-2106(ZV)(CUB) approval.

Applicant also met with LAPD and developed a security plan, as well as an operation and training program.

Owner has already participated in STAR training.

** 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.

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.

8-8-16
Date

[Signature]
Applicant signature
Weingarten Nostat Inc.
By: J. Victoria Brown
Signature of property owner if tenant or lessee is filling application

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of See updated notary acknowledgment form ATTACHED

On _____, before me _____
(Insert Name of Notary Public and Title)

personally appeared _____, who 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 on which the person(s) acted, executed the instrument

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

WITNESS my hand and official seal.

Signature (Seal)

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, 201 North Figueroa Street, 4th Floor, or 6262 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.

Certificate of Acknowledgement

State of Texas

County of Harris

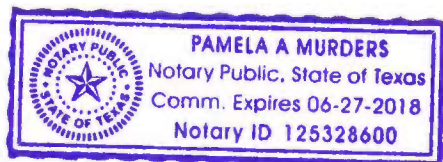
On August 8, 2016, before me, Pamela A Murders personally appeared Robert Brown, personally known to me to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

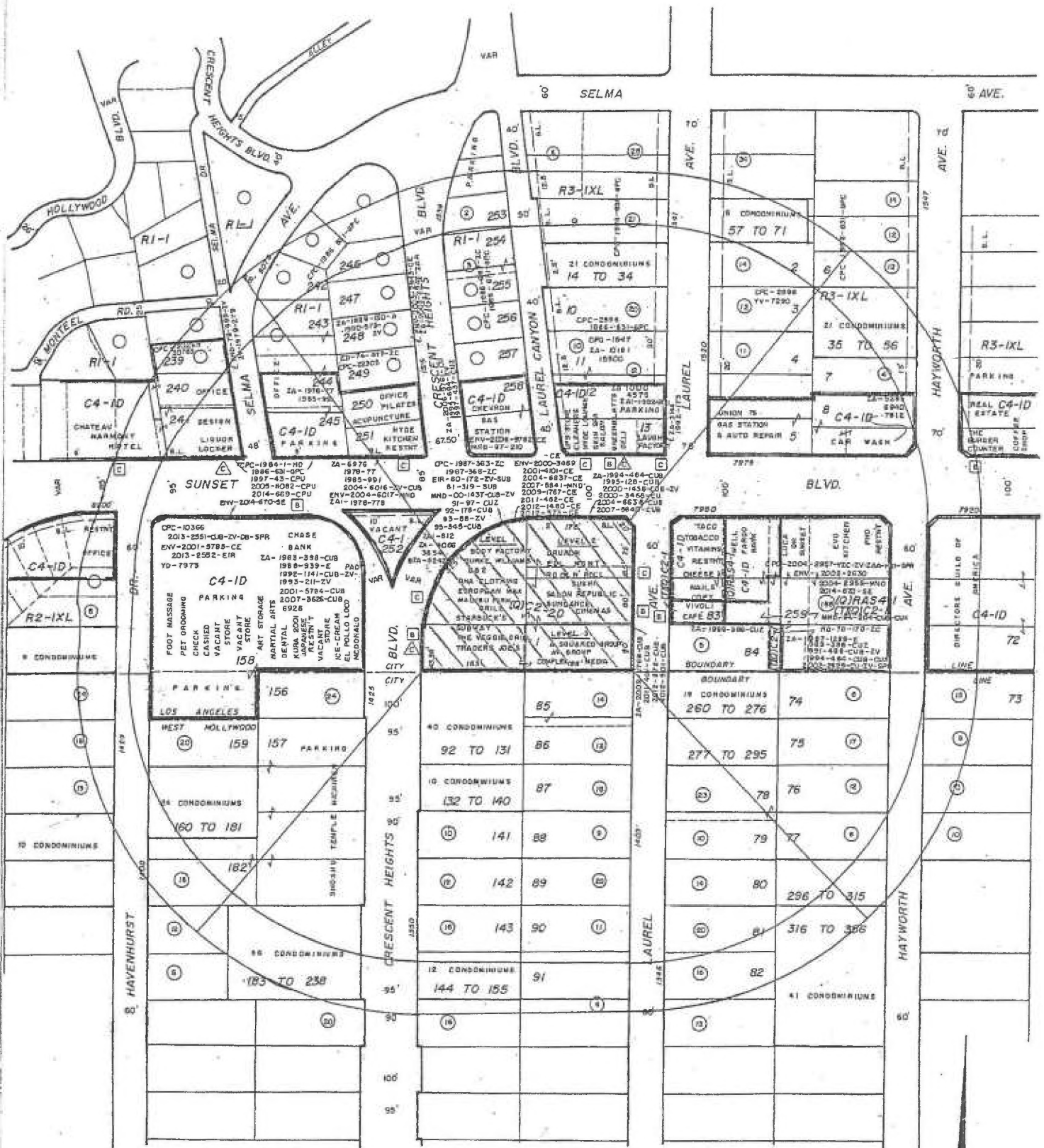
WITNESS my hand and official seal


Notary Public for the State of Texas

My Commission Expires: 6/27/2018

(seal)





CONDITIONAL USE - A.B. OFF SITE

LEGAL: LOTS 1, 2, 3, 28 AND 29, BLOCK C,
CRESCENT HEIGHTS M.B. 6-92/93

2.04 AC

CASE NO.
DATE NOV. 3, 2014
D.M. 147 B 173, 147 B 177
SCALE 1"=100'
USES FIELD

PAGE 593 GRID B-5
C.D. 4 C.T. 1898.00
P.A. 107 HWD

LEGEND

- [C] ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- [B] ON-SITE CONSUMPTION OF BEER AND/OR WINE
- [A] OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- [A] OFF-SITE CONSUMPTION OF BEER AND/OR WINE

T M G SOLUTIONS, INC.
19401 S. VERMONT AVE. N^o B-201-H
TORRANCE, CA 90502
(310) 532-0446

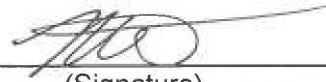
PENALTY OF PERJURY STATEMENT

I hereby certify that to the best of my knowledge the attached radius map correctly depicts the required data obtained from the records of the City Engineer, City Clerk, and/or the Los Angeles Department of City Planning and, where appropriate, the State Division of Highways.

I further hereby certify that to the best of my knowledge, and under the penalty of perjury, the attached ownership list correctly shows the latest names and addresses on the City Engineer's land records as of the following date: 8/25/2016. In certain circumstances, such as in annexation proceedings, where there may be no City Engineer records, the records of the County Assessor's Office may be accepted by the City Planning Commission.

Margaret Taylor

(Print or type)



(Signature)

I hereby certify that to the best of my knowledge and under the penalty of perjury, the attached occupants list correctly indicates addresses of the required occupants that fall within the radius as of the following date: _____.

(Print or type)

(Signature)

In certain instances I may have been unable to verify all occupants, therefore the following indicates which occupants I was not able to identify. I understand that the Department of City Planning will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason unable to verify *	Attempts made to verify **	Additional Information

- * (1) Secured Building
- (2) Gated Yard
- (3) Refused Access
- (4) Other: Specify

- ** (1) Returned to building on three separate occasions
- (2) Efforts to contact owner or manager without success
- (3) Contact made with owner or manager, who refused to provide the information
- (4) Other: Specify

NOTE: The Department shall not accept the application, maps and ownership list which bear a date of more than 90 days prior to the date the application is accepted for process. Furthermore, the applicant may be required to update the radius map and ownership list prior to scheduling the public hearing for a discretionary Planning Department application.

