

CITY CLERK'S OFFICE

2017 JUL 13 PM 12:09

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

COUNCIL FILE NO. _____

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 400; 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 Cloud Kitchens

Address 1842 W Washington Boulevard, Los Angeles, CA 90007

Type of Business Commercial Kitchen/Catering Establishment

Applicant 1842 Washington, LLC

Name _____

101 S Rossmore Avenue Los Angeles, CA 90004

Address _____

Phone Number/Fax Number _____

Property Owner 1842 Washington, LLC

Name _____

101 S Rossmore Avenue Los Angeles, CA 90004

Address _____

Phone Number/Fax Number _____

Representative Eddie Navarrette, FE Design & Consulting

Name _____

327 E 2nd St. #222, Los Angeles, CA 90012

Address _____

(213) 687-6963 x 207 / (213) 687-6926

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) ZA 2017-579(CUB)

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 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, Off-sale General

5. Size of Business 11,336 sq/ft

6. % of floor space devoted to alcoholic beverages 10%

7. Hours of Operation:

a. What are the proposed hours of operation and which days of the week will the establishment be open? 8 a.m. to 2 a.m. daily

b. What are the proposed hours of alcohol sales? 8 a.m. to 2 a.m. daily

8. Parking:

a. Is parking available on the site? (If so, how many spaces?) No

b. If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? No

c. Where? _____

d. How many off-site spaces? _____

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 and if so, how many? No

11. Will you have signs visible on the outside which advertise the availability of alcohol? No

12. How many employees will you have on the site at any given time? 8

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:

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, there will be security patrolling the property overnight and there are security cameras around the entire facility.

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.

The Shell Gas Station at 1904 W Washington has a Type 20 license.

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)

Sophia T Salvin Special Education Center (1935 S Budlong Ave.), Mission Evangelica, Dios Todo Poderoso (1836 W Washington Blvd.), Iglesia Mission Cristiana La Cosecha Final (1798 W Washington Blvd.), Religious Center (1919 S Raymond Ave.)

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

The exterior will be locked up when establishment is not open for business

19. Will the exterior of the site be illuminated with security lighting bright enough to see patrons from the street? Yes, the property owners have installed outside lights.

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? No

3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)? Yes

4. Will "fortified" wine (greater than 16% alcohol) be sold? Yes

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)? There is no posted occupancy

2. What is the proposed seating in all areas? There are no proposed seats

3. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) No

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? Yes
- b. Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?
 Yes, the facility is made up of 27 separate commercial kitchens.

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

No

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

D. PUBLIC CONVENIENCE AND NECESSITY EVALUATION

The City of Los Angeles is very concerned if a new request to sell alcohol is subject to one of the conditions below. There is a strong likelihood that the City will deny your "public convenience or necessity" application if one of the 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) 977-6083 for the determination of whether the proposed site is within a Specific Plan area, and the Community Redevelopment Agency (CRA) project staff at (213) 977-1682 or 977-1665, to determine if your site is in a CRA Project Area. If any of the five conditions listed below apply to your site, you should carefully consider if you want to file for a Public Convenience or Necessity finding.

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

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

1. Possible Benefits

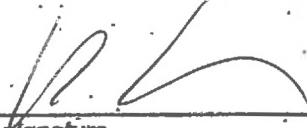
Would the business:

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

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

7/11/17

 Date

 Signature of property owner if tenant or lessee is filling application

State of _____

County of _____

On _____ before me, _____
Date Name of Notary Public

**SEE ATTACHED
 NOTARIAL
 CERTIFICATE**
 7-11-17

personally appeared _____
Name(s) of Signer(s)

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

WITNESS my hand and official seal.

 Signature of Notary Public

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

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

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

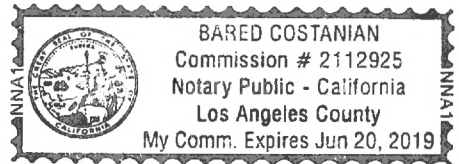
On July 11, 2017 before me, Bared Costanian, Notary Public
(insert name and title of the officer)

personally appeared Diego Berdakin
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 [Signature] (Seal)





FE DESIGN & CONSULTING

Application for Determination of “Public Convenience or Necessity”

Additional Information

1842 West Washington Boulevard, Los Angeles, CA 90007

E.

