

RECEIVED
CITY CLERK'S OFFICE

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

2017 JAN 19 PM 4:26

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

CITY CLERK
BY LS MR
CLERK

COUNCIL FILE: _____

BACKGROUND INFORMATION

TIME LIMIT FILE: _____

As part of the application, the applicant must submit the names and addresses of property owners of all property adjacent (including across the street/alley) to the subject property on gummed labels. Applicant must also submit the following information: 1) notarized signature, 2) a site plan prepared by a map maker (see Planning Department for map maker's list), 3) one 4 by 6-inch picture of the property from each side of the site, and 4) a copy of all previous building permits for the site (Room 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 Pharmacy Washington/Hoover

Address 1300 West Washington Boulevard, Los Angeles, CA 90007

Type of Business Pharmacy/Retail/Drug Store

Applicant CVS Caremark c/o Boos Development West, LLC

Name
701 N. PARKCENTER DRIVE, SANTA ANA, CA 92705
Address
(714) 953-0004 (attn.: VANESSA DELGADO)
Phone Number/Fax Number

Property Owner Brooks, John E (TE) and Tempe B Brooks and J Family Trust c/o Adams + Brooks, Inc.

Name
P.O. Box 7303, Los Angeles, CA 90007
Address
(213) 749-3226
Phone Number/Fax Number

Representative Margaret Taylor

Name
5419 Hollywood Boulevard, Suite C747, Los Angeles, CA 90027
Address
818-398-2740
Phone Number/Fax Number

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

1. Has the City previously approved a conditional use permit for alcoholic beverage sales at this site? Yes No If Yes, what is the City case number(s) APCS-2015-428-ZC-ZV-CUB-CU
2. Have you recently filed for a new conditional use permit? Yes No If Yes, provide the City case number(s) _____
3. Has a previous ABC license been issued? Yes No If Yes, when and what type of license. _____

4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.):
Off-site, full alcohol
5. Size of Business: 16,572 sq. ft.
6. % of floor space devoted to alcoholic beverages: ~5%
7. Hours of Operation:
- What are the proposed hours of operation and which days of the week will the establishment be open? 24 hours Mon-Sun
 - What are the proposed hours of alcohol sales? 6 a.m. – 2 a.m. Mon-Sun
8. Parking:
- Is parking available on the site? (If so, how many spaces? Yes, 77 designated spaces
 - If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? No
 - Where? N/A
 - 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? 6-10
13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? Yes
14. What security measures will be taken including:
- Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy. Yes
 - Will security guards be provided and if so, when and how many? No
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 containers _____

- 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?

The Planning Commission has already made findings of fact in support of the project under APCS-2015-428-ZC-ZV-CUB-CU (submitted with this application package).

Would the business:

a. Employ local residents (how many)

The project will provide nearly 100 construction and retail / pharmacy clerk jobs which will be locally sourced as much as possible.

b. Generate taxes (provide estimate)

The project will contribute tens of thousands of dollars annually, in addition to entirely reconstructing the block, adding landscaping, lighting and security measures and removing blight / aging structures on the site.

c. Provide unique goods and services (which ones)

Pharmacy operations are in short supply in the region and this is a desperate need for the community. CVS Caremark is the only national retailer who has removed all cigarette sales, introduced Minute Clinic health care services and reduced floor area and percentages of alcohol sales. While alcohol sales are still needed to remain competitive, it is also helpful to provide competition for liquor stores so families can buy all of their items at one time, in a safe, clean, new, secure building.

d. Result in an aesthetic upgrade to the neighborhood (in what exact way)

The project is redeveloping the entire block, removing blighted structures, providing new landscaped buffers, on-site and street trees and improving all pedestrian sidewalks. All code required parking is on site with lighting and access from the major streets, as well as bicycle parking and an attractive corner architectural element.

e. Contribute to the long term economic development (how)

Investment at this location will encourage other investment in the area.

f. Provide a beneficial cultural/entertainment outlet (specify)

The health and well being of the community will be enhanced through the services on site.

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.

Applicant signature

1.19.17
Date

John L. Brooks, Trustee, George B. Brooks, Trustee
Signature of property owner if tenant or lessee is filing application

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of _____

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 of 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)

See Attached

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.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

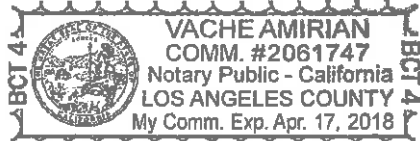
State of California
County of Los Angeles

On 01-19-2017 before me, VACHE AMIRIAN, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared John F. Brooks & Tempe B. Brooks
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 of 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 [Handwritten Signature] (Seal)