PHOTO EXHIBIT

8000 W. Sunset

CVS
CAREMARK

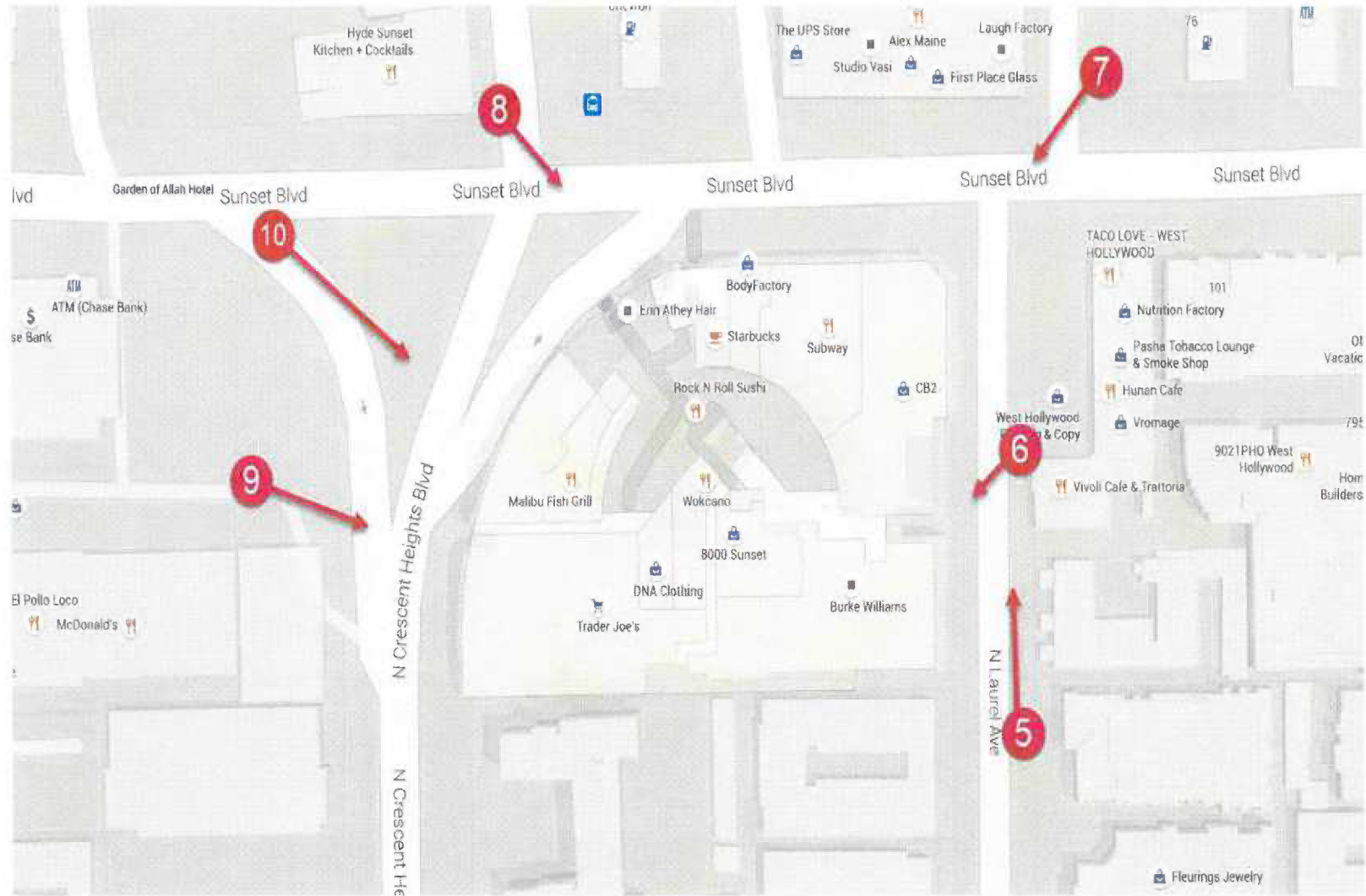
APEX LA

5419 Hollywood Boulevard, Suite C747

Los Angeles, CA 90027

www.apex-la.com

Photo Reference Index



1. Subject site.



2. Looking to the left of the subject site



3. Looking right , subject site on right side



4. Subject site on the left side of the elevators



5. Parking entrance on N Laurel Ave



6. Parking entrance on N Laurel Ave



7. Corner of Sunset Blvd and N Laurel Ave



8. Corner of Crescent Heights and Sunset Blvd



9. Parking entrance on Crescent Heights



10. View from south west side of Crescent Heights and Sunset



LYNN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
LOURDES GREEN
THEODORE L. IRVING
CHARLES J. RAUSCH, JR.
JIM TOKUNAGA
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**DEPARTMENT OF
CITY PLANNING**

MICHAEL J. LOGRANDE
DIRECTOR

**OFFICE OF
ZONING ADMINISTRATION**

200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX: (213) 978-1334
www.planning.lacity.org

December 2, 2015

c/o Martin Saalberg Boos Development
West, LLC. (A)
CVS Caremark
2223 Butte Place
Davis, CA 95616

Weingarten Nostat, Inc. (O)
2600 Citadel Plaza Drive, Suite 125
Houston, CA 77008

Margaret Taylor (R)
Apex LA
5419 Hollywood Boulevard, Suite C747
Los Angeles, CA 90027

CASE NO. ZA 2015-2106(ZV)(CUB)
ZONE VARIANCE/CONDITIONAL USE
8000 Sunset Boulevard
Hollywood Planning Area
Zone : [Q]C2-2D
D. M. : 147B177
C. D. : 4
CEQA : ENV-2015-2107-MND
Legal Description: Lot 1, Block B,
Crescent Heights Tract

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

a Conditional Use to permit the sale and dispensing a full line of alcoholic beverages for off-site consumption in conjunction with an existing pharmacy/market in the [Q]C2-2D Zone,

Pursuant to Los Angeles Municipal Code Section 12.27-B, I hereby APPROVE:

a Variance from Section 14.4.10-C,1 of the Los Angeles Municipal Code to permit a wall sign within five feet of an interior lot line; and

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. This grant shall be subject to the following limitations:
 - a. Hours of operation for the store shall be limited from 7 a.m. to 12 midnight daily.
 - b. The approved wall sign shall consist of illuminated channel letters for purposes of business identification. The sign shall not be a digital or blinking sign or used for advertising. The sign shall not exceed approximately 30.2 square feet and approximately 12' 1" in width and 30" in height as shown on Exhibit "A".
 - c. The wall sign shall only be illuminated during business hours.
8. The authorization granted herein for the sale and dispensing of a full line of alcoholic beverages for off-site consumption is for a period of **five (5) years** from the effective date of this grant. Thereafter, a new authorization to allow the on-site sale and dispensing of a full line of alcoholic beverages will be required. The applicant is advised that he/she should allow appropriate time for a new entitlement application to be processed and the application should be approved prior to the expiration date of this grant in order to continue the sale of alcoholic beverages at the restaurant.
9. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the

parking requirements has been requested or granted herein.

10. There shall be no coin-operated game machines or video machines permitted on the premises at any time.
11. The conditions of this grant, a police permit, a copy of a business license, insurance information and an emergency contact phone number for the operator and valet service(s), if any, shall be retained on the premises at all times and be immediately produced upon request of the Los Angeles Police Department, the Department of City Planning, State Department of Alcoholic Beverage Control or other responsible agencies. The manager and all employees shall be knowledgeable of these Conditions.
12. Within six months of the effective date of this action, all employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Zoning Administrator who acted on this case as evidence of compliance. In the event there is a change in the licensee, within one year of such change, this training program shall be required for all new staff. All employees who serve alcoholic beverages shall attend follow-up STAR classes every 24 months. The STAR training shall be conducted for all new hires within 2 months of their employment.
13. The applicant shall not permit any loitering on the premises or on property adjacent to the premises.
14. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, including the sidewalk in front of the store.
15. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
16. Petitioner(s) shall install and maintain security cameras and a two-week DVR that covers all common areas of the business, high-risk areas, entrances and exits. The DVRs shall be made available to the Los Angeles Police Department upon request.
17. The applicant/restaurant operator shall identify a contact person and provide a 24-hour "hot line" telephone number for any inquiries or complaints from the community regarding the subject facility. The phone number shall be posted on the site so that is readily visible to any interested party. The hot line shall be:
 - posted at the entry, and the cashier or customer service desk,

- responded to within 24-hours of any complaints/inquiries received on this hot line, and
 - The applicant shall document and maintain a log of complaints received, the date and time received and the disposition of the response. The log shall be made available for review by the Los Angeles Police Department and the Zoning Administrator upon request.
18. Any public telephones on the premises shall be located indoors.
19. Signs shall be prominently posted in English and the prominent language of the facility's clientele, if different, stating that California State Law prohibits sale of alcoholic beverages to persons who are under 21 years of age. "No Loitering or Public Drinking" signs shall be posted in and outside the facility in the same language(s).
20. Any cups for sale shall be sold only in their original manufacturer's multi-container pre-packaged quantities or paper, plastic or Styrofoam. No ice in quantities of less than five pounds shall be sold.
21. The Conditions of this grant shall be retained in a conspicuous place in an office area on each premises at all times and be immediately produced upon request of any Los Angeles Police Department officer or Department of Alcoholic Beverage Control investigator. The manager and all employees of each business shall be knowledgeable of the Conditions herein.
22. Within 30 days of the effective date of the Department of Alcoholic Beverage Control license, and within 30 days of the effective date of any modification or alteration of terms of said license, the applicant shall transmit a copy of the valid Department of Alcoholic Beverage Control license to the Zoning Administrator for attachment to the case file.
23. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require the petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review the petitioner's compliance with and the effectiveness of the conditions of the grant. The petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.

The following Conditions 24 through 25 are Mitigation Measures included in ENV-2015-2107-MND and shall be complied with.

24. Aesthetics (Light). The proposed illuminated sign along the southern property line adjacent to Crescent Heights Boulevard shall be designed and installed with

shielding, such that the light source cannot be seen from the abutting residences to the south, nor from above.

25. Public Services (Police). The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.
26. Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
27. *Prior to the beginning of operations, the applicant shall notify the Condition Compliance Unit via email or U.S. Mail when operations are scheduled to begin and shall submit a copy of the Certificate of Occupancy for the Case File. The notification shall be submitted to planning.ccu@lacity.org, with the subject:of the email to include the case number, "ZA-2015-2106-CUB/Operation Notification". The applicant shall also submit (attached or mailed) evidence of compliance with any conditions which require compliance "prior to the beginning of operations" as stated by these conditions.*
28. **Prior to the beginning of operations**, the manager of the facility shall be made aware of the conditions and shall inform his/her employees of the same. A statement with the signature, printed name, position and date signed by the manager and his/her employees shall be provided to the Condition Compliance Unit within 30-days of the beginning day of operation of the establishment. The statement shall read as follows,

We, the undersigned, have read and understand the conditions of approval to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction the 15,541 square-foot pharmacy/drug store, known as CVS Pharmacy, and agree to abide and comply with said conditions.
29. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination has been provided to

the prospective owner/operator, including the conditions required herewith, shall be submitted to the Condition Compliance Unit in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Condition Compliance Unit within 30-days of the beginning day of his/her new operation of the establishment along with the dimensioned floor plan, seating arrangement and number of seats of the new operation.