1. Possible Benefits

Would the business:

a. Employ local residents

- The facility will create approximately 100 local jobs once it is at full capacity. The business also makes use of existing food and alcohol delivery apps, which provide jobs to local delivery people.

b. Generate taxes

- The business will generate tax revenues through the commercial kitchens and the alcohol sales.

c. Provide unique goods and services

- The concept is beneficial to both tenants and the wider community. The small commercial kitchens offer the opportunity for aspiring chefs and entrepreneurs to develop their product without the expense of their own independent facility. The business model allows these operators to reach a wide range of consumers through existing delivery applications. The provision of a full line of alcohol in conjunction with prepared food is a unique amenity which can help separate their business from other food delivery options.

d. Result in an aesthetic upgrade to the neighborhood

- The location sat empty and unused for several years before the current owners purchased the property. The property owners have already made substantial upgrades to the property - they have commissioned a new mural from a local street artist on the façade, and they have added lighting and security cameras.



FE DESIGN & CONSULTING

e. Contribute to the long term economic development

- The facility is located in a State Enterprise Zone, and the business offers local jobs as well as opportunities for entrepreneurial development through the small commercial kitchens. The facility therefore contributes to long term economic development both by creating a productive and appropriate use for this property, and by offering opportunities for further economic development from entrepreneurs and local chefs.

f. Provide a beneficial cultural/entertainment outlet

- The facility in itself is not a destination because there is no on-site food or alcohol consumption. However, the model allows customers to purchase everything to enjoy a night at home. Consumers can use one phone application to purchase prepared food and alcohol, and can have it all delivered at once. This makes it easier for consumers to get exactly what they need to enjoy an evening at home.

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**

As part of the Conditional Use Permit process, Officer Guzman from Olympic Area Vice toured the site. The LAPD was unopposed to the request to sell a full line of alcohol for off-site consumption.

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

- a. The method of business operation: (large volume of alcohol sales to food sales, “late” hours (after midnight), high percent unskilled (no ABC training class) staff, high percent of underage (under 21) staff, etc...)**



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- The business model at this site is unique. The majority of the business is the 27 separate commercial kitchens, and none of the kitchen staff or tenants will be involved in alcohol sales. Instead, the property owner will have on-site staff who will handle all alcohol sales. These employees will be fully trained with LAPD STAR training. The business will remain open until 2 a.m. but the sales will predominantly be for delivery – there will be very little on-site retail activity.
- b. Would the business duplicate a nearby business already in existence?**
- No. There is no facility exactly like this in the City of Los Angeles.
- c. Other non-alcohol sales business operations available, e.g., more specialty products, broader range of items like fresh meats or fruits and vegetables, etc.**
- The facility is currently operating without alcohol sales. The commercial kitchens take up the majority of the space and are the bulk of the business. However, the property owners would like to offer alcohol sales in conjunction with the food to provide that additional amenity to consumers. The provision of alcohol will not affect the food sales or the availability of food options.