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

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

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME
GARFIELD BEACH CVS LC

2. PREMISES ADDRESS (Street number and name only in units)
1300 Washington Blvd

3. LICENSE TYPE
21

4. TYPE OF BUSINESS

| | | | |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only <input type="checkbox"/> All | | | |
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input checked="" type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |
| <input type="checkbox"/> Other - describe: | | | |

5. COUNTY POPULATION
2816

6. TOTAL NUMBER OF LICENSES IN COUNTY
On-Sale Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY
On-Sale Off-Sale

8. CENSUS TRACT NUMBER
2216.02

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT
1 On-Sale Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT
2 On-Sale Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e. does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)
 Yes, the number of existing licenses exceeds the number allowed
 No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?
 Yes (Go to Item #13) No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER
292

14. TOTAL NUMBER OF REPORTING DISTRICTS
1135

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS
202,733

16. AVERAGE NO. OF OFFENSES PER DISTRICT
179

17. 120% OF AVERAGE NUMBER OF OFFENSES
215

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT
15

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e. has a 30% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)
 Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
 No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.18(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.

c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED By (Name of Department Employee)

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: 1/19/17. 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.

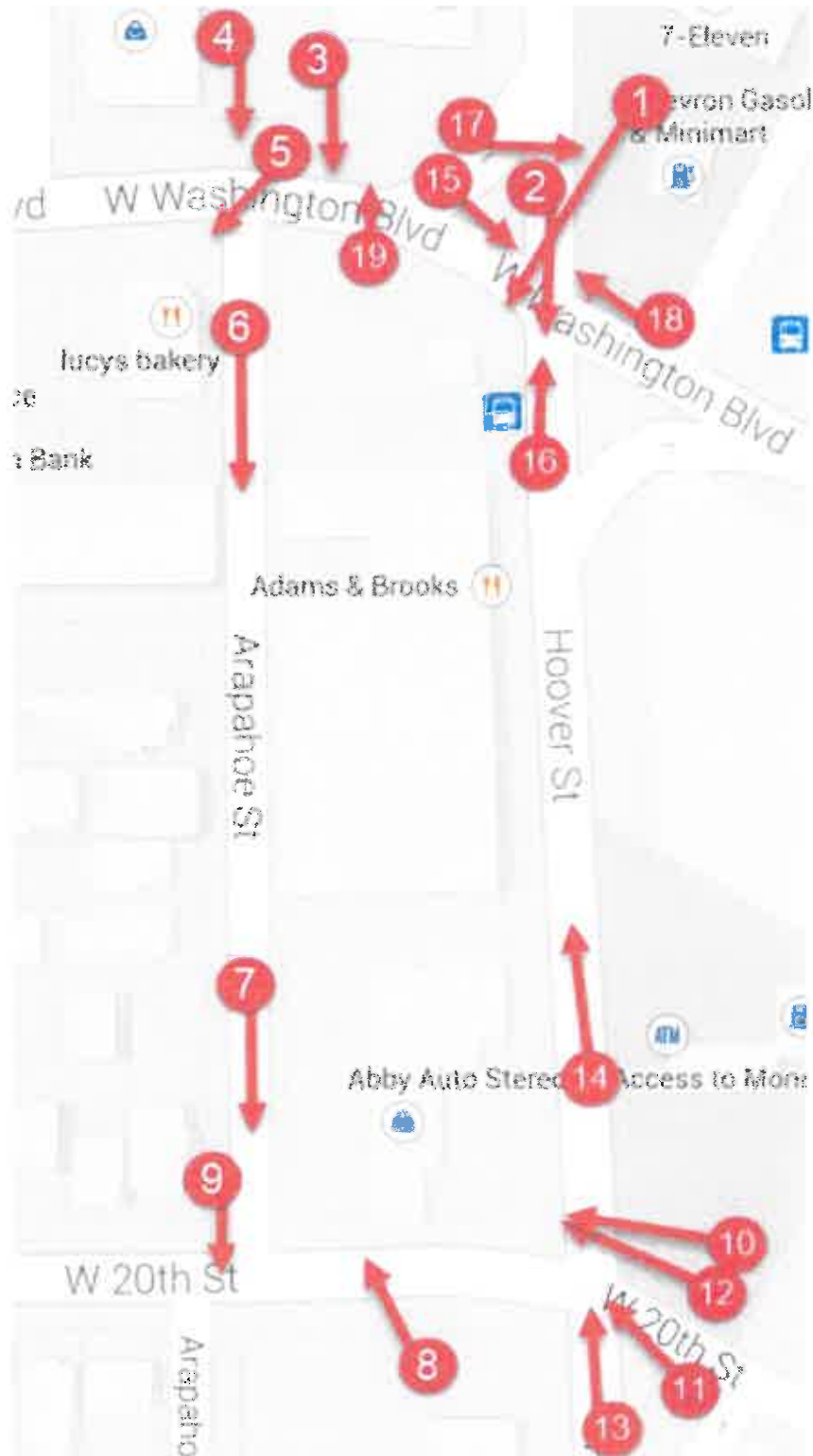
PHOTO EXHIBIT

1300 W. Washington Blvd

CVS
CAREMARK

APEX LA
5419 Hollywood Boulevard, Suite C747
Los Angeles, CA 90027
www.apex-la.com