30. Within 30 days of the effective date of the Department of Alcoholic Beverage Control license, and within 30 days of the effective date of any modification or alteration of terms of said license, the applicant shall transmit a copy of the valid Department of Alcoholic Beverage Control license to the Zoning Administrator for attachment to the case file.
31. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.
32. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of

action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

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

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after December 17, 2015, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at**

<http://planning.lacity.org>. Public offices are located at:

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

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

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

NOTICE

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

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the *plans* submitted therewith, the analysis of the Project Planner thereon, the statements made at the public hearing on October 7, 2015, all of which are by reference made a part hereof, I find that the requirements for authorizing a zone variance and conditional use permit under the provisions of Sections 12.27 and 12.24-W have been established by the following facts:

BACKGROUND

The subject property is a slightly sloping, irregular-shaped, 90,657 square-foot double corner lot with an approximately 190-foot long frontage along Sunset Boulevard, an approximately 365-foot long frontage along Crescent Heights Boulevard and an approximately 270-foot long frontage along Laurel Avenue. The property is developed with a multi-story, approximately 560,000 square-foot commercial building, built in 1992.

The applicant is requesting the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with the operation of a pharmacy/drug store (CVS) with 24-hour operation, daily, with the sale of alcohol from 6 a.m. to 2 a.m., daily, in the [Q]C2-2D Zone, and to allow the installation of a 12'-1" wide by 30'-0" tall wall sign within five feet of an interior lot line.

The applicant has indicated the following operational conditions within their application:

- The total square footage of the building the establishment is located in is 170,610 square feet.
- The total square footage of the space the establishment will occupy is 15,541 square feet.
- The total occupancy load of the space is to be determined by the Fire Department.
- No alcohol will be consumed outdoors.
- The outdoor area is on private property.
- No floor area is being added.
- 893 parking spaces are available on-site.
- 30 automobile parking spaces are designated for the use.
- No arrangements have been made for off-site parking.
- No valet service is provided.

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	24 hours	24 hours	24 hours	24 hours	24 hours	24 hours	24 hours
Proposed Hours of Alcohol Sale	6am-2am	6am-2am	6am-2am	6am-2am	6am-2am	6am-2am	6am-2am

- No live entertainment will be provided.
- No minimum age requirements for entry will be required.
- 4-10 employees may be on the site at any given time with an emphasis on local hires.
- The shopping center has security.
- LAPD has not issued any citations or violations.
- There will be a full line of alcohol available.
- No alcohol will be consumed on any adjacent property under the control of the applicant.
- No signs will be visible from the exterior that advertises the availability of alcohol.

The subject property is located within the Hollywood Community Plan Map which designates the property for Neighborhood Office Commercial land uses with corresponding C1, C2, C4, P, RAS3 and RAS4 Zones. The property is zoned [Q]C2-2D.

The surrounding land uses consist of Low II Residential, Medium Residential and Neighborhood Office Commercial, and the R1, R3, RAS4 and C4 Zones. Surrounding properties are primarily developed with one- and two-story single-family dwellings, multi-story multi-family dwellings, a mixed-used development and one- and two-story commercial buildings. The properties to the south are within the City of West Hollywood.

Sunset Boulevard, abutting the property to the north, is an Avenue I (Secondary Highway) dedicated to a width of 100 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk.

Crescent Heights Boulevard, abutting the property to the west, is an Avenue II (Secondary Highway) dedicated to a width of 100 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk.

Laurel Avenue, abutting the property to the east, is a Local Street dedicated to a width of 60 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk.

Laurel Canyon Boulevard, terminating at the property from the north, is a Local Street dedicated to a width of 40 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk.

Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property (CUBs since 2000):

Case No. ZA 2012-0501(CUB) - On July 24, 2012, the Zoning Administrator a conditional use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed new restaurant in the [Q]C2-2D Zone.

Case No. ZA 2012-0372(CUB) - On June 29, 2012, the Zoning Administrator a conditional use to permit to allow the sale and dispensing of beer and wine for onsite consumption in the [Q]C2-2D Zone.

Case No. ZA 2012-1479(CUB) - On November 9, 2011, the Zoning Administrator a conditional use to permit authorizing the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant on property located within the [Q]C2-2D Zone Classification.

Case No. ZA 2011-0461(CUB) - On July 7, 2011, the Zoning Administrator a conditional use to permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 6,072 square-foot restaurant in the [Q]C2-2D Zone.

Case No. ZA 2009-1768(CUB) - On October 20, 2009, the Zoning Administrator a conditional use to permit to allow the sale and dispensing of beer and wine for onsite consumption in conjunction with a restaurant in the [Q]C2-2D Zone.

Case No. ZA 2007-5840(CUB) - On October 30, 2008, the Zoning Administrator a conditional use to permit the sale and dispensing for consideration of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed market.

Case No. ZA 2004-6636(CUB)(ZV) - On February 9, 2005, the Zoning Administrator a conditional use permit the sale and dispensing of alcoholic beverages for on-site consumption, in conjunction with a proposed restaurant with outdoor dining in the [Q]C2-2D Zone, and a variance from Section 12.14-

A,1(b)(3) of the Los Angeles Municipal Code to permit outdoor dining on the second floor balcony of the proposed restaurant.

Case No. ZA 2000-1436(CUB)(ZV) - On December 20, 2000, the Zoning Administrator a conditional use permit, authorizing the sale and dispensing of alcoholic beverages for on-site consumption, in conjunction with a proposed 3,903 square-foot restaurant, located within an existing 150,000 square-foot shopping center, and a variance from Section 12.14-A,1(b)(3) to permit outdoor dining on the second floor balcony of the proposed restaurant.

Case No. ZA 2000-3468(CU) - On August 10, 2000, the Zoning Administrator a conditional use to authorize the construction, use and maintenance of a wireless communication facility on the roof of an existing, 50-foot commercial building.

Case No. CPC 87-368(ZC) - On April 12, 1986, the City Council ordinance with "Q" Qualified Conditions. Applicable provisions relate only to signage as follows: All signs shall be of an identifying nature only and shall be arranged and located so as not to be a distraction to vehicular traffic, or a nuisance to adjacent residential areas. There shall be no rooftop, or off-site signs. All signs shall be submitted for approval to the Planning Department. (Ordinance No. 163,513; effective October 2, 1988)

Previous Cases, Affidavits, Permits, and Orders on Surrounding Properties (CUBs Since 2000):

Case No. ZA 2007-3626(CUB) - On December 14, 2007, the Zoning Administrator approved a Conditional Use Permit for the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant having operating hours of 7 a.m. to midnight daily, located at 8162 West Sunset Boulevard.

Case No. ZA 2004-6016(CUB)(CUX) - On February 22, 2005, the Zoning Administrator approved a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption and to permit incidental dancing and live entertainment, having hours of operation from 11 a.m. to 3 p.m. and from 6 p.m. to 1:30 p.m., daily, located at 8117 West Sunset Boulevard.

Case No. ZA 2001-5784(CUB)(CU) - On July 15, 2002, the Zoning Administrator approved a Conditional Use Permit for the sale and dispensing for consideration of beer and wine as a use accessory to a restaurant, and to permit the restaurant to remain open until midnight, located at 8162 West Sunset Boulevard.

Case No. ZA 90-0973(ZV) - On March 5, 1991, the Board of Zoning Appeals denied an appeal and thereby sustained the Zoning Administrator's denial of a variance from the provisions of Municipal Code Section 12.08-A to permit the continued use and maintenance of a pole sign in the R1-1 Zone, located at 1521 North Crescent Heights.

Public Hearing

A public hearing was conducted by the Associate Zoning Administrator on October 7, 2015, in Room 1020 at the City Hall in downtown Los Angeles. The public hearing was attended by the applicant's representative, Ms. Margaret Taylor, by a representative of the Council District 4, Ms. Renee Weitzer and by Officers Kutcher and Poole of Hollywood Vice Unit.

Ms. Taylor outlined the requested entitlement's and the scope of the project. She noted that the applicant was requesting a Conditional Use to allow the off-site sale of a full line of alcoholic beverages. Ms. Taylor clarified that the site is within Height District No. 2 and not subject to the Commercial Corner regulations which limit business hours between 7 a.m. to 11 p.m. The applicant proposed to operate 24 hours daily but in response to community concerns, Ms. Taylor indicated that the applicant has revised the hours of operation from 7 a.m. to 12 midnight.

Ms. Taylor also noted that the applicant requested a variance to mount a wall sign on the rear building elevation less than five feet from an interior lot lint. Ms. Taylor described the circumstances surrounding the site, with respect to the existing building's 0-foot rear yard, the sloping topography and the site's curved frontage on Crescent Heights Boulevard which resulted in practical difficulties and a hardship that make it infeasible to comply with the strict application of the zoning regulations.

She noted that the existing shopping center has on-site security and that dedicated security on the applicant's premises was not warranted. Otherwise, the applicant was willing to comply with the recommended conditions by the LAPD.

She stated that the local Neighborhood Council was also in support of the request subject to conditions of approval including restricting the hours of alcohol sales.

Officers Poole and Kutcher testified that they were not aware of any problems on the site and there were no calls for service on the subject site. They confirmed that they met with the applicant and were not opposed to the request subject to recommended conditions to be submitted.