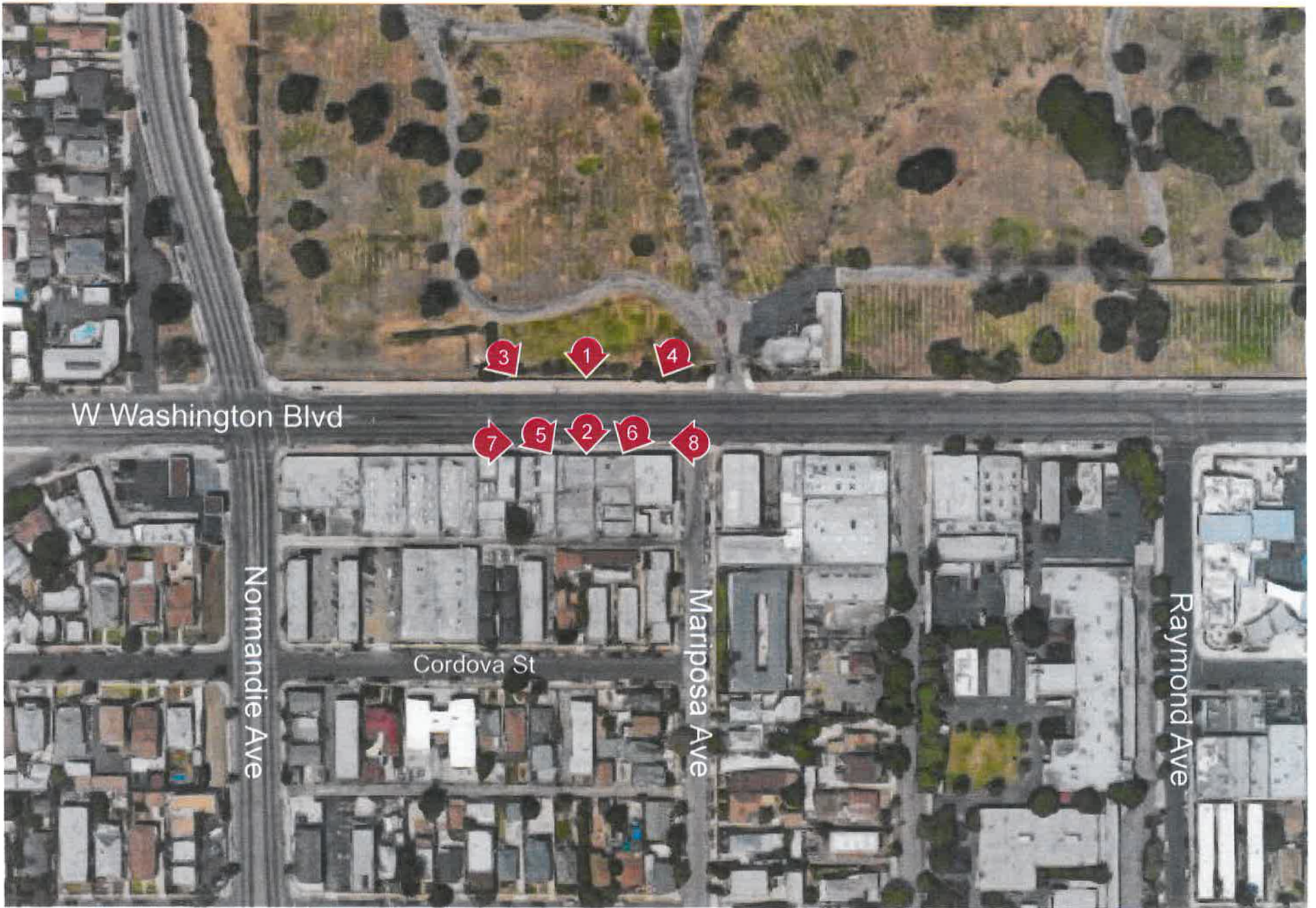


PHOTO KEY

Cloud Kitchens
1842 W Washington Blvd, Los Angeles, CA 90007



FE DESIGN & CONSULTING



1
W Washington Blvd, across street facing subject site. Direction: South



2
W Washington Blvd, on sidewalk facing subject site. Direction: South



3
W Washington Blvd, across street facing subject site. Direction: Southeast



4
W Washington Blvd, across street facing subject site. Direction: Southwest



W Washington Blvd, on sidewalk facing subject site. Direction: Southeast



W Washington Blvd, on sidewalk facing subject site. Direction: Southwest



W Washington Blvd, on sidewalk along subject site. Direction: East



W Washington Blvd, on sidewalk along subject site. Direction: West

1840 - 1850 W Washington Blvd



Permit #: B15WL06305
Plan Check #: B15WL06305
Event Code:

15016 - 30000 - 27318

Printed: 02/24/16 09:33 AM

Bldg-Alter/Repair GREEN - MANDATORY Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 02/24/2016 Last Status: Issued Status Date: 02/24/2016
---------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------

L TRACT	BLOCK	LOT(s)	ABB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
BONITO TRACT		2		M R 19-5	126B197 737	5075 - 028 - 002
BONITO TRACT		3		M R 19-5	126B197 738	5075 - 028 - 003

3. PARCEL INFORMATION Area Planning Commission - South Los Angeles LADBS Branch Office - LA Council District - 1 Certified Neighborhood Council - Pico Union Community Plan Area - South Los Angeles	Census Tract - 2216.02 District Map - 126B197 Energy Zone - 9 Fire District - 2 Near Source Zone Distance - 1.2	School Within 500 Foot Radius - YES Thomas Brothers Map Grid - 633-J5
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------