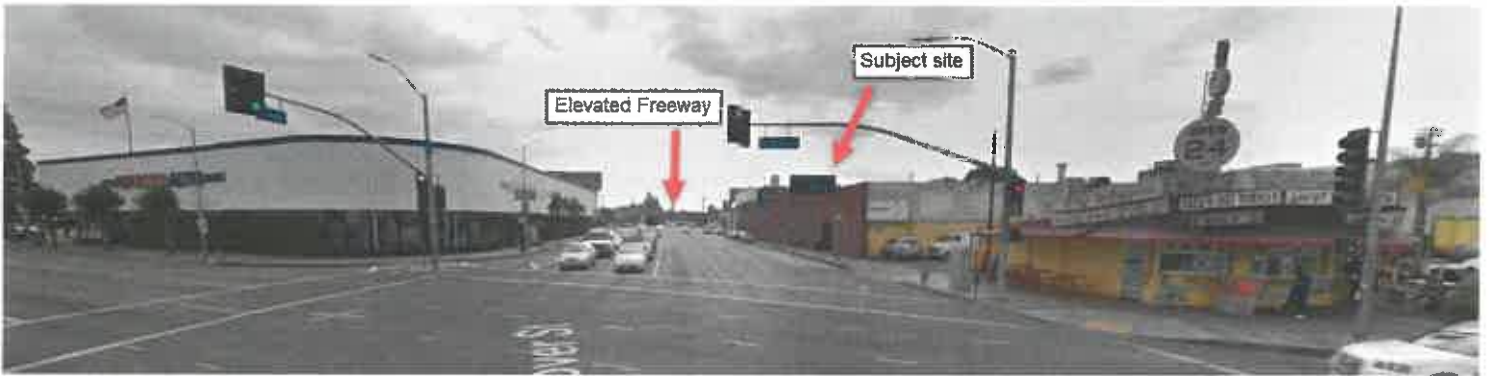
Photo Reference Index





The elevated 10 Freeway

1. The subject site along Hoover.



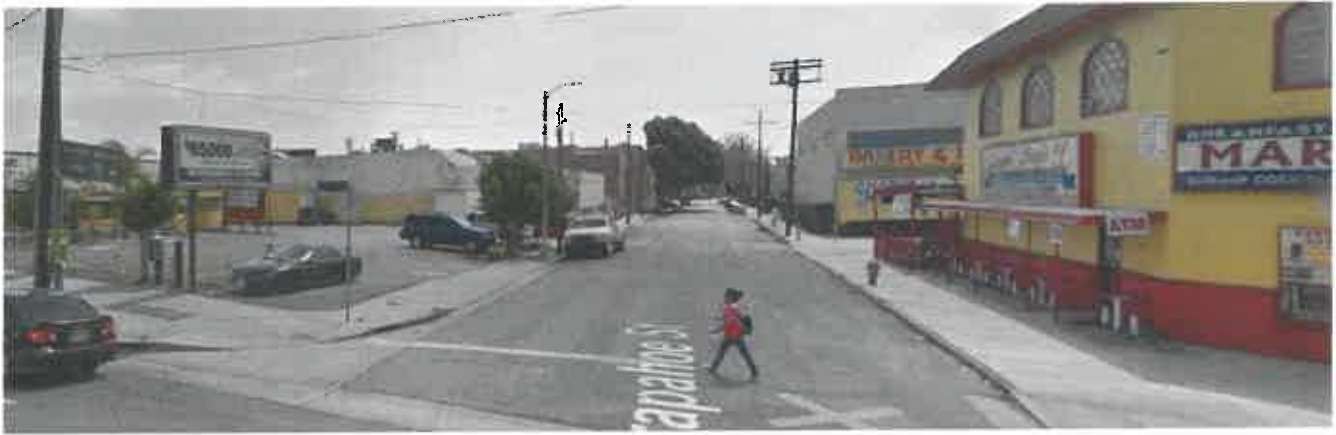
Elevated Freeway

Subject site

2. Looking southerly along Hoover Street.



3. The northerly frontage of the subject site along Washington Boulevard



4. Looking southerly along Arapahoe Street



5. Commercial and industrial uses across Arapahoe from the new proposed CM-1 Zone (from P-1 Zone).



6. Multiple family residential along the southerly portion of Arapahoe across from proposed parking and landscaped buffer.