Ms. Weitzer raised questions regarding the illumination of the proposed wall sign, the proposed hours of operation and access to the site. She requested that the wall sign not be digital and otherwise did not have objections.

Written Correspondence

An email dated September 29, 2015 was received from Lisa Mionie, a resident, in opposition of the application.

An email dated September 13, 2015 was received from Nanci Bazzell in opposition of the application.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

They may include those identified during hearing testimony, received as part of correspondence via stakeholder groups, city agency, other responsible agency, Council District, Mayor's office, etc.)

- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- Fortified wine (greater than 15% alcohol) shall not be sold, except for "dessert wines" which have been aged two years or more and are maintained in corked bottles.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- Wine coolers, malt beverages or pre-mixed distilled spirit cocktail beverages shall not be sold in single containers of 16 oz. or less and must be sold in manufacturer pre-packaged multi-unit quantities.
- There shall be no sales of keg beer.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.
- Wine shall not be sold in bottles or containers less than 750 ml.
- Hours of alcohol sales shall be limited from 10 a.m. to 11 p.m.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order the sale of alcoholic beverages for off-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

FINDINGS

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The subject property is a an irregular-shaped parcel containing approximately 90,657 square feet with approximately 190 feet of frontage along Sunset Boulevard, 365 feet of frontage along Crescent Heights Boulevard and approximately 270 feet of frontage along Laurel Avenue. The property is developed with a multi-story, approximately 560,000 square-foot shopping center constructed in 1992. The applicant is seeking a Conditional Use to allow the off-site sale and consumption of a full line of alcoholic beverages in conjunction with the operation of a new approximately 15, 541 square-foot CVS Pharmacy. The subject site is located in Height District No. 2 and is not subject to the Commercial Corner provisions which limit business hours from 7 a.m. to 11 p.m. The applicant proposed hours of operation 24 hours daily; however, at the hearing, in response to community concerns, the applicant revised the request to allow hours of operation from 7 a.m. to 12 midnight daily.

The pharmacy is located within an existing shopping center and no new construction or alterations to the existing building is proposed. The site's location on two Secondary Highways and within a major commercial corridor is appropriate for the off-site sale of a full line of alcoholic beverages. The primary use is the retail store and pharmacy. Alcohol sales will be incidental to the sale of retail goods and will comprise a relatively small portion of the floor area of the store. The sale of alcoholic beverages for off-site consumption is intended to provide a convenience to customers by providing a one-stop shopping experience. As such, the project will have no adverse impact on the built environment and will provide a service that is beneficial to the community.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

As stated, the site is bounded by two Secondary Highways (Sunset and Crescent Heights Boulevards) and is located within a major commercial corridor. The site is zoned [Q]C2-2 and is improved with a multi-story shopping center containing approximately 560,000 square feet. The site is surrounded by a broad range of commercial uses including shopping centers, gas stations, hotel, banks, a mixed-use development and higher density multiple-family residential uses. The pharmacy is located above the ground floor and the site has subterranean parking accessible from two adjoining streets that provide direct access from the parking garage to an interior courtyard. The site's location is proper in relation to adjacent uses and the off-site sale of alcoholic beverages incidental to the sale of retail goods and the proposed hours of operation are reasonable.

The Los Angeles Police Department (LAPD) submitted a letter of non-opposition dated October 2, 2015 subject to recommended conditions. The sale of alcohol is otherwise regulated by the State of California through the issuance of an Alcohol Beverage Control License. Based on LAPD's letter, the Zoning Administrator has recommended a set of Conditions related to alcohol sales and distribution for consideration by the State of California Department of Alcoholic Beverage Control (ABC) and the Los Angeles Police Department (LAPD) that will safeguard adjacent properties while maintaining public health, safety and welfare. Such conditions are not imposed by the Zoning Administrator in order to preclude intruding upon the jurisdiction of the ABC. The Conditional Use Permit regulates land use issues such as loitering, noise, undesirable uses, and security. The land use conditions imposed herein, combined with the enforcement authority of ABC and LAPD will ensure that the limited sale of alcohol will not be detrimental to the public health, safety and welfare.

3. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The property is zoned [Q]C2-2D within the Hollywood Community Plan and designated for Neighborhood Office Commercial land uses. The Community Plan text is silent as to the issue of alcohol sales.

In such cases, the Zoning Administrator must interpret the intent of the Plan. The pharmacy/drug store is permitted by the plan designation and the underlying [Q]C2-2D Zone. The conditional authorization for the sale of a full line of alcoholic beverages for off-site consumption is allowed through the approval of the Zoning Administrator, subject to the requisite findings. The required findings in support have been made herein.

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

The subject site is planned for Neighborhood Office Commercial land use with the corresponding zones of C1, C2, C4, P, RAS3 and RAS4. A pharmacy/drug store is allowed by right in the [Q]C2-2D Zone and the sale of a full line of alcoholic beverages will occur as an ancillary use to the other retail uses of the store. The requested entitlement is generally conditioned to reflect the mode of operation stated in the application for a pharmacy/drug store, which is compatible with the welfare of the community.

The grant is authorized for a term of five years, after which time the applicant will need to file a new conditional use or plan approval for the continued sale of alcoholic beverages for off-site consumption. The limited term of the grant allows the City to review the operation of the establishment and consider any changes in the surroundings. The operation's conduct and any negative impacts it causes will be considered when a new plan approval is requested.

The Zoning Administrator has imposed numerous conditions to integrate the use into the community as well as protect surrounding uses from adverse potential impacts. Additional conditions have been recommended for consideration by the California Department of Alcoholic Beverage Control that regulates the sale of alcoholic beverages to prevent adverse impacts to the neighborhood. Other conditions imposed will maintain the order and ensure cleanliness of the restaurant and its surroundings. Therefore, the granting of the request will not adversely impact the welfare of the pertinent community.

5. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

According to the California State Department of Alcoholic Beverage Control licensing criteria, three (3) on-site and two (2) off-site licenses are allocated to the subject Census Tract No. 1898.00. There are currently 19 on-site and nine (9) off-site licenses active within this census tract.

Statistics from the Los Angeles Police Department's Hollywood Division reveal that in Crime Reporting District No. 632, which has jurisdiction over the subject property, a total of 170 crimes were reported in 2014, compared to the citywide average of 163 crimes and the high crime reporting district average of 196 crimes for the same period. In 2014, there were 3 Narcotics, 2 Liquor Law, 3 Public Drunkenness, 1 Disturbing the Peace, 1 Disorderly Conduct, and 20 DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

Over concentration can be undue when the addition of a license will negatively impact a neighborhood. Over concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience. The above figures indicate that the site is located in a census tract where the number of active licenses is below ABC guidelines. The approval of the instant grant will add one more license to the census tract and will not exceed ABC guidelines. Also, the site is not located in a high crime area and the crime rate is generally consistent with the citywide average. The store's hours of operation are limited from 7 a.m. to 12 midnight and do not consist of late night or after hours. As conditioned, it is not anticipated that the use will contribute to the area's crime rate or generate any nuisance activity. The conditions typically recommended by the Los Angeles Police Department, such as those related to the STAR Program, age verification and security cameras, have been imposed by the Zoning Administrator in conjunction with this approval. In addition, a security guard is required to be maintained on the premises from 8 pm to one half hour after closing time. The Zoning Administrator has also recommended conditions related to the sale and distribution of alcohol for further consideration by the State Department of Alcoholic Beverage Control as conditions in the alcohol license.

Thus, the approval of the license is not expected to negatively impact the area and will provide an amenity that will benefit the public convenience and welfare. Therefore, the approval of the request will not result in an undue concentration of licensed premises.

6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The following sensitive uses are located within 1,000 feet of the subject site:

- Single and multi-family residential uses.

While the pharmacy/drug store is located in proximity to these sensitive uses, the site does not have direct access to these uses. These uses are located a substantial distance, by foot, from the site so as not to be directly affected by activities on the site. The sale of alcoholic beverages is ancillary to the sale of other products sold in the pharmacy/drug store and as conditioned, will not detrimentally affect neighboring sensitive uses. The sale of alcoholic beverages will be in a controlled environment within the pharmacy/drug store by trained employees and subject to multiple noise and security measures. Thus, the proposed use will not detrimentally affect these sensitive uses within proximity of the subject site.

MANDATED FINDINGS

In order for a variance to be granted, all five of the legally mandated findings delineated in City Charter Section 562 must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

- 7. The strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.**

Section 14.4.10-C,1 of the L.A.M.C. requires that no wall sign shall be located on a wall that faces and is within five feet of an interior lot line. The subject site is an irregular shaped site bounded by Crescent Heights Boulevard on the west, Sunset Boulevard to the north and Laurel Avenue to the east. The site has a curved frontage at the intersection of Crescent Heights and Sunset Boulevard. The southwest portion of the existing building is constructed to the rear southerly property line in conformance to the C2 Zone regulations. The remaining portion of the building's rear elevation maintains an approximately 5-foot rear yard. However, the site's rear property line adjoins the interior side lot line of an adjoining residential condominium development fronting on Crescent Heights Boulevard.

The sign is proposed to be placed on the edge of the building's south elevation immediately adjacent to Crescent Heights Boulevard. The placement of the wall sign on the southerly elevation will therefore maintain less than the code required five feet from the interior lot line of the adjoining property and there is no practical alternative to mounting the sign. The sign consists of channel letters and will project approximately 6 to 12 inches from the face of the building's elevation.