ZONES(S): [Q]CM-1

4. DOCUMENTS ZI - ZI-2374 LOS ANGELES STATE ENTER ORD - ORD-173809-SA635 ZI - ZI-2412 Fast Food Establishments ORD - ORD-180103 ZI - ZI-2427 FWY Adj Advisory Notice for Se CPC - CPC-18001 ORD - ORD-129726	ORD - ORD-173809-SA635 ORD - ORD-180103 CPC - CPC-18001 CPC - CPC-1996-399-CPR	CPC - CPC-2007-3827-ICO CPC - CPC-2010-2278-GPA CDBG - LARC-Los Angeles CDBG - LARZ-Central City	CDBG - SEZ-LOS ANGELES STATE ENTEI AFF - AF-89-850970-MB
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5. CHECKLIST ITEMS Special Inspect - Epoxy Injection Permit Flag - Fire Life Safety by LADBS Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): BARON, KEVIN TR FRANK BARON TRUST 3200 CAMINO DEL SOL, OXNARD CA 93030 -- Tenant: Applicant: (Relationship: Agent for Owner) ERIC NEWMAN - - (310) 384-9473

For Cashier's Use Only W/O #: 51627318

7. EXISTING USE (12) Manufacturing	PROPOSED USE (17) Catering Establishment
----------------------------------------------	----------------------------------------------------

8. DESCRIPTION OF WORK Change of use and remodel existing manufacturing building to commercial kitchen/ catering establishment.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Marjan Shenasi OK for Cashier: Natalie Zarate Roberts Signature: <i>Natalie Zarate</i>	DAS PC By: Shine Lin Coord. OK: Date: 02/24/2016

11. PROJECT VALUATION Final Fee Period	PC Valuation:
Permit Valuation: \$250,000	
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS Plot Plan <i>VP</i>

For inspection requests, call toll-free (888) LA4BUILD (524-2645). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

LA ERIC 103078793 2/24/2016 9:33:37 AM	
BUILDING PERMIT COMM	\$1,555.75
BUILDING PLAN CHECK	\$0.00
BUILDING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$31.12
EI COMMERCIAL	\$70.00
ONE STOP SURCH	\$33.14
SYSTEMS DEVT FEE	\$99.41
CITY PLANNING SURCH	\$95.21
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$79.34
CA BLDG STD COMMISSION SURCHARGE	\$10.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$1,983.97

Permit #: 150163000027318
Building Card #: 2016LA60330
Receipt #: 0103549343



1050302201606484

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total remaining numeric value")

15016 - 30000 - 27318

(P) F1 Occ. Group: 0 Sqft / 11336 Sqft
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Stall
 (P) Type V-A Construction

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** Lot tie affidavit 20160174759 recorded on 2/18/16

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(C) ALBERTI PEDRO LEOPOLDO

7257 ROSEWOOD AVE,

LOS ANGELES, CA 90036

B

635780

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury 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. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 635780 Contractor: ALBERTI PEDRO LEOPOLDO**18. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUND Policy Number: 1870423

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, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS 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 and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: PEDRO ALBERTI