7. The southerly portion of the block along Arapahoe.



8. Looking northerly at the parking lot access from 20th Street and the adjacent Arapahoe.



9. Abutting property across 20th Street to the south (the Dunn Edward Paint retail store).



10. Looking southerly from Arapahoe and 20th Street. You can see the elevated freeway and truck bays.



11. The southeast corner of the subject site developed with a mini-shopping center - not a part of the subject site.



12. Closer view of the mini shopping center at Hoover and 20th on southeastern corner of the property.



13. Looking northerly along Hoover.



14. Midblock looking northerly along Hoover.



15. Looking easterly along Washington Boulevard.



16. Looking northerly along Hoover Street at Washington Boulevard.



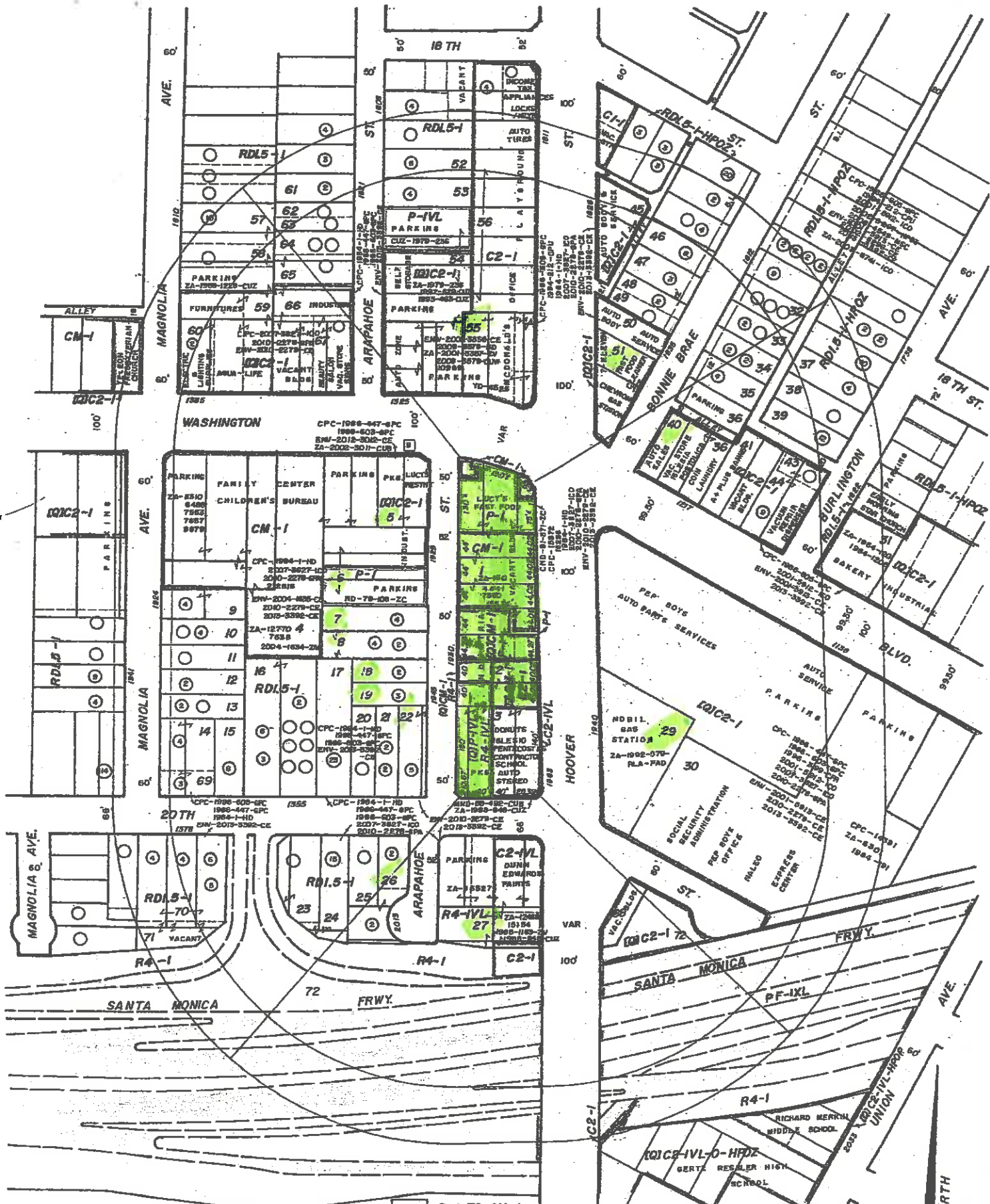
17. Chevron Gas Station abutting site at the easterly corner of Washington, Hoover and 20th.



