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November 7, 2017

CVS Pharmacy (A)  
c/o Vanessa Delgado, Boos  
Development Group, Inc.  
701 Parkcenter Drive  
Los Angeles, CA 92705

Harry and Kyung S Hahn (O)  
3201 Wilshire Boulevard  
Los Angeles, CA 90010

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

CASE NO. ZA 2017-2946(CUB)  
CONDITIONAL USE  
3201 West Wilshire Boulevard  
Wilshire Planning Area  
Zone : C4-2  
D. M. : 132B197 and 135B197  
C. D. : 10  
CEQA : ENV-2017-2947-MND  
Legal Description: FR 10, Block 8,  
Copenhagen 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 a new pharmacy/retail store in the C4-2 Zone,

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 Department of City Planning ("DEPARTMENT OF CITY PLANNING") and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Authorized herein is the sale and dispensing of full line of alcoholic beverages for off-site consumption, in conjunction with a new 16,803 square-foot pharmacy/market, operating 24 hours, daily.
7. 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.
8. **Complaint Log.** A 24-hour "hot line" and email address shall be provided for complaints or concerns from the community regarding the operation of the store. The 24-hour phone number and email address shall be posted at the following locations:
  - a. Entry, visible to pedestrians
  - b. Customer service desk, front desk or near the hostess station

The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved. This log shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department of City Planning. Complaints shall be responded to within 24 hours.

9. Within the first six months of utilizing the grant at this establishment, all employees involved with the sale of a full line of alcohol 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 referencing Case No. ZA-2017-2946-CUB, from the Police Department to the Department of City Planning as evidence of compliance.
10. The applicant shall be responsible for maintaining free of debris or litter the area adjacent to the premises over which they have control, including the sidewalk in front of the establishment.

11. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
12. 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.
13. 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.
14. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism or truancy occur.

### **Administrative Conditions**

15. 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 including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning 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 Department of City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.
16. 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. Upon this review, the Zoning Administrator may

modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

17. A camera surveillance system shall be installed to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recorded tapes/images shall be maintained for a minimum period of [30 days]. The tapes shall be furnished to the Los Angeles Police Department upon request. The plan must be reviewed and approved by the Police Department. The approved plan will be maintained by the DEPARTMENT OF CITY PLANNING and be made available to the Police Department and the Department of Building and Safety for the purpose of verification or inspections.
18. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 19.01-E,3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City. Within 12 to 18 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file. The owner/operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
19. **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, in whole or in part, 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, in whole or in part, 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 \$50,000. 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 (ii).

- 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 (ii).
- 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 **NOVEMBER 22, 2017**, 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:

<b>Downtown</b>	<b>San Fernando Valley</b>	<b>West Los Angeles</b>
Figueroa Plaza 201 North Figueroa Street, 4th Floor Los Angeles, CA 90012 <u>(213) 482-7077</u>	Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Room 251 Van Nuys, CA 91401 <u>(818) 374-5050</u>	West Los Angeles Development Services Center 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 <u>(310) 231-2598</u>

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 November 1, 2017, 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 Section 12.24-W have been established by the following facts:

### BACKGROUND

The subject property is a flat, rectangular-shaped, 19,366 square-foot double corner lot with an approximately 130-foot long frontage along Vermont Avenue and an approximately 150-foot long frontage along Wilshire Boulevard. The site is located at the northwest corner of Wilshire Boulevard and Vermont Avenue, with an alley along the north property line. The property is improved with a gasoline station and 3,400 square-foot convenience store with 13 on-site parking spaces.

The existing use has been operating at this location since 1996, Case No. ZA 95-0474(CUZ) and has operated 24 hours daily. The site is subject to a 5-foot building line fronting Wilshire Boulevard.

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, in the C4-2 Zone.

The surrounding land uses consist of a one-story commercial building occupied by auto leasing, restaurants, and surface parking to the north across an alley in the C2-2 Zone. Properties south across Wilshire Boulevard are zoned C4-2 and are developed with multi-story commercial buildings occupied by a bank and offices. Properties to the west are zoned C4-2 Zone and are developed with the Consulate General of Republic of Korea office building and parking. Properties to the east across Vermont Avenue are zoned C4-2 and are developed a multi-story mixed-use commercial and residential building and the Metro Red Line Station.