Sign: _____

Date: 02/24/2016

Contractor



Authorized Agent

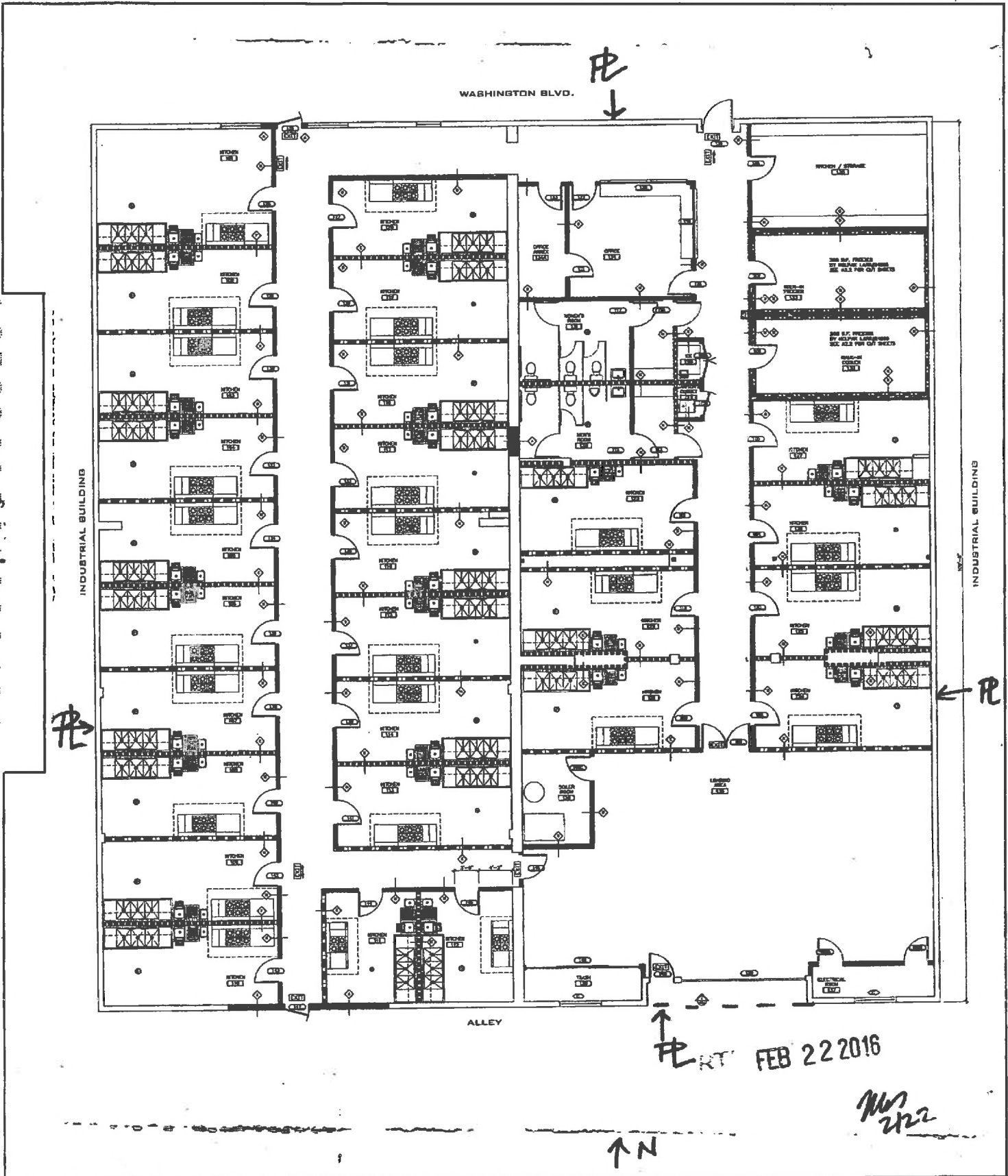
Bldg-Alter/Repair
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B15WL06305FO
Initiating Office: WEST LA
Printed on: 02/22/16 15:33:43

PLOT PLAN ATTACHMENT

1050302201606484



CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER **BARON, KEVIN TR**
FRANK BARON TRUST

3200 CAMINO DEL SOL
OXNARD CA **93030**

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof Section

CERTIFICATE: **Issued-Valid** **DATE:**
BY: **HAMID PISHEHVAR** **01/31/2017**

GREEN - MANDATORY

SITE IDENTIFICATION
ADDRESS: 1840-1850 W WASHINGTON BLVD 90007

<u>TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>CO. MAP REF #</u>	<u>PARCEL PIN</u>	<u>APN</u>
BONITO TRACT		2		M R 19-5	126B197 737	5075-028-002

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

COMMENT **Change of use and remodel existing manufacturing building to commercial kitchen/ catering establishment.**

USE **PRIMARY** **OTHER**
Catering Establishment **(-) None**

PERMITS
15016-30000-27318 | 15016-30000-28248 | 15016-30001-27318 |

STRUCTURAL INVENTORY

ITEM DESCRIPTION	CHANGED	TOTAL
Type V-A Construction		
F1 Occ. Group	0 Sqft	11336 Sqft
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	



APPROVAL

CERTIFICATE NUMBER 145682
BRANCH OFFICE: LA
COUNCIL DISTRICT: 1
BUREAU: INSPECTN
DIVISION: BLDGINSP
STATUS: CofO Issued
STATUS BY: HAMID PISHEHVAR
STATUS DATE: 01/31/2017

[Signature]
APPROVED BY: HAMID PISHEHVAR
EXPIRATION DATE:

PERMIT DETAIL

PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
15016-30000-27318	1840-1850 W Washington Blvd	Change of use and remodel existing manufacturing building to commercial kitchen/ catering establishment.	CofO Issued - 01/31/2017 HAMID PISHEHVAR
15016-30000-28248	1840 W Washington Blvd	Early start permit to demolish interior non-bearing partitions.	Permit Finaled - 01/27/2017 TIMOTHY M LYNN
15016-30001-27318	1840-1850 W Washington Blvd	Supplemental to 15016-30000-27318 for structural revisions and changes to wall layout.	Permit Finaled - 01/27/2017 TIMOTHY M LYNN

PARCEL INFORMATION

Area Planning Commission: South Los Angeles	Census Tract: 2216.02	Certified Neighborhood Council: Pico Union
Community Plan Area: South Los Angeles	Council District: 1	District Map: 126B197
Energy Zone: 9	Fire District: 2	LADBS Branch Office: LA
Near Source Zone Distance: 1.2	School Within 500 Foot Radius: YES	Thomas Brothers Map Grid: 633-J5
Zone: JQICM-1		

PARCEL DOCUMENT

Affidavit (AFF) AF-89-850970-MB	City Planning Cases (CPC) CPC-18001	City Planning Cases (CPC) CPC-1996-399-CPR
City Planning Cases (CPC) CPC-2007-3827-ICO	City Planning Cases (CPC) CPC-2010-2278-GPA	Community Development Block Grant (CDBG) LARC-Los Angeles
Community Development Block Grant (CDBG) LARZ-Central City	Community Development Block Grant (CDBG) SEZ-LOS ANGELES STATE ENTERPRISE ZONE	Ordinance (ORD) ORD-129726
Ordinance (ORD) ORD-173809-SA635	Ordinance (ORD) ORD-180103	Zoning Information File (ZI) ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
Zoning Information File (ZI) ZI-2412 Fast Food Establishments	Zoning Information File (ZI) ZI-2427 FWY Adj Advisory Notice for Sensitive Uses	

CHECKLIST ITEMS

Attachment - Plot Plan	Permit Flag - Fire Life Safety by LADBS	Permit Flag - Not a Fire Life Safety Project
Special Inspect - Epoxy Injection	Std. Work Descr - Seismic Gas Shut Off Valve	

PROPERTY OWNER, TENANT, APPLICANT INFORMATION

OWNER(S)		
Baron, Kevin Tr Frank Baron Trust	3200 Camino Del Sol	OXNARD CA 93030
TENANT		
APPLICANT		
Eric Newman	Relationship: Agent for Owner	(310) 384-9473

BUILDING RELOCATED FROM:

(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION

NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) Alberti Pedro Leopoldo	7257 Rosewood Ave,	Los Angeles, CA 90036	B	635780	(213) 305-1870
(C) Alberti Pedro Leopoldo	7257 Rosewood Ave,	Los Angeles, CA 90036	B	635780	
(C) Restaurant Builders & Design Services Inc	17785 Sky Park Circle Ste K,	Irvine, CA 92614	B	1010176	(818) 447-1736
(E) Christiansen, Scott	1003 Wilshire Blvd 202,	Santa Monica, CA 90401	NA	C37989	

SITE IDENTIFICATION-ALL

ADDRESS:
1840-1850 W WASHINGTON BLVD 90007

LEGAL DESCRIPTION-ALL

TRACT	BLOCK	LOT(s)	ARB	CO.MAP REF #	PARCEL PIN	APN
BONITO TRACT		2		M R 19-5	126B197 737	5075-028-002
BONITO TRACT		3		M R 19-5	126B197 738	5075-028-003