The adjoining residential condominium development maintains a variable side yard adjoining the subject site's southerly property line of approximately 7 to 10 feet and maintains a front yard from Crescent Heights of more than 20 feet. The

placement of the proposed wall sign on the westerly edge of the south elevation will be located approximately 20 feet above the ground and will overlook the front yard of the adjoining residential condominium. The proposed wall sign is consistent with two existing wall signs for two of the building's anchor tenants located on the same elevation just above the proposed sign will not result in any significant encroachment on the adjoining property and will remain consistent with the spirit and intent of the code.

8. **There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

The subject site is an irregular shaped site bounded by two Secondary Highways, Crescent Heights Boulevard on the west and Sunset Boulevard to the north and by Laurel Avenue, a Local Street to the east. The site has a curved frontage at the intersection of Crescent Heights and Sunset Boulevard and has 365 feet of frontage on Crescent Heights Boulevard along the site's westerly property line. The topography surrounding the site slopes up from south to north.

Vehicular access to the site's subterranean garage is available on Crescent Heights Boulevard. However, due to the sloping topography surrounding the site and due to the site's curved frontage on Crescent Heights Boulevard, there is not clear visibility of the subject site or the garage entrance for motorists travelling northbound on Crescent Heights Boulevard. The southwest portion of the building adjacent to Crescent Heights Boulevard is constructed to the rear property line for a distance of approximately 40 feet in conformance to the underlying C2-2 Zone. The remainder of the building's rear elevation maintains an approximately 10-foot rear yard. The sign would be located on the southerly elevation adjacent to Crescent Heights Boulevard and would serve as a directional sign and business identification for motorist approaching the site northbound on Crescent Heights Boulevard. These circumstances do not generally apply to similarly zoned C2-2 zoned properties in the vicinity. With the existing shopping constructed to the rear property line, there is no practical way to mount the wall sign, contrary to the code's intent.

Signage for other anchor tenants are currently mounted on the wall facing south because this is the only opportunity for those driving north along Crescent Heights Boulevard to know the anchor tenants in the shopping center before entering the parking structure. If they do not see the signage until further north at the intersection of Sunset Boulevard and Crescent Heights, they will have to circle the block in order to enter the parking structure. This adds to traffic congestion which is inconsistent with the purpose and intent of the zoning regulations.

9. **Such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.**

As noted, the subject site is a multi-story shopping center constructed to the lot line in conformance to the code directly adjoining the interior lot line of the adjoining residential condominium. The rear elevation is the only practical and available location to mount a sign that would be visible to northbound traffic on Crescent Heights Boulevard. Surrounding properties in the same zone and vicinity have standard lot sizes and setbacks which permit adequate signage in conformance to the code. The applicant submitted aerial photographs depicting the footprint of the adjacent commercial shopping center across Crescent Heights Boulevard to the west and depicting the commercial property to the east across Laurel Avenue. Unlike the subject property, both of the shopping centers on those sites have lot configurations, street alignments and building improvements configured in a manner that makes conformance to the code feasible.

In addition, the rear elevation of the subject building has two existing wall signs and the proposed wall sign will be consistent with the existing signs and provide the subject tenant parity with the existing tenant's signage on the building.

10. **The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

As stated, the sign consists of illuminated channel letters and will project approximately 6 to 12 inches from the face of the building's elevation. The adjoining residential condominium development maintains a variable side yard adjoining the subject site's southerly property line of approximately 7 to 10 feet and maintains a front yard from Crescent Heights of more than 20 feet. The placement of the proposed wall sign on the westerly edge of the south elevation will be located approximately 20 feet above the ground and will overlook the front yard of the adjoining residential condominium and will not directly face any of the dwelling units on the adjoining property. As conditioned, the sign may only be illuminated during business hours from 7 a.m. to 12 midnight to minimize potential light or glare impacts on the adjacent residential condominiums.

In addition, signage for other anchor tenants are currently mounted on the wall facing south because this is the only opportunity for those driving north along Crescent Heights Boulevard to know the anchor tenants in the shopping center before entering the parking structure. In the absence of this signage, motorists may not see the signage until further north at the intersection of Sunset Boulevard and Crescent Heights, resulting in the need to circle the block in order to enter the parking structure and increase traffic congestion.

11. **The granting of the variance will not adversely affect any element of the General Plan.**

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of

the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The property is zoned [Q]C2-2D within the Hollywood Community Plan and designated for Neighborhood Office Commercial land uses.

The Objectives of the Hollywood Community Plan include the following:

Objective 1: *"To further the development of Hollywood as a major center of population, employment, retail services and entertainment...."*

Objective 4: *"to promote economic well-being and public convenience through:*
a. Allocating and distributing commercial lands for retail, service and office facilities in quantities and patterns based on accepted planning principles.

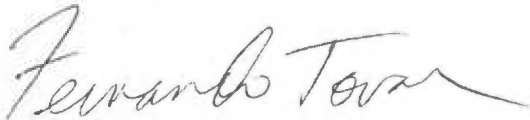
Granting the request to permit a wall sign less than five feet from an interior lot line will help improve visibility for the CVS store and will guide customers to the parking structure and will therefore promote the viability of the commercial services available on the subject site and reduce traffic congestion.

ADDITIONAL MANDATORY FINDINGS

12. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain.
13. On October 14, 2015, the City Planning Department issued Mitigated Negative Declaration No. ENV-2014-2107-MND. This Mitigated Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level. I hereby adopt that action. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

Inquiries regarding this matter should be directed to Oliver Netburn, Planning Staff for the Office of Zoning Administration.

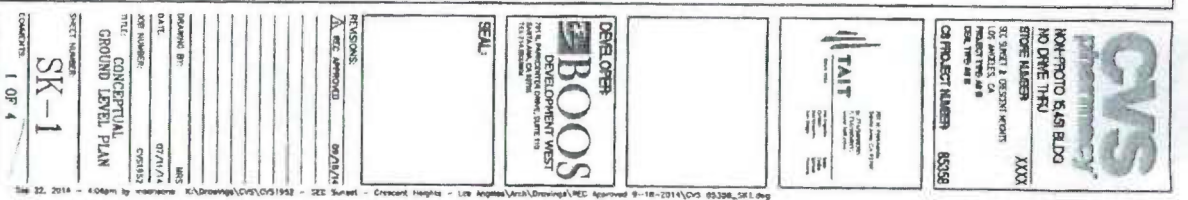
OLIVER NETBURN
Planning Assistant
(213) 978-1382

A handwritten signature in black ink, appearing to read "Fernando Tovar". The signature is fluid and cursive, with a long horizontal stroke at the end.

FERNANDO TOVAR
Associate Zoning Administrator

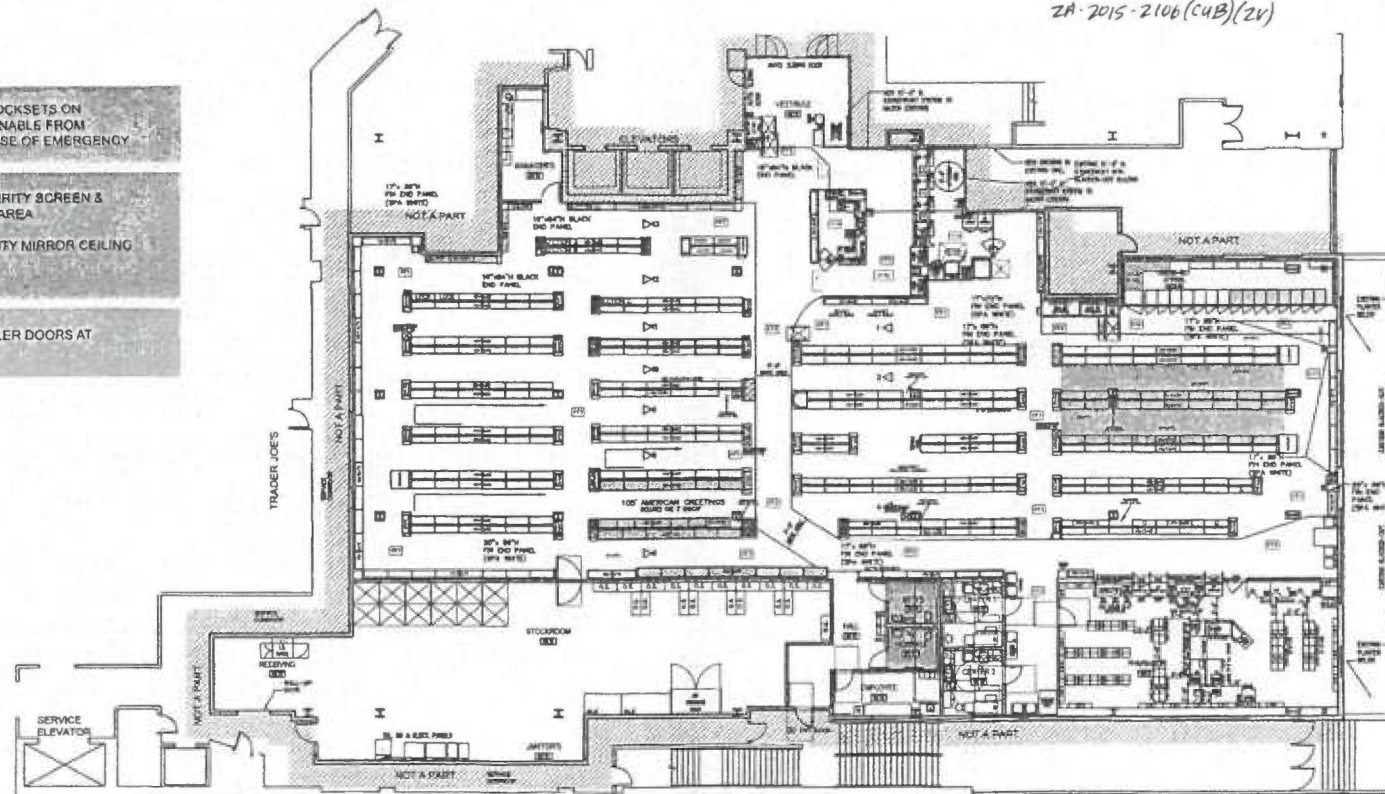
FT:ON:

cc: Councilmember David E. Ryu
Fourth District
Adjoining Property Owners
Interested Persons