Wilshire Boulevard, abutting the property to the south, is an Avenue I dedicated to a width of 100 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk.

Vermont Avenue, abutting the property to the east, is an Avenue I, dedicated to a width of 102 feet and improved with asphalt roadway and concrete curb, gutter, and sidewalk.

#### **Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property:**

Case No. ZA 2013-2925(CUB) - On January 10, 2014, the Zoning Administrator approved a conditional use to permit the sale and dispensing of beer and wine for off-site consumption in conjunction with an existing mini-market and gasoline station in the C4-2 Zone.

Case No. ZA 2008-4274(CUB) - On December 4, 2009, the Zoning Administrator denied a conditional use to permit to allow the sale and dispensing of beer and wine for off-site consumption, in conjunction with an existing mini-market and a gasoline station. The case was appealed under Case No. ZA-2008-4274(CUB)(1A) to the Central Area Planning Commission. At its meeting on April 13, 2010, the Central APC denied the appeal and sustained the decision of the Zoning Administrator.

Case No. ZA 95-0474(CUZ) - On April 1, 1996, the Zoning Administrator approved a conditional use to allow an automobile service station and mini-shopping center in the C4 Zone operating 24 hours daily.

#### **Previous Cases, Affidavits, Permits, and Orders on Surrounding Properties:**

Case No. ZA 2016-1751(CUB) – On October 28, 2016, the Zoning Administrator approved a conditional use to allow the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing karaoke studio in the C4-2 Zone, located at 3275 Wilshire Boulevard, Unit 102.

Case No. ZA 2014-2116(CUB) – On November 14, 2014, the Zoning Administrator approved a conditional use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant, located at 3150 West Wilshire Boulevard, Suite 114.



Case No. ZA 2014-0589(CUB) – On June 27, 2014, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a proposed new restaurant in the C4-2 Zone, located at 3150 Wilshire Boulevard, Suite 116.

Case No. ZA 2013-2817(CUB) - On February 19, 2014, the Zoning Administrator approved a Conditional Use to permit the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing karaoke studio, located at 3275 Wilshire Boulevard, #102.

Case No. ZA 2013-2279(CUB) - On February 26, 2014, the Zoning Administrator approved a Conditional Use to permit the continued sale and dispensing of beer and wine for on-site consumption in conjunction with a restaurant in the C4-2 Zone, located at 3285 Wilshire Boulevard.

### **Public Hearing**

A public hearing was conducted by the Associate Zoning Administrator on November 1, 2017, in Room 1020 at the City Hall in downtown Los Angeles. The hearing was attended by the applicant's representative, Ms. Margaret Taylor and by a representative of Council District 10, Mr. Jordan Berhoukhim. No members of the public attended the hearing.

Ms. Taylor indicated that the applicant is requesting a Conditional Use to allow the off-site sale of a full line of alcoholic beverages in conjunction with a new CVS Pharmacy. She indicated that the subject site is located at the northwest corner of Wilshire Boulevard and Western Avenue and is improved with a Shell Gas Station. Ms. Taylor noted that the site will be redeveloped, the fuel station will be demolished and the CVS Pharmacy will be a free-standing store with one level of subterranean parking. The pharmacy will be located at ground level and will contain approximately 14,593 square feet plus a mezzanine with approximately 2,210 square feet.

Ms. Taylor indicated that the site is located in a Regional Center Commercial land use designation and is surrounded by high intensity uses with numerous mid to high rise office and mixed use developments. She noted that the subject site is within a Transit Priority Area and is located directly across the street from a metro rail station at the northeast corner of Wilshire and Western. She noted that the adjoining property to the north will be developed with a high density mixed-use development with a 200 room hotel and 250 residential condominiums. Ms. Taylor stated that the pharmacy will operate 24-hours daily and alcohol sales would be conducted from 6 a.m. to 2 a.m. She noted that the proposed 24 hour operation is proper in relation to the site's location in a highly urbanized environment.