COMPSTAT

Olympic Area Profile

06/04/17 - 07/01/17



	AREA COMMANDING OFFICER: Rank: Date of Rank: Date Assigned Area: LAPD Appointment Date:	David J. Kowalski CAPT-III June 29, 2016 June 29, 2016 July 8, 1996		PATROL DIVISION COMMANDING OFFICER: Rank: Date of Rank: Date Assigned Area: LAPD Appointment Date:	Alejandro Vargas CAPT-I March 19, 2017 March 19, 2017 August 9, 1993
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CRIME STATISTICS for week ending 07/01/17																											
VIOLENT CRIMES	06/04/17 TO 07/01/17		05/07/17 TO 06/03/17		%		05/07/17 TO 06/03/17		04/09/17 TO 05/06/17		%		YTD 2017		YTD 2016		%		YTD 2017		YTD 2015		%				
			Change		Change		Change		Change		Change		Change		Change		Change		Change		Change		Change				
HOMICIDE	0	2	-100.0%	2	0	N.C.*	4	5	-20.0%	4	6	-33.3%	23	24	-4.2%	23	44	-47.7%	18	18	0.0%	41	62	-33.9%			
RAPE (121,122)	5	4	25.0%	4	6	-33.3%	23	24	-4.2%	23	44	-47.7%	18	12	50.0%	18	18	0.0%	18	18	0.0%	341	310	10.0%	341	307	11.1%
RAPE (815,820,821)	0	2	-100.0%	2	3	-33.3%	18	12	50.0%	18	18	0.0%	18	12	50.0%	18	18	0.0%	18	18	0.0%	332	313	6.1%	332	284	16.9%
TOTAL RAPE	5	6	-16.7%	6	9	-33.3%	41	36	13.9%	41	62	-33.9%	41	36	13.9%	41	62	-33.9%	41	36	13.9%	341	310	10.0%	341	307	11.1%
ROBBERY	52	58	-10.3%	58	42	38.1%	341	310	10.0%	341	307	11.1%	341	310	10.0%	341	307	11.1%	341	310	10.0%	341	307	11.1%	341	307	11.1%
AGGRAVATED ASSAULTS	52	48	8.3%	48	48	0.0%	332	313	6.1%	332	284	16.9%	332	313	6.1%	332	284	16.9%	332	313	6.1%	332	284	16.9%	332	284	16.9%
TOTAL VIOLENT	109	114	-4.4%	114	99	15.2%	718	664	8.1%	718	659	9.0%	718	664	8.1%	718	659	9.0%	718	659	9.0%	718	659	9.0%	718	659	9.0%

PROPERTY CRIMES	06/04/17 TO 07/01/17		05/07/17 TO 06/03/17		%		05/07/17 TO 06/03/17		04/09/17 TO 05/06/17		%		YTD 2017		YTD 2016		%		YTD 2017		YTD 2015		%				
			Change		Change		Change		Change		Change		Change		Change		Change		Change		Change		Change				
BURGLARY	55	58	-5.2%	58	57	1.8%	314	338	-7.1%	314	306	2.6%	314	338	-7.1%	314	306	2.6%	314	338	-7.1%	314	306	2.6%	314	306	2.6%
MOTOR VEHICLE THEFT	62	81	-23.5%	81	64	26.6%	430	371	15.9%	430	262	64.1%	430	371	15.9%	430	262	64.1%	430	371	15.9%	430	262	64.1%	430	262	64.1%
BTFV	127	143	-11.2%	143	134	6.7%	938	883	6.2%	938	704	33.2%	938	883	6.2%	938	704	33.2%	938	883	6.2%	938	704	33.2%	938	704	33.2%
PERSONAL/OTHER THEFT	86	108	-20.4%	108	87	24.1%	638	623	2.4%	638	641	-0.5%	638	623	2.4%	638	641	-0.5%	638	623	2.4%	638	641	-0.5%	638	641	-0.5%
TOTAL PROPERTY	330	390	-15.4%	390	342	14.0%	2320	2215	4.7%	2320	1913	21.3%	2320	2215	4.7%	2320	1913	21.3%	2320	2215	4.7%	2320	1913	21.3%	2320	1913	21.3%
TOTAL PART I	439	504	-12.9%	504	441	14.3%	3038	2879	5.5%	3038	2572	18.1%	3038	2879	5.5%	3038	2572	18.1%	3038	2879	5.5%	3038	2572	18.1%	3038	2572	18.1%

Child/Spousal Abuse (Part I & II)*	65	62	4.8%	62	57	8.8%	410	391	4.9%	410	382	7.3%	410	391	4.9%	410	382	7.3%	410	391	4.9%	410	382	7.3%	410	382	7.3%
SHOTS FIRED	2	3	-33.3%	3	0	N.C.*	15	21	-28.6%	15	29	-48.3%	15	21	-28.6%	15	29	-48.3%	15	21	-28.6%	15	29	-48.3%	15	29	-48.3%
SHOOTING VICTIMS	1	2	-50.0%	2	0	N.C.*	6	13	-53.8%	6	13	-53.8%	6	13	-53.8%	6	13	-53.8%	6	13	-53.8%	6	13	-53.8%	6	13	-53.8%