2 4
 ZA-2015-2106(C4B)(2V)

- PROVIDE CODED DOOR LOCKSETS ON RESTROOMS THAT IS OPENABLE FROM THE EXTERIOR SIDE IN CASE OF EMERGENCY
- PROVIDE LOCKABLE SECURITY SCREEN & GATE SYSTEM AT LIQUOR AREA
- PROVIDE CONVEX SECURITY MIRROR CEILING TILES ABOVE THIS AREA
- PROVIDE LOCKABLE COOLER DOORS AT BEER DISPLAY



GROUND FLOOR PLAN

NOTE:
 THIS MERCHANDISE PLAN IS
 FOR REFERENCE USE ONLY.

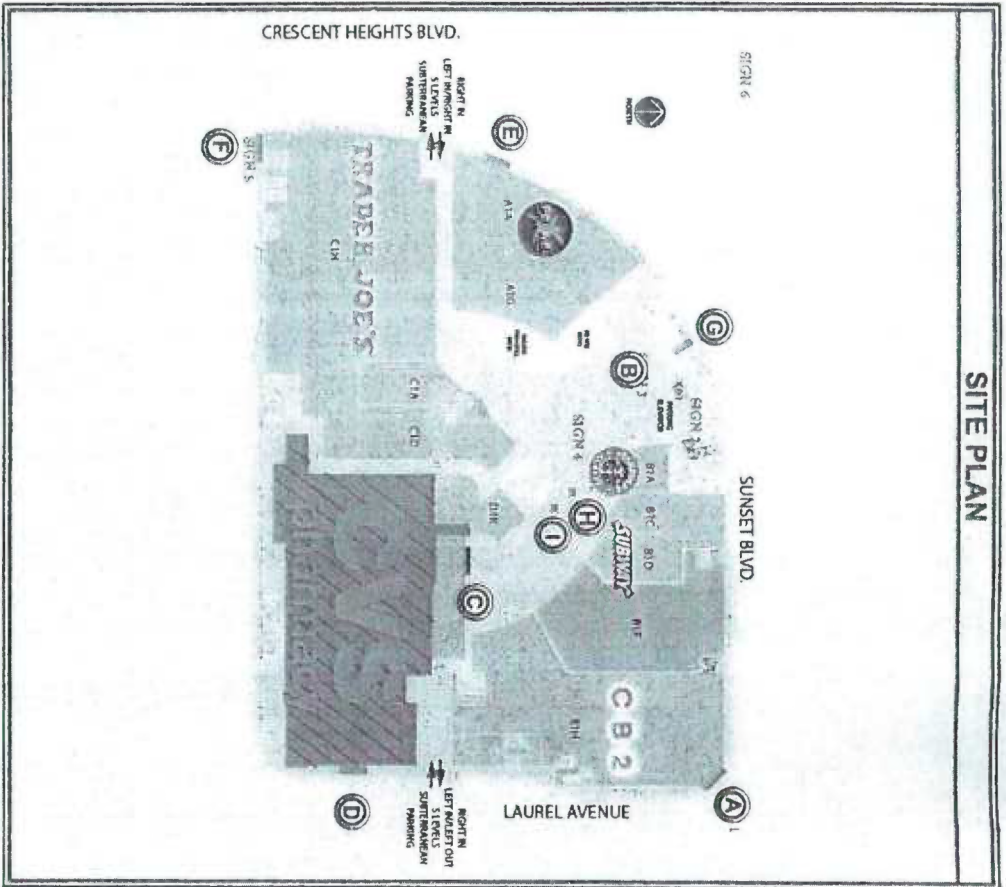
MEZZANINE PLAN

BOOS
 DEVELOPMENT GROUP
1001 W. HAWTHORNE BLVD. SUITE 117
 ANAHEIM, CA 92805
 TEL: 714.961.1111

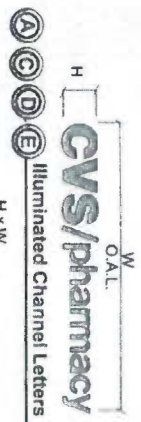
CVS/pharmacy
 MERCHANDISE / FIXTURE PLAN - 09.11.15
 SUNSET & CRESCENT BLVD.
 LOS ANGELES CA

LITTLE
 INTERIOR ARCHITECTURE
1001 W. HAWTHORNE BLVD. SUITE 117
 ANAHEIM, CA 92805
 TEL: 714.961.1111

SITE PLAN



SIGNS



SIGN	H x W	
	W	H
Sign A	24' x 12' 1"	30' 0" 0" 0"
Sign B	24' x 12' 1"	30' 0" 0" 0"
Sign C	24' x 12' 1"	30' 0" 0" 0"
Sign D	24' x 12' 1"	30' 0" 0" 0"
Sign E	24' x 12' 1"	30' 0" 0" 0"



3 4
24-2015-21004 (2015/2016)

NOTE: SIGN SIZES TO BE FIELD VERIFIED.

CVS/pharmacy

CODE ALLOWED
SIGNAGE

LOCATION:
ADDRESS: SEC Sunset and Crescent
Los Angeles, CA

FILE:
DATE: 7-18-14
DRAWN: KH

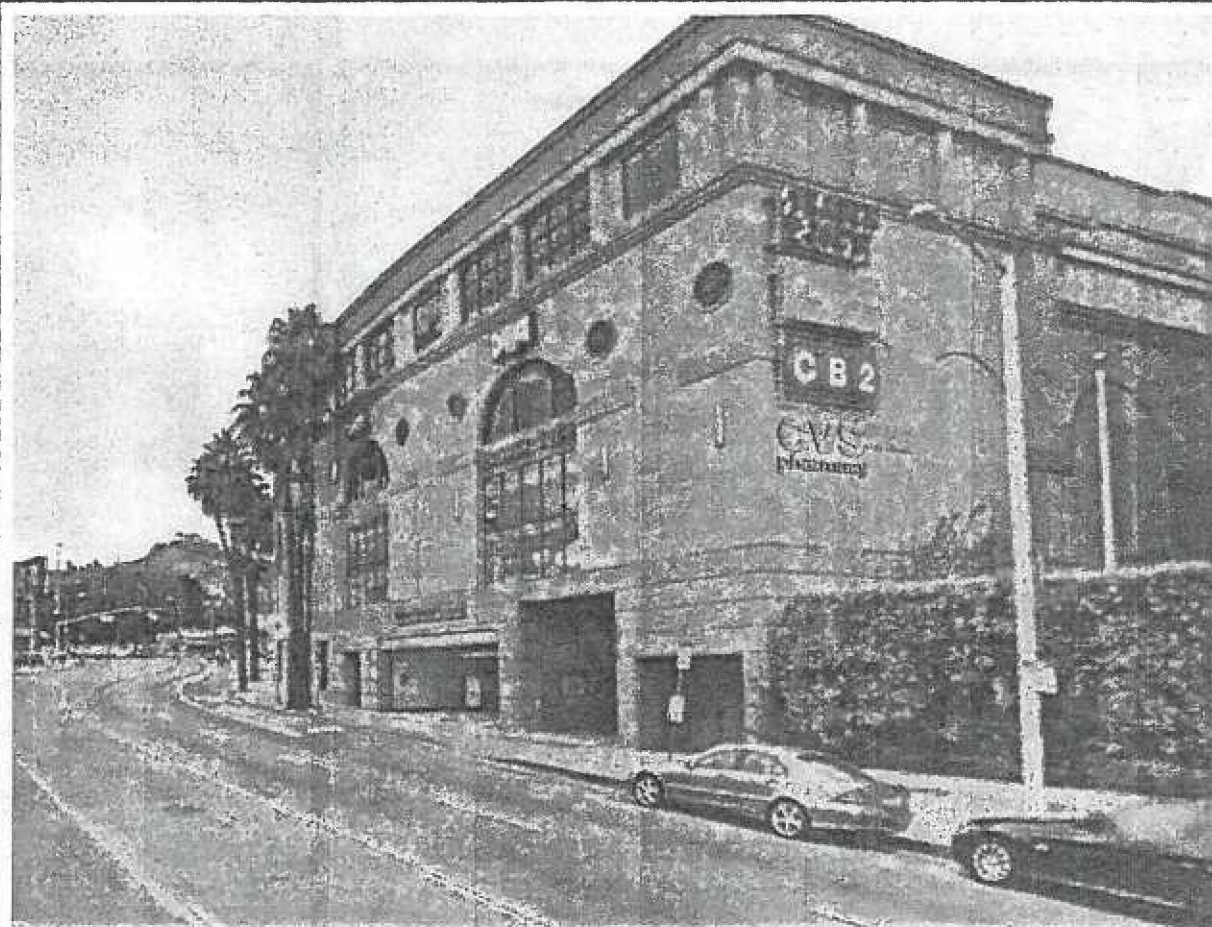
REVISED:

DESIGN DRAWING 1 of 14
Request Number:
DEV-CVS1-00648-r16
File Location:
W:\CVS\ADMIN\p\DEV-CVS1-00648

EXISTING PHOTO



SIGN TYPE F - PHOTO ENHANCEMENT



4 4
ZA-2015-2106 (CuB)(ZV)

CVS/pharmacy

**CODE ALLOWED
SIGNAGE**

LOCATION:

ADDRESS: SEC Sunset and Crescent

Los Angeles, CA

FILE:

DATE: 7-18-14

DRAWN: KH

REVISED:

DESIGN DRAWING 9 of 14

Request Number:

DEV-CVS1-00648-r16

File Location:

W:\CVS\Art\Drawings\DEV-CVS1-00648

3 APPLICATION FOR INSPECTION 5 8 0 0 6 0 0 0 6 4		CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY		TO ADD-ALTER- REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.					
1. LEGAL DESCR.	LOT Fr. 1, 2, 3 Fr. 28 & 29	BLOCK C	TRACT Crescent Heights tract	CITY CLERK REF. NO. MP6-91/92	DIST. MAP 7016 CEIUSUS TRACT 1942
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		ZONE		
3. JOB ADDRESS	8000 Sunset Blvd.		SUITE/UNIT NO.		FIRE DIST. COUN. DIST.
4. BETWEEN CROSS STREETS	AND		LOT TYPE		COR. THRU
5. OWNER'S NAME	CONDOR WESCOM.		PHONE		LOT SIZE
6. OWNER'S ADDRESS	11440 Ventura Blvd.		CITY		Irreg.
7. ENGINEER	Hillman, Biddison & Lovenouth		BUS. LIC. NO.		INC. LEGAL
8. ARCHITECT OR DESIGNER	Henry George Greene		BUS. LIC. NO.		ALLEY
9. ARCHITECT OR ENGINEER'S ADDRESS	25 W. 3rd Street		CITY		BLDG. LINE
10. CONTRACTOR	Keller Constr.		BUS. LIC. NO.		DOCUMENTS/ EASEMENTS/ ZI 1241
11. SIZE OF EXISTING BLDG.	STORIES HEIGHT		NO. OF EXISTING BUILDINGS ON LOT AND USE		AFF 17580
12. FRAMING MATERIAL	EXT. WALLS		ROOF		AFF 10187
13. JOB ADDRESS	8000 Sunset Blvd.		SUITE/UNIT NO.		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 80,000-		DIST. OFF.		P.G. REQ'D
15. NEW WORK (Describe)	RELOCATION OF (C) HANDICAP STILL & PARKING LEVEL 1 MISCELLANEOUS ARCHITECTURAL REVISIONS. CHANGE 1000 SF OF B-2 SPACE INTO A-3 REMOVE 2500 SF BLDG. CHANGE Loading Dock OFF BB PERMIT		GRADING		SEISMIC
NEW USE OF BUILDING	None		BUILDING		FILE WITH
TYPE	GROUP B-1-A-3		PLANS CHECKED		ZONED BY
DWELL UNITS	BUILDING AREA		ZONING AREA		TYPIST
GUEST ROOMS	PARKING REQ'D		INSPECTION ACTIVITY		INSPECTOR
PG. 418.98	G.P.I. + NP		CONT. INSP.		
S.P.C.	R.M.		E.I.		
B.P.	E.I.		S.D.		
I.F.	O.S.S.		ISS. OFF.		
LA	S.O.S.S.		P.C. NO.		
	C/O		ENERGY		
			DAS		
<p>Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.</p> <p>NEW AFFIDAVITS</p> <p>PLAN CHECK EXTENDED TO _____ PER _____</p> <p>ADMINISTRATIVE APPROVAL DATED _____</p> <p>BY _____</p> <p>D.A.D. PLANS CHECKED SHEET 1-A-4 RELOCATION OF H.C. STILL APPROVAL ONLY</p> <p>HOUSING MITIGATION FEE ORDINANCE</p> <p><input type="checkbox"/> REQUIRED <input type="checkbox"/> EXEMPT</p> <p>ASBESTOS NOTIFICATION</p> <p>Check Box: <input type="checkbox"/> Notification letter sent to AQMD or EPA</p> <p><input type="checkbox"/> Notice that no asbestos or asbestos removal is not to be removed</p> <p>Signature: <i>[Signature]</i> Date: 3.12.92</p>					

DECLARATIONS AND CERTIFICATIONS

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date: _____ Lic. Class: _____ Lic. Number: _____ Contractor: _____ (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

☐ I am exempt under Sec. _____ B. & P. C. for this reason: _____

Date: _____ Owner's Signature: _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Insurance Company: _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date: _____ Applicant's Signature: _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date: _____ Applicant's Signature: _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil C.).

Lender's Name: _____ Lender's Address: _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that I do not authorize or permit any person to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0302 LAMC)

Signed _____ (Owner or agent having property owner's consent) Position _____ Date _____

Bureau of
Engineering

35300600065

Public Works Improvement		Required YES <input type="checkbox"/> NO <input type="checkbox"/> PERMIT	ADDRESS APPROVED	
SEWERS			DRIVEWAY	
RES. NO.			HIGHWAY	REQUIRED
CERT. NO.			DEDICATION	COMPLETED
			FLOOD CLEARANCE	
		SFC NOT APPLICABLE	SEWERS AVAILABLE	
			NOT AVAILABLE	
			SFC PAID	
			SFC DUE	
Grading		PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety		APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
CEQA				
Fire		APPROVED (TITLE 19) (L.A.M.C.-S700)		
		APPROVED - HYDRANT UNIT, ROOM 920 CHE		
CRA		APPROVED PER REDEV. PROJECT		
Transportation		APPROVED FOR DRIVEWAY LOCATION		
		APPROVED FOR ORD. #		
Planning *		WORK SHEET # 4292-0731		
		APPROVED UNDER CASE #		
		LANDSCAPE/XERISCAPE		
		SIGHT PLAN REVIEW		
Housing		HOUSING AUTHORITY AFFIDAVIT NO.		
Construction Tax		RECEIPT NO.	DWELLING UNITS	
Cultural Affairs				
Rent Stabilization Division				

* CEC 89-0220-8C - Approved, CEC 89-0221-40, 3rd Draft Approved
LEGAL DESCRIPTION
*PER APPROVED PLANS ONLY

To: Inspection

Do not issue T.E.O. until variance
on 6-4th cleared. at line 4 p.2 level 5

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

approved by BBS 346-7750

FIRE HYDRANT FEE NOTICE: THE CITY OF LOS ANGELES MAY AMEND THE FIRE HYDRANT FEE ORDINANCE, (LAMC SECTION 21.0304 (b) 8). THE OWNER OF THE PROJECT DESIGNATED IN THIS PERMIT SHALL BE OBLIGATED TO PAY TO THE DEPARTMENT A FIRE HYDRANT FEE IN THE AMOUNT TO BE CALCULATED PURSUANT TO ANY AMENDMENT TO THE FIRE HYDRANT FEE ORDINANCE. THIS FEE WILL BE USED TO PROVIDE ADEQUATE FIRE SAFETY FACILITIES AND SERVICES FOR NEW DEVELOPMENT. EXCEPTION: THIS PARAGRAPH NUMBER 8 SHALL NOT APPLY TO ANY PERMIT FOR DEMOLITION OF A BUILDING OR STRUCTURE.

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

CERTIFICATE OF OCCUPANCY

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Los Angeles Department of Building and Safety

Certificate Information: 8000 W SUNSET BLVD SUITE D1A 90046

Application / Permit

16016-10000-03193

Plan Check / Job No.

B16LA01901

Group

Building

Type

Bldg-Alter/Repair

Sub-Type

Commercial

Primary Use

(16) Retail

Work Description

CHANGE OF USE FROM DAY SPA TO RETAIL AND T.I. OF 15,471 SQ. FT.