18. McDonald's and Auto Zone uses abutting across Washington Boulevard to the north.



19. McDonald's restaurant abutting across Washington Boulevard to the north.



UPDATED

CASE NO. 117117
 DATE [REDACTED]
 D.M. 1275A 201
 126 B 197, 126A 201
 SCALE 1"=100'
 USES FIELD

ZONE CHANGE/CONDITIONAL USE-A,B
 SITE PLAN REVIEW

T.B. PAGE 634 GRID B-5
 C.D. I C.T. 2216.02 P.A. 105 SCL

- ☐ P-1 TO CM-1
- ☐ ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- ☐ ON-SITE CONSUMPTION OF BEER AND/OR WINE
- ☐ OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- ☐ OFF-SITE CONSUMPTION OF BEER AND/OR WINE

LEGAL: SEE APPLICATION

1.90 AC.

TM G SOLUTIONS, INC.
 19401 S VERMONT AVE, N#B-201-H
 TORRANCE, CA 90502
 (310) 532 0446

SUMMARY TABLE

PROJECT ADDRESS
LEGAL DESCRIPTION
 LOT: PORTIONS OF LOTS 2, 3, 4, 5, 6 & 7 BLOCK: A
 TRACT: B.F. HALL'S SUBDIVISION
 AND
 LOT: PORTIONS OF LOTS 1 & 2
 TRACT: FREEMAN TRACT
 APN: 5056-028-009, 23, 29 & PORTION OF 30

PARKING CALCULATIONS

PARKING REQUIRED
 PROPOSED PHARMACY = 34 SPACES (1/500 S.F.)

PARKING PROVIDED
 STANDARD SPACES (9'x18') = 75 SPACES
 HANDICAPPED SPACES (12'x18') = 2 SPACES
 TOTAL SPACES PROVIDED = 77 SPACES

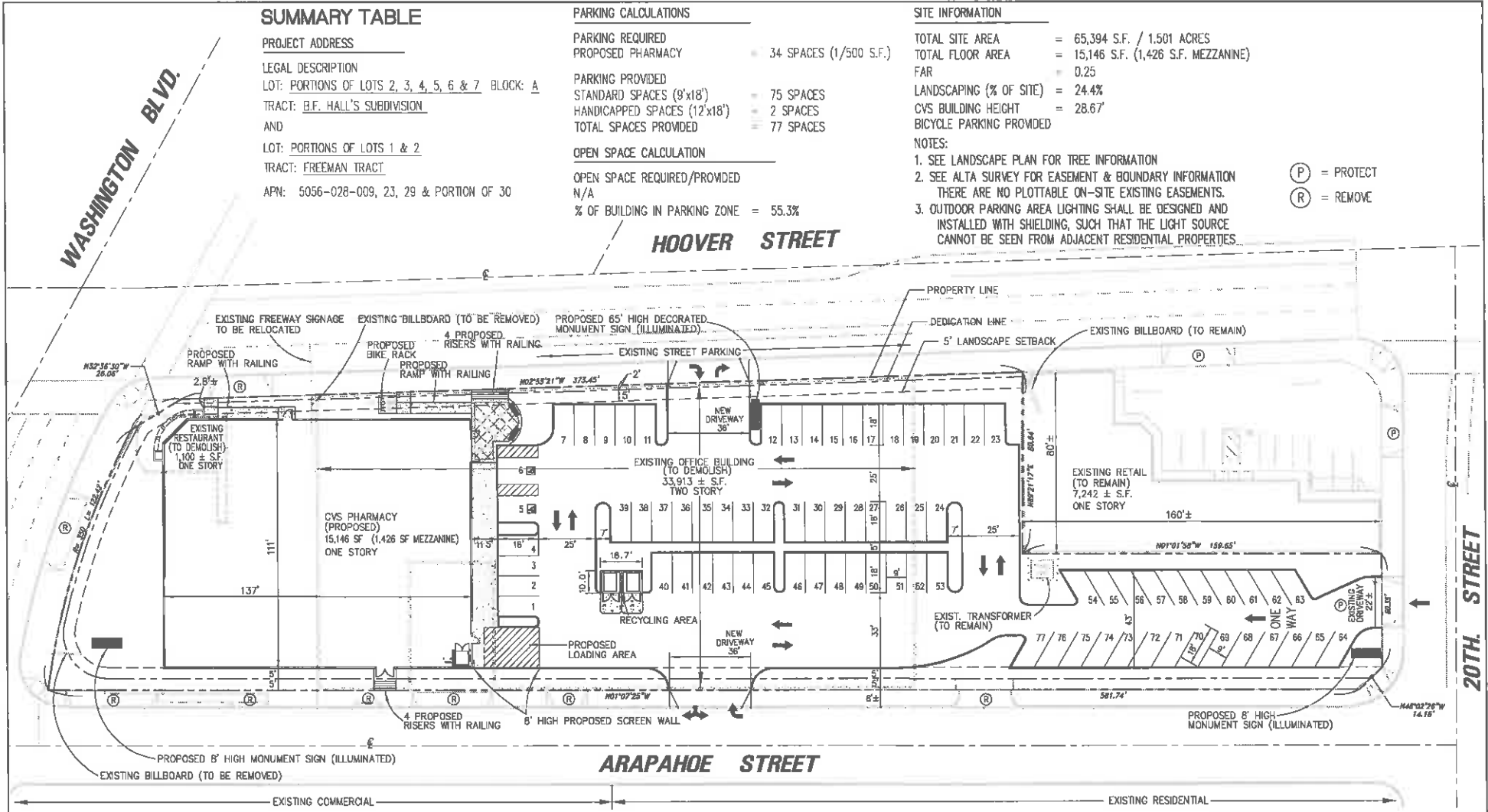
OPEN SPACE CALCULATION
 OPEN SPACE REQUIRED/PROVIDED N/A
 % OF BUILDING IN PARKING ZONE = 55.3%