Ms. Taylor indicated that outreach efforts prior to the hearing included a presentation before the Wilshire Center Koreatown Neighborhood Council Land Use Committee in September and the committee voted unanimously to support the request. The Neighborhood Council's full Board Meeting scheduled for October was cancelled and no vote was taken by the full Board on the applicant's request.

Ms. Taylor also noted that she conducted outreach to the LAPD. No letter was submitted for the record by LAPD but Ms. Taylor submitted an e-mail communication from Officer Guzman of the Olympic Division Vice Unit indicated no opposition to the request. With respect to safety and security, Ms. Taylor noted that CVS has implemented measures to reduce calls to 911 by contracting with alarm companies with remote systems that allow monitoring the site in real time and assess issues to determine if a 911 call is needed. In addition, CVS implements best practices with respect to Pharmaceutical sales and has been recognized for being proactive in the effort to combat opioid addiction and does not incentivize pharmacists to prescribe or meet quotas. CVS has voluntarily seized selling cigarettes to promote public health and is introducing an organic product line.

Mr. Beroukhim testified in support of the applicant's request. He noted that the applicant made a good faith effort to reach out to the community and was in support of the 24 hour operation and the sale of alcoholic beverages.

#### Written Correspondence

No correspondence has been received regarding the proposed request.

#### **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.

- 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.
- 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.

### **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 rectangular-shaped 19,366 square-foot corner lot with approximately 130 feet of frontage on the north side of Vermont Avenue and approximately 150 feet of frontage west side of Wilshire Boulevard. The property is currently improved with a gas station and a 3,400 square-foot mini market with 13 parking spaces. 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 16,803 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 proposes hours of operation 24 hours daily.

The site is designated for Regional Commercial Center land uses and is located within a highly urbanized area. The site's location on two Avenue I 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 Wilshire Boulevard and Vermont Avenue and is located within a major commercial corridor. The site is zoned C4-2 and is improved with a mini-market and gasoline station with alcohol sales from 8:00 a.m. to 11:00 p.m. The site is surrounded by a broad range of commercial uses including shopping centers, gas stations, mid and high rise office and mixed use developments, hotels, banks and higher density multiple-family residential uses. The pharmacy will be located on the ground floor and will have subterranean parking accessible from Wilshire Boulevard. 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 sale of alcohol is regulated by the State of California through the issuance of an Alcohol Beverage Control License. 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 C4-2 within the Wilshire Community Plan and designated for Regional Center 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 C4-2 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 Regional Center Commercial land use with the corresponding zones of CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4, and R5. A pharmacy/drug store is allowed by right in the C4-2 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 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 pharmacy 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, two (2) on-site and one (1) off-site licenses are allocated to the subject Census Tract No. 2121.01. There are currently 12 on-site and four (4) 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. 2027, which has jurisdiction over the subject property, a total of 374 crimes were reported in 2016 (266 Part I and 108 Part II crimes), compared to the total area average of 173 crimes for the same reporting period.

Part II Crimes reported include Narcotics (11), Liquor Laws (4), Public Drunkenness (7), Disturbing the Peace (0), Disorderly Conduct (0), Gambling (0), DUI Related (5), and other offenses (50). 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 exceeds ABC guidelines and is located in a crime reporting district where the crime rate is substantially higher than the citywide average.

The approval of the instant grant will add one more off-site license to the census tract. While the site is located in a high crime area, there is no nexus between the subject site and the area's crime rate. No evidence was submitted for the record indicating that the subject site or the area immediately surrounding the site has any history of criminal or nuisance activity. LAPD did not object to the request and no complaints or objections concerning the site or the request were received for the case file. The design of the proposed pharmacy includes one level of subterranean parking and the pharmacy will be located at-grade. The design of the project does not provide any opportunities to invite loitering on the site. The pharmacy proposes to operate 24-hours daily and will activate the street. The site is located in a busy hub, directly across from a metro rail station at the northeast corner of Wilshire Boulevard and Western Avenue. The abutting property to the north is planned for a high density hotel and residential condominium.