Permit Issued

No

Current Status

PC Info Complete on 5/27/2016

Permit Application Status History

Submitted	2/12/2016	APPLICANT
Assigned to Plan Check Engineer	2/24/2016	HANS SANTIAGO
Corrections Issued	2/24/2016	HANS SANTIAGO
Reviewed by Supervisor	3/2/2016	SEAN DANG
Green Plans Picked Up	3/2/2016	APPLICANT
Building Plans Picked Up	3/4/2016	APPLICANT
Disabled Access Plans Picked Up	3/4/2016	APPLICANT
Applicant returned to address corrections	5/18/2016	HANS SANTIAGO
Plan Check Approved	5/27/2016	Andrew Santiago

Permit Application Clearance Information

DAS Clearance	Cleared	5/16/2016	Andrew Santiago
Eng Process Fee Ord 176,300	Cleared	5/16/2016	JAMES MORALES
Sewer availability	Cleared	5/16/2016	JAMES MORALES
"Q" conditions	Cleared	5/18/2016	ZURIEL ESPINOSA
ZA Case	Cleared	5/18/2016	ZURIEL ESPINOSA
ZI	Cleared	5/18/2016	ZURIEL ESPINOSA
Green Code	Cleared	5/25/2016	DAVID MATSON

Contact Information

Architect	Robidoux, Douglas Eric; Lic. No.: C30757	1901 NEWPORT BLVD SUITE 300 LITTLE COSTA MESA, CA 92627
-----------	--	---

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

ABUTTING LIST
PAGE 1 OF 3

12
8017 SUNSET BOULEVARD
PROPERTY COMPANY LLC
4911 COLUSA DR
OCEANSIDE CA 92056-5465

84
ROXBURY LANE SERIES 5
1000 N. ROXBURY DR.
BEVERLY HILLS, CA 90210-3022

93
SWANSON DAVID R
133 S LAUREL AVE
LOS ANGELES CA 90048-3513

96
PETRI SHIVA / LOS ANGELES HOUSE
1424 N CRESCENT HEIGHTS BLVD #20
WEST HOLLYWOOD CA 90046-3801

99
WINSTON MORTON M
1424 N. CRESCENT HEIGHTS BL , #27
LOS ANGELES, CA 90046-3801

102
RAHR MARC
1424 N. CRESCENT HEIGHTS BL. , #30
LOS ANGELES, CA 90046

105
JOHN LUCIANO
1424 N. CRESCENT HEIGHTS BL. , #37
LOS ANGELES, CA 90046-3801

108
ELISEEV ANDREW
271 PASEO BERNAL
MORAGA CA 94556-2034

111
LOCKHART DONALD A (TE)
& JANE / LOCKHART TR
1424 N CRESCENT HEIGHTS BLVD #47
WEST HOLLYWOOD CA 90046-3802

1
WEINGARTEN NOSTAT INC
C/O WEINGARTEN REALTY INVESTORS
2600 CITADEL PLAZA DR, #125
HOUSTON TX 77008-1351

13
MASADA JAMIE
8001 W SUNSET BLVD
WEST HOLLYWOOD CA 90046-2401

85
COLVIN RICHARD A & SHERREE L
11334 CHALON RD
LOS ANGELES CA 90049-1721

94
KLUGER CHARLES E
3455 GRIFFITH PARK BLVD
LOS ANGELES CA 90027-1443

97
RASGON MAURICE 2010 TRUST
5673 SELMARAIN DR
CULVER CITY CA 90230-6119

100
J K SELZNICK
1424 N. CRESCENT HEIGHTS BL , #29
LOS ANGELES, CA 90046-3801

103
RASGON MAURICE 2010 TRUST
5673 SELMARAIN DR
CULVER CITY CA 90230-6119

106
DEVIN BROOK
1424 N. CRESCENT HEIGHTS BL. , #39
LOS ANGELES, CA 90046

109
FINSTAD SUZANNE
1424 N. CRESCENT HEIGHTS BL, #48
LOS ANGELES, CA 90046-3802

112
AVRAHAMI GIDEON
SHARVIT Yael
1424 N. CRESCENT HEIGHTS BL, #49
LOS ANGELES, CA 90046-3802

5
SUNSET MANAGEMENT LLC
7979 W. SUNSET BL.
LOS ANGELES, CA 90046-3308

83
7980 SUNSET BL. ASSOCIATES
C/O ADR PREFERRED BUSINESS PROP
20664 VENTURA BL.
WOODLAND HILLS, CA 91364

92
SHERRY D. KLEIN
5020 AMBROSE AVE.
LOS ANGELES, CA 90027

95
O'SULLIVAN BARBARA
1424 N CRESCENT HEIGHTS BLVD #19
WEST HOLLYWOOD CA 90046-3801

98
BRINKMANN ROBERT
4421 GAINSBOROUGH AVE
LOS ANGELES CA 90027-1224

101
MICHAEL & AASE LOBELL
LOBELL TRUST
9477 LLOYDCREST DR.
BEVERLY HILLS, CA 90210

104
CHAN PAUL Y
WINSTON KATHERINE B
1424 N. CRESCENT HEIGHTS BL , #34
LOS ANGELES, CA 90046-3801

107
SKEOCH ANDREA E
1424 N. Crescent Heights Bl. , #31
Los Angeles, CA 90046-3801

110
FORKNER BENJAMIN S
537 MONTANA AVE #B
SANTA MONICA CA 90403-1309

113
TIMRANDA FAMILY TRUST
1424 N. CRESCENT HEIGHTS BL, #41
LOS ANGELES, CA 90046

ABUTTING LIST
PAGE 2 OF 3

114
KHALID F. AL-FAISAL
1010 BASIL RD
MCLEAN VA 22101-1801

115
KASRA FARAHANI
1424 N. CRESCENT HEIGHTS BL, #58
LOS ANGELES, CA 90046

116
SHAH ASHIT R & NIROUPA
12268 VENTURA BLVD
STUDIO CITY CA 91604-2518

117
BRIAN OLIVER
1424 N. CRESCENT HEIGHTS BL, #57
LOS ANGELES, CA 90046

118
HATHERLEY JOHN E
KOHNCKE KATRIN
11377 W. OLYMPIC BL.
LOS ANGELES, CA 90064

119
GABRIEL & SILVA IMPICCIATORE
4 CHEMIN DE LA GATILLARDE
SWITZERLAND 99999

120
YITZHAK DALAL
1424 N. CRESCENT HEIGHTS BL, #78
LOS ANGELES, CA 90046-3802

121
DHONDY MEHER
FOSTER ELIZABETH TRUST
1424 N. CRESCENT HEIGHTS BL, #68
LOS ANGELES, CA 90046-3802

122
MARION TEMIL & JANNIFER
1424 N. CRESCENT HEIGHTS BL, #64
LOS ANGELES, CA 90046-3802

123
LISA B. MIONIE
1424 N. CRESCENT HEIGHTS BL, #67
LOS ANGELES, CA 90046-3802

124
RACHEL ZALIS
1424 N. CRESCENT HEIGHTS BL, #69
LOS ANGELES, CA 90046-3802

125
VAZQUEZ ALEJANDRA G R
3 ABRIL #450
COL PALO BLANCO, MEXICO

126
TAVITIAN AVEDIS
C/O THERESA SANTOS-NICOLAS
3191 CASITAS AVE #130
LOS ANGELES CA 90039-2476

127
ALEX A. KHADAVI
1424 N. CRESCENT HEIGHTS BL, #78
LOS ANGELES, CA 90046-3802

128
PRINCE COTTON LLC
C/O JP MORGAN CHASE J CANNIZARO
528 W 21ST AVE #D
COVINGTON LA 70433-3014

129
EUBANK WILLIAM
3350 CALLE BONITA
SANTA YNEZ CA 93460-9309

130
RAWLINGS DAVID T
WELCH GILLIAN
PO BOX 60007
NASHVILLE TN 37206-0007

131
WALL SCOTTMAN D
1424 N. CRESCENT HEIGHTS BL, #71
LOS ANGELES, CA 90046

156
JULIE SUMMERS
1425 N. CRESCENT HEIGHTS BL, #307
WEST HOLLYWOOD, CA 90046

158
AG SCH 8150 SUNSET BLVD - OWNER
C/O TOWNSCAPE MANAGEMENT INC
PO BOX 10506
BEVERLY HILLS CA 90213-3506

252
LA CITY
ATTN: GEN. SERV. ASSET MGNT.
111 E. 1ST ST., #201
LOS ANGELES, CA 90012

258
CHEVRON USA INC.
P.O. BOX 1392
BAKERSFIELD, CA 93302

TMG SOLUTIONS LLC
19401 S. VERMONT AVE, #B-201H
TORRANCE, CA 90502

REPRESENTATIVE:
MARGARET TAYLOR
APEX LA
5419 HOLLYWOOD BL, #C747
LOS ANGELES, CA 90027

APPLICANT: CVS PHARMACY
C/O ROSALIO ARELLANES
BOOS DEVELOPEMENT WEST LLC
701 N. PARKCENTER DR, STE 110
SANTA ANA, CA 92705

CITY OF BEVERLY HILLS
ATTN: CITY MANAGER OFFICE
455 N. REXFORD DR.
BEVERLY HILLS, CA 90210

DIRECTOR OF PLANNING
CITY OF BURBANK
P.O. BOX 6459
BURBANK, CA 91510

DIRECTOR OF PLANNING
CITY OF GLENDALE
633 E. BROADWAY, ROOM 103
GLENDALE, CA 91006

DIRECTOR OF PLANNING
CITY OF WEST HOLLYWOOD
8611 SANTA MONICA BL.
WEST HOLLYWOOD, CA 90069

ABUTTING LIST
PAGE 3 OF 3

COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF LOS
ANGELES
354 S. SPRING ST., #800
LOS ANGELES, CA 90013

DIRECTOR OF PLANNING, MTA
425 S. MAIN ST.
LOS ANGELES, CA 90013

L A UNIFIED SCHOOL DIST.
305 S. GRAND AVE., 6TH FLR.
LOS ANGELES, CA 90071

STATE OF CA – CAL TRANS
PROPERTY DEVELOPMENT
100 S. MAIN ST. 10TH FLR.
LOS ANGELES, CA 90012

HOLLYWOOD HILLS WEST
NEIGHBORHOOD COUNCIL
7095 HOLLYWOOD BL, STE 1004
HOLLYWOOD, CA 90028

WEST BUREAU
4849 W VENICE BLVD
LOS ANGELES, CA 90019

HOLLYWOOD COMMUNITY
POLICE STATION
1358 N WILCOX AVE
HOLLYWOOD, CA 90028

L A COUNCIL DISTRICT #4
200 N SPRING ST RM480
LOS ANGELES, CA 90012