ARREST STATISTICS for week ending 07/01/17																											
ARRESTS	06/04/17 TO 07/01/17		05/07/17 TO 06/03/17		%		05/07/17 TO 06/03/17		04/09/17 TO 05/06/17		%		YTD 2017		YTD 2016		%		YTD 2017		YTD 2015		%				
			Change		Change		Change		Change		Change		Change		Change		Change		Change		Change		Change				
HOMICIDE	2	2	0.0%	2	3	-33.3%	11	4	175.0%	11	5	120.0%	11	4	175.0%	11	5	120.0%	11	4	175.0%	11	5	120.0%	11	4	175.0%
RAPE	0	0	N.C.*	0	2	-100.0%	3	6	-50.0%	3	2	50.0%	3	6	-50.0%	3	2	50.0%	3	6	-50.0%	3	2	50.0%	3	2	50.0%
ROBBERY	13	13	0.0%	13	14	-7.1%	81	70	15.7%	81	76	6.6%	81	70	15.7%	81	76	6.6%	81	76	6.6%	81	76	6.6%	81	76	6.6%
AGGRAVATED ASSAULT**	45	43	4.7%	43	29	48.3%	245	241	1.7%	245	279	-12.2%	245	241	1.7%	245	279	-12.2%	245	241	1.7%	245	279	-12.2%	245	279	-12.2%
BURGLARY	11	14	-21.4%	14	5	180.0%	59	66	-10.6%	59	50	18.0%	59	66	-10.6%	59	50	18.0%	59	66	-10.6%	59	50	18.0%	59	50	18.0%
LARCENY	12	15	-20.0%	15	13	15.4%	74	68	8.8%	74	87	-14.9%	74	68	8.8%	74	87	-14.9%	74	68	8.8%	74	87	-14.9%	74	87	-14.9%
MOTOR VEHICLE THEFT	17	8	112.5%	8	8	0.0%	65	59	10.2%	65	53	22.8%	65	59	10.2%	65	53	22.8%	65	59	10.2%	65	53	22.8%	65	53	22.8%
TOTAL VIOLENT	60	58	3.4%	58	48	20.8%	340	321	5.9%	340	362	-6.1%	340	321	5.9%	340	362	-6.1%	340	321	5.9%	340	362	-6.1%	340	362	-6.1%
TOTAL PART I	100	95	5.3%	95	74	28.4%	538	514	4.7%	538	552	-2.5%	538	514	4.7%	538	552	-2.5%	538	514	4.7%	538	552	-2.5%	538	552	-2.5%
TOTAL ALL ARRESTS	309	329	-6.1%	329	311	5.8%	2049	2241	-8.6%	2049	2122	-3.4%	2049	2241	-8.6%	2049	2122	-3.4%	2049	2241	-8.6%	2049	2122	-3.4%	2049	2122	-3.4%

*Part II Child/Spousal Abuse Simple Assaults not included in Part I Aggravated Assaults above to comply with the FBI's Uniform Crime Reporting guidelines.

**Statistics include domestic violence.

N.C. - Not Calculable

Statistics are based on the date the crime or arrest occurred.

1842 Washington, LLC (A)(O)
101 S Rossmore Avenue
Los Angeles, California 90004

9)
Mision Evangelica Dios Todopoderoso
1832 W Washington Blvd
Los Angeles, California 90007

18)
Josefa L Romero
1847 Cordova Street
Los Angeles, California 90007

6)
Angelus Rosedale, Inc
3875 Crenshaw Blvd
Los Angeles, California 90008

10)
Pedro & Maria Rangel
8707 Lankershim Blvd
Sun Valley, California 91352

19)
Juan J Lopez
P.O Box 3649
Montebello, California 90640

8)
Rosedale Cemetery Assn Ltd
1831 W Washington Blvd
Los Angeles, California 90007

17)
Westland Properties Thirteen, LLC
520 W Willow Street
Long Beach, California 90806

FE Design & Consulting (R)
327 E 2nd Street #222
Los Angeles, California 90012
Attn: Manny Diaz