SITE INFORMATION

TOTAL SITE AREA = 65,394 S.F. / 1.501 ACRES
 TOTAL FLOOR AREA = 15,146 S.F. (1,426 S.F. MEZZANINE)
 FAR = 0.25
 LANDSCAPING (% OF SITE) = 24.4%
 CVS BUILDING HEIGHT = 28.67'
 BICYCLE PARKING PROVIDED

NOTES:
 1. SEE LANDSCAPE PLAN FOR TREE INFORMATION
 2. SEE ALTA SURVEY FOR EASEMENT & BOUNDARY INFORMATION
 THERE ARE NO PLOTTABLE ON-SITE EXISTING EASEMENTS.
 3. OUTDOOR PARKING AREA LIGHTING SHALL BE DESIGNED AND
 INSTALLED WITH SHIELDING, SUCH THAT THE LIGHT SOURCE
 CANNOT BE SEEN FROM ADJACENT RESIDENTIAL PROPERTIES.

(P) = PROTECT
 (R) = REMOVE



PREPARED BY:
 Prepared by
Joseph C. Truxaw and Associates, Inc.
 Civil Engineers and Land Surveyors
 263 S. Anita Dr., Suite 111, Orange, CA. 92668 (714)935-0285 fax: (714)935-0106

PREPARED FOR:
BOOS
 DEVELOPMENT WEST
 701 N. PARKCENTER DRIVE, SUITE 110
 SANTA ANA, CA 92705
 TEL 714.953.0004

PREPARED FOR:
PLOT PLAN - PROPOSED
 S.W.C. HOPYARD ROAD & I-580 OFF-RAMP
 PLEASANTON, CA



DATE: 11-13-14
 JOB #: B0014019
 SHEET: 1 OF 1
 SCALE: 1"=40'

Please click on an image to the right to view



8538789

Currently selected image: 8538789

| | | | |
|--|--|---------------------|---|
| 1300 E. Washington | | Address of Building | CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY CERTIFICATE OF |
| W. S. Squair | | Owner's Address | |
| 8530 S. Main St. | | Owner's Address | Date Certificate |
| 12012 | | Permit Number | |
| | | 117 Year | OCT 15 1947 |
| <p>This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Building Code, as follows: Chapter 1, as to permitted uses of said property; Chapters 1, 3, 4, and 5; and with the applicable requirements of the State Health Code for the following occupancies:</p> | | | |
| <p>1 Story, Type IV, Food Stand, 7' x 10', G-1 c</p> | | | |
| <p>NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety,</p> | | | <p>G. E. MORRIS Superintendent of Building</p> <p>By <i>[Signature]</i></p> |

Address of
Building

1302 W. Washington Boulevard
CITY OF LOS ANGELES



CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, at follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies:

Issued 8-24-72

Permit No. and Year WLA89693/72

Addition of 17' x 47', retail store to existing one story, Type V, 40' x 47' cafe and dining room; making a one story, Type V, 47' x 57', cafe and dining room and retail store, G-1/G-2 occupancy.

Owner

Jerry Shepard

Owner's
Address

1302 W. Washington Boulevard
Venice, California 90291

Address of
Building

1915 So. Hoover Street

CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY



NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued: 4/25/66

Permit No. and Year LA73870/64 & LA72548/64

1 story, type IIIA, 65' x 136' and 36' x 80'
irregular candy factory addition to an existing
1 story, 41' x 130' candy factory. 24 required
parking spaces provided. G-1 and G-2 occupancy.