As conditioned, the off-site sale of alcoholic beverages incidental to the pharmacy is not anticipated to 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. 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:

- Consulate General of Republic of Korea – 3243 Wilshire Boulevard
- California International University – 3130 Wilshire Boulevard
- Consulate General of Sri Lanka – 3250 Wilshire Boulevard #2180
- Westwood College – 3250 Wilshire Boulevard #400

- Children Hospital LA – 3250 Wilshire Boulevard #500
- Elite Educational Institute – 3301 Wilshire Boulevard
- American Vocational College – 639 South New Hampshire Avenue 3<sup>rd</sup> Floor
- YMCA 625 South New Hampshire Avenue
- Learnet Academy – 3251 West 6<sup>th</sup> Street
- Young Oak Kim Academy – 615 South Shatto Place
- LA County Building – 550 South Vermont Avenue
- Immanuel Presbyterian Church – 330 Wilshire Boulevard
- United Teachers LA – 3307 Wilshire Boulevard
- World Vision Full Gospel Church – 3102 Wilshire Boulevard
- Agape Christian Book – 3108 Wilshire Boulevard
- LA County Department of Human Resources Employment and Testing Center – 3333 Wilshire Boulevard #1000
- Founder’s Church Religious Science – 550 South Berendo Street
- First Luthern Church – 3119 West 6<sup>th</sup> Street
- New Covenant Academy – 3119 West 6<sup>th</sup> Street
- LA Borers Local 300 – 515 South Shatto Place
- LA Pacific College – 3325 Wilshire Boulevard #550
- Larchmont Charter School – 668 South Cantalina Street
- Everest Value School – 668 South Cantalina Street

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.

#### **ADDITIONAL MANDATORY FINDINGS**

7. 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.
8. On October 4, 2017, the project was issued a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV 2017-2947-CE, for a Categorical Exemption, Class 5, Category 23, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines). I hereby determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 1, Class 5, Category 23, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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

A handwritten signature in blue ink that reads "Fernando Tovar". The signature is fluid and cursive.

FERNANDO TOVAR  
Associate Zoning Administrator

FT:LR:

cc: Councilmember Herb J. Wesson Jr  
Tenth District  
Adjoining Property Owners  
Interested Persons

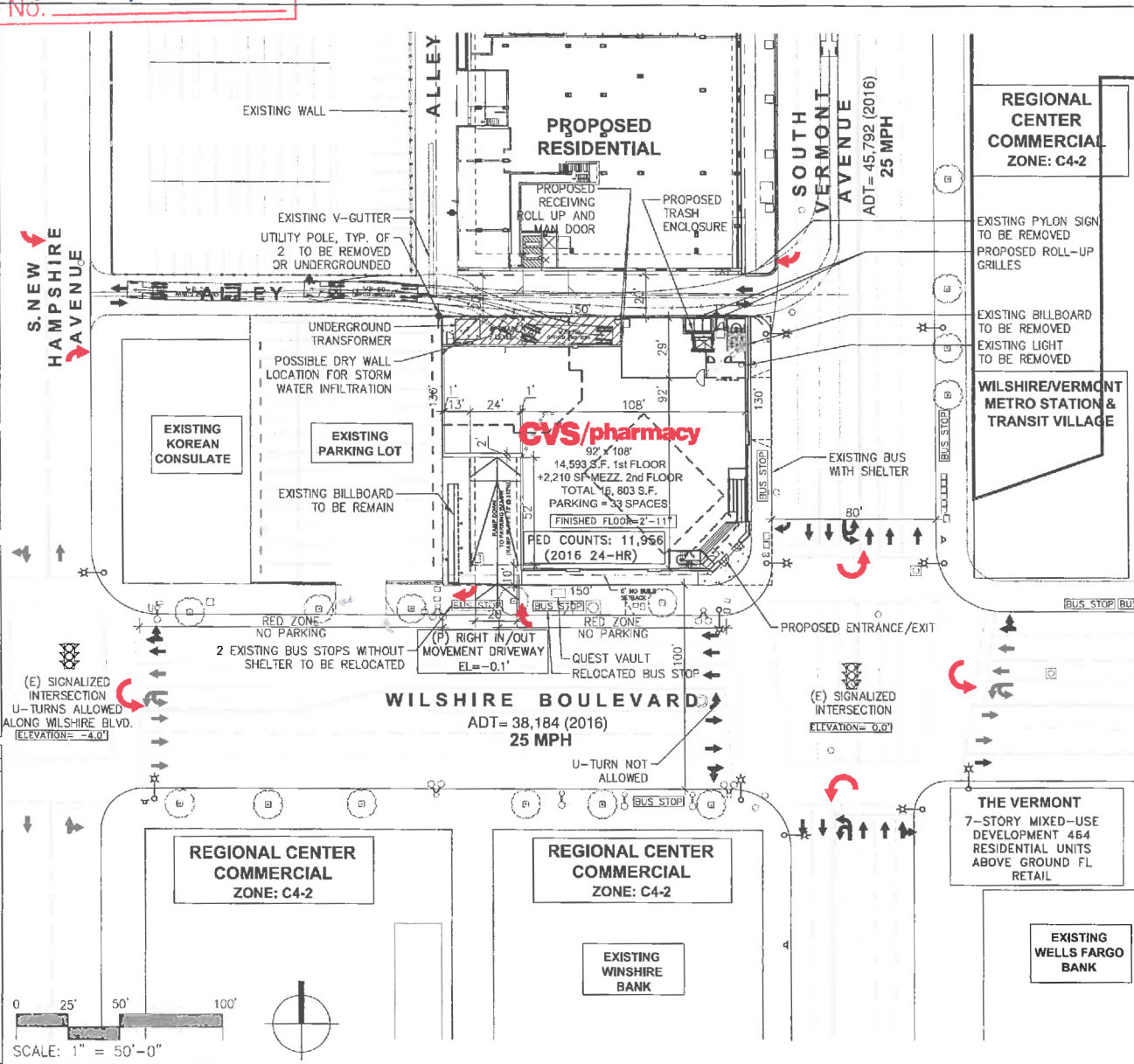


# EXHIBIT "A"

Page No. 1 of 5

Case No. ZA-2017-2946-CUB

CRITERIA CHECKLIST	
<b>PROJECT DATA</b>	
PARKING PROVIDED	131 (23 STANDARD & COMPACT & 2 ACCESSIBLE)
LOADING AREA PROVIDED	134 STALLS (CITY FORMULA: 14,535 ÷ 11250)
LOADING AREA REQUIRED	
<b>LAND INFORMATION</b>	
TOWNSHIP/SECTION	CITY OF LOS ANGELES
PARCEL NUMBER(S)	5307-02-5007
BOUNDARY SURVEY	N/A
TOPOGRAPHICAL SURVEY	N/A
GEOTECHNICAL REPORT (PHASE 1)	N/A
GEOTECHNICAL REPORT	N/A
SEDITION EVALUATION	N/A
CUT/FILL EVALUATION (APPROX.)	N/A
OFF-SITE IMPROVEMENTS	CURB & GUTTER
BASEMENTS	SPECIAL ON-SITE
<b>ZONING INFORMATION</b>	
EXISTING ZONING	C4-2/ENTERPRISE ZONE
ADJACENT ZONING	N. C2-2, S. C4-2, E. C4-2, W. C4-2
<b>CONDITIONS OF ZONING</b>	
BUILDING HEIGHT LIMIT	UNLIMITED
<b>OPERATIONS INFORMATION</b>	
THRU-TRUCK ALLOWED	N/A
24-HOUR SERVICE ALLOWED	ALLOWED
BEER & WINE SALES ALLOWED	PERMITTED
MINUTE CLINIC ALLOWED & PERMITTED USE	PERMITTED
SCENIC LOCATIONS & REQUIREMENTS	NO
<b>LANDSCAPE INFORMATION</b>	
EXTERNAL REQUIREMENTS	NONE
INTERNAL REQUIREMENTS	AS SHOWN ONLY
<b>ACCESS INFORMATION</b>	
CEMS FOOT EVALUATION	NONE
DECEMBER PLANES	AS SHOWN ON PLAN
ARTIST'S CONCEPT	CITY OF LOS ANGELES
<b>STORM &amp; UTILITY INFORMATION</b>	
STORM AVAILABILITY	CITY OF LOS ANGELES PUBLIC WORKS
SEWER AVAILABILITY	LOS ANGELES DEPARTMENT OF WATER AND POWER
TELEPHONE AVAILABILITY	AT&T
CABLE AVAILABILITY	AT&T
WATER AVAILABILITY	LOS ANGELES DEPARTMENT OF WATER AND POWER
SEWER AVAILABILITY	SANITATION DISTRICT OF LOS ANGELES
GAS AVAILABILITY	SOUTHERN CALIFORNIA GAS COMPANY
<b>SITE DATA</b>	
SITE AREA	219,366 SF (4.4 ACRES)
LANDSCAPE AREA	850 SF
IMPERVIOUS AREA	N/A