Owner Adams & Brooks, Inc.
Owner's Address 1915 So. Hoover Street
Los Angeles, California

By T. LUCAS jm

7661 Wilrose Ave

Permit Application #: 99016 - 10000 - 19430

Bldg - Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: CC10175FO

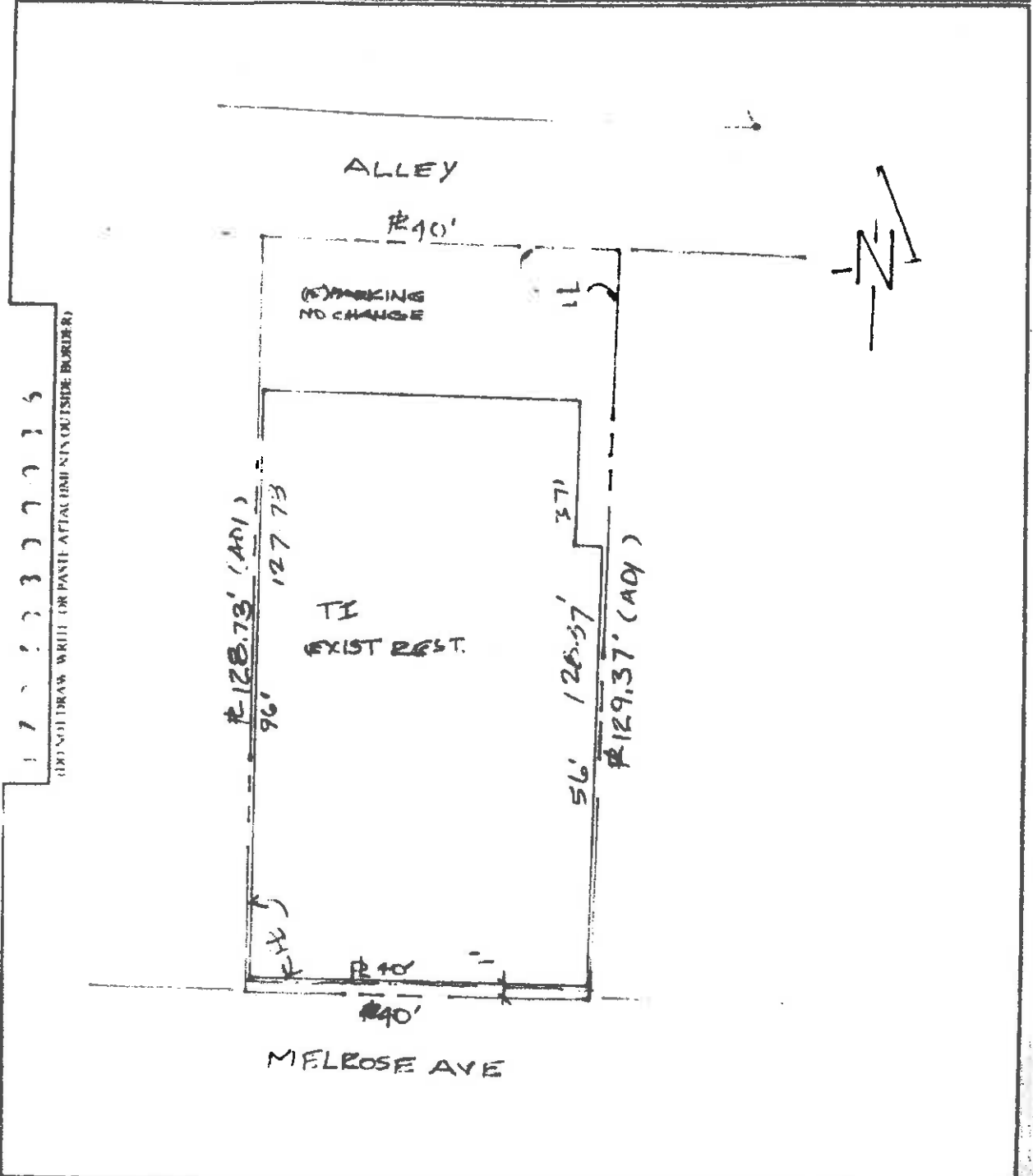
Commercial

Initiating Office: METRO

Back Room Plan Check

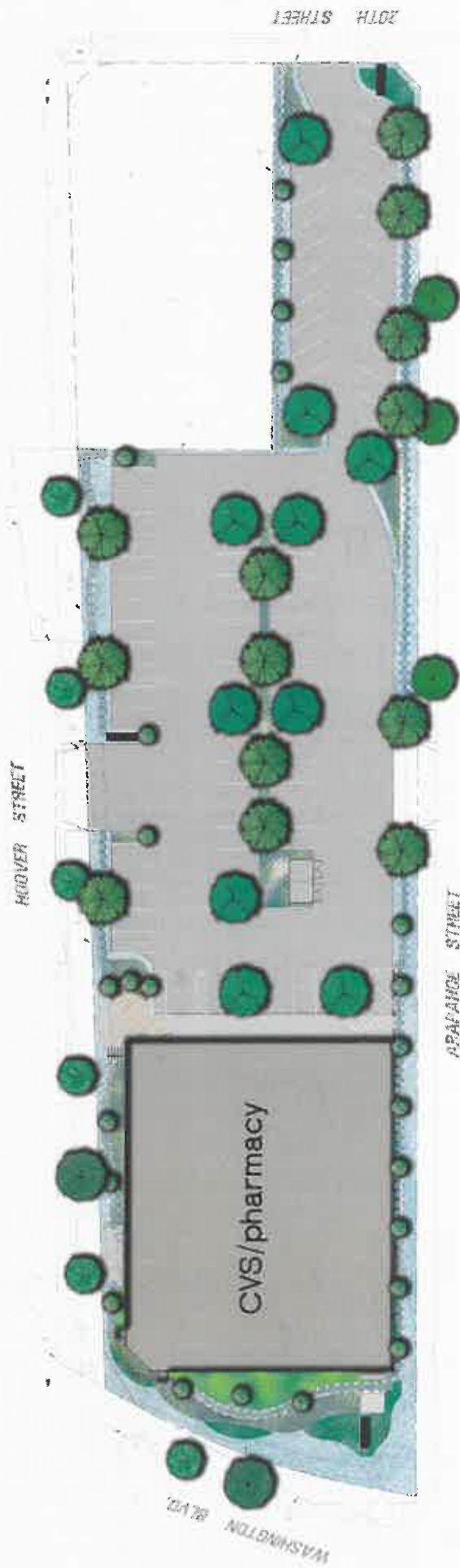
PLOT PLAN ATTACHMENT

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COUNCIL DISTRICT: 5

PLOT PLAN ATTACHMENT





PERSPECTIVE

CVS/pharmacy

WASHINGTON BLVD & HOOVER ST, LOS ANGELES, CA
05/13/2015



ABUTTING LIST / LABELS

| | | |
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| <p>APPLICANT: CVS PHARMACY C/O BOOS DEVELOPMENT WEST 701 N. PARKCENTER DRIVE SANTA ANA, CA 92705</p> | <p>REPRESENTATIVE: MARGARET TAYLOR APEX LA 5419 HOLLYWOOD BLVD #C747 LOS ANGELES, CA 90027</p> | <p>OWNER: JOHN E BROOKS (TE) P.O. BOX 7303 LOS ANGELES, CA 90007</p> |
| <p>1 BROOKS JOHN E (TE & TEMPE B BROOKS & J FAMILY TRUST 1118 WELLINGTON AVE PASADENA CA 91103-2763</p> | <p>2 ADAMS & BROOKS INC 1915 S HOOVER ST LOS ANGELES, CA 90007-1322</p> | <p>3 PARK SHIL (TE) & MINAH (TE) 3204 GREENFIELD AVENUE LOS ANGELES, CA 90034-3018</p> |