MAXIMUM IMPERVIOUS AREA	N/A
BUILDING AREA	14,535 SF
BUILDING DENSITY	14,535 SF (BLDG) ÷ 75.0% = 193,800 SF (LOT)
MAXIMUM BUILDING DENSITY	193,800 SF (LOT)
REAR INTERIOR LANDSCAPING	N/A
PROVIDER'S INTERIOR LANDSCAPING	N/A
<b>SITE PLAN LEGEND</b>	
	CONCRETE PAVING/ROADWORK
	STANDARD A.C. PAVING
	HEAVY DUTY A.C. PAVING
	LANDSCAPE AREA
	EXISTING BUILDING TO BE DEMOLISHED
	TRANSFORMER ON CONCRETE PAD
	ACCESSIBLE PARKING SPACE
	(H) FIRE HYDRANT
	(S) STREET LIGHT
	(T) TREE
<b>SITE RISK ASSESSMENT</b>	
REFER TO THE DUE DILIGENCE REPORT FOR FURTHER EXPLANATION OF EACH ITEM	
1. EXISTING BUS STOP ON WILSHIRE BOULEVARD TO BE RELOCATED. FINAL LOCATION WILL NEED CITY APPROVAL.	
2. THE DRIVE CUT ON WILSHIRE BLVD. WILL NEED APPROVAL FROM LADOT. LADOT WILL ONLY ALLOW A RIGHT IN/OUT DRIVE ON WILSHIRE.	
3. 1 BILLBOARD ALONG S. VERMONT AVE WILL NEED TO BE REMOVED.	
4. IT IS HIGHLY LIKELY CITY WILL REQUIRE UTILITY POLES IN ALLEY TO BE PLACED UNDERGROUND.	
5. THIS SITE IS NOT CONSIDERED A COMMERCIAL CORNER.	
6. LIMIT OF FLOOR SLAB ASSUMES 6"-6" MINIMUM CLEARANCE 1 FOOT STRUCTURAL FLOOR SECTION, 2 FOOT WIDE SPANNING BEAM ABOVE FLOOR.	
7. THIS SITE IS LOCATED WITHIN A METHANE ZONE.	
8. HARDSCAPE IS PROPOSED ALONG WILSHIRE BLVD. ADJACENT TO THE BUILDING IF INFILTRATION CANNOT BE OBTAINED FOR WATER QUALITY, THEN THE NEXT OPTION IS RAIN WATER HARVESTING. IF WE USE THIS OPTION, LANDSCAPE SHOULD BE USED IN LIEU OF THIS HARDSCAPE.	
9. THE CITY REQUIRES 34 PARKING STALLS FOR THIS SITE, 33 PARKING STALLS HAVE BEEN PROVIDED WHICH IS 1 STALL UNDER THE REQUIREMENT, AN ADDITIONAL 4 SHORT TERM BIKE RACKS HAVE BEEN PROVIDED TO ACCOUNT FOR THE 1 DEFICIENT STALL.	