| <p>4 ALVAREZ NORBERTO & MARIA T 8723 SNOWDEN AVNEUE ARLETA, CA 91331</p> | <p>6 MACDONALD CHRISTINE B 1118 WILLINGTON AVE PASADENA CA, 91103</p> | <p>7 IRAHETA ROLANDO CORTEZ ENRIQUE 1933 ½ ARAPAHOE STREET LOS ANGELES, CA 90007-1204</p> |
| <p>8 RAMOS, ROSALBA 1986 S NORWOOD ST LOS ANGELES, CA 90007</p> | <p>18 MENDOZA IGNACIO E & ANGELITA 1939 ARAPAHOE ST LOS ANGELES, CA 90007-1217</p> | <p>19 RODRIGUEZ BERTA A 1945 ARAPAHOE ST LOS ANGELES, CA 90007-1217</p> |
| <p>22 QUESADA FABIO A (TE) & LIRA L QUESADA TR 2936 ALABAMA ST LA CRESCENTA CA 91214</p> | <p>26 BALANZA PABLO 1332 W 20TH ST LOS ANGELES CA 90007</p> | <p>27 DUNN EDWARDS CORP C/O YUH WAI S LI 4885 E 52ND PL VERNON, CA 90058-5507</p> |
| <p>28 PEP BOYS MANNY MOE & JACK C/O CAUL BEHAR 3111 W ALLEGHENY AVE PHILADELPHIA, PA 19132-1116</p> | <p>29 JDJ LLC C/O JUDITH K GOLD 344 E FLORAL AVE ARCADIA CA 91006</p> | <p>40 VENEGAS MARTIN V (TE) & MARY L VENEGAS TRUST 4975 LA CALANDRIA DR LOS ANGELES, CA 90032-3329</p> |
| <p>51 HOOVER AT WASHINGTON INC 2141 STRATFORD CIR LOS ANGELES, CA 90077-1319</p> | <p>55 WAHOOVER LLC C/O FREDERICK H LEEDS 12304 SANTA MONICA BL #204 LOS ANGELES, CA 90026</p> | <p>68 HAKHAMIAN ARASH 1415 LOMA VISTA DR BEVERLY HILLS, CA 90210-2626</p> |