**CVS pharmacy**  
 14,533 SF - NON-PROTO  
 NO DRIVE-THRU  
 STORE NUMBER: 7000X  
 1100 S. VERMONT AVE. & WILSHIRE BLVD.  
 LOS ANGELES, CA  
 PROJECT TYPE: DEAL TYPE  
 CS PROJECT NUMBER: 90955

**CIVIL ENGINEER**

**TAIT**  
 2011 N. PARK CENTER DRIVE, SUITE 110  
 GAITHERSBURG, MD 20878  
 TEL: 741-553-0004

**CONSULTANT:**

**DEVELOPER**

**BOOS**  
 DEVELOPMENT WEST  
 2011 N. PARK CENTER DRIVE, SUITE 110  
 GAITHERSBURG, MD 20878  
 TEL: 741-553-0004

**SEAL:**

**REVISIONS:**

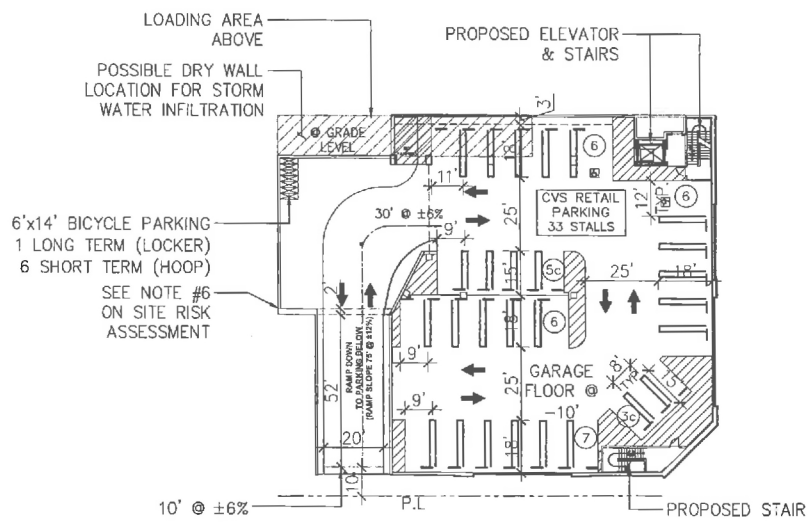
CLIENT REVISIONS	6/28/16
CLIENT REVISIONS	6/30/16
CLIENT REVISIONS	7/01/16
CLIENT REVISIONS	7/05/16
CLIENT REVISIONS	8/10/16

**DRAWING BY:** MRS  
**DATE:** 5/02/16  
**JOB NUMBER:** 0152039  
**TITLE:** CONCEPTUAL SITE PLAN  
**GROUND LEVEL**  
**SHEET NUMBER:** SK-1

**COMMENTS:**  
 1 OF 3

ZA 2017-2946-CUB

**EXHIBIT "A"**  
 Page No. 2 of 5  
 Case No. 2A-2017-2946-CUB



UNDERGROUND GARAGE PARKING

**CVS**  
 pharmacy  
 14,583 SF - NON-PROTO  
 NO DRIVE-THRU  
 STORE NUMBER: 1000X  
 4100 S. VESMONT AVE. & WILSHIRE BLVD.  
 LOS ANGELES, CA  
 PROJECT TYPE:  
 DEAL TYPE:  
 CS PROJECT NUMBER: 90855

**CIVIL ENGINEER:**  
 TAIT  
 2001 S. GARDEN ST.  
 LOS ANGELES, CA 90007  
 P: 213.475.8200  
 F: 213.475.8201  
 WWW.TAIT.COM

**CONSULTANT:**

**DEVELOPER:**  
**BOOS**  
 DEVELOPMENT WEST  
 701 ALPARGUENTER DRIVE, SUITE 119  
 SANTA ANA, CA 92705  
 TEL: 714.933.0044

**SEAL:**

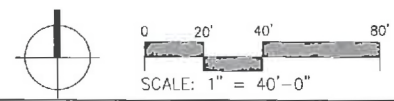
- REVISIONS:**
- △ CLIENT REVISIONS 6/28/16
  - △ CLIENT REVISIONS 6/30/16
  - △ CLIENT REVISIONS 7/01/16
  - △ CLIENT REVISIONS 7/05/16
  - △ CLIENT REVISIONS 8/10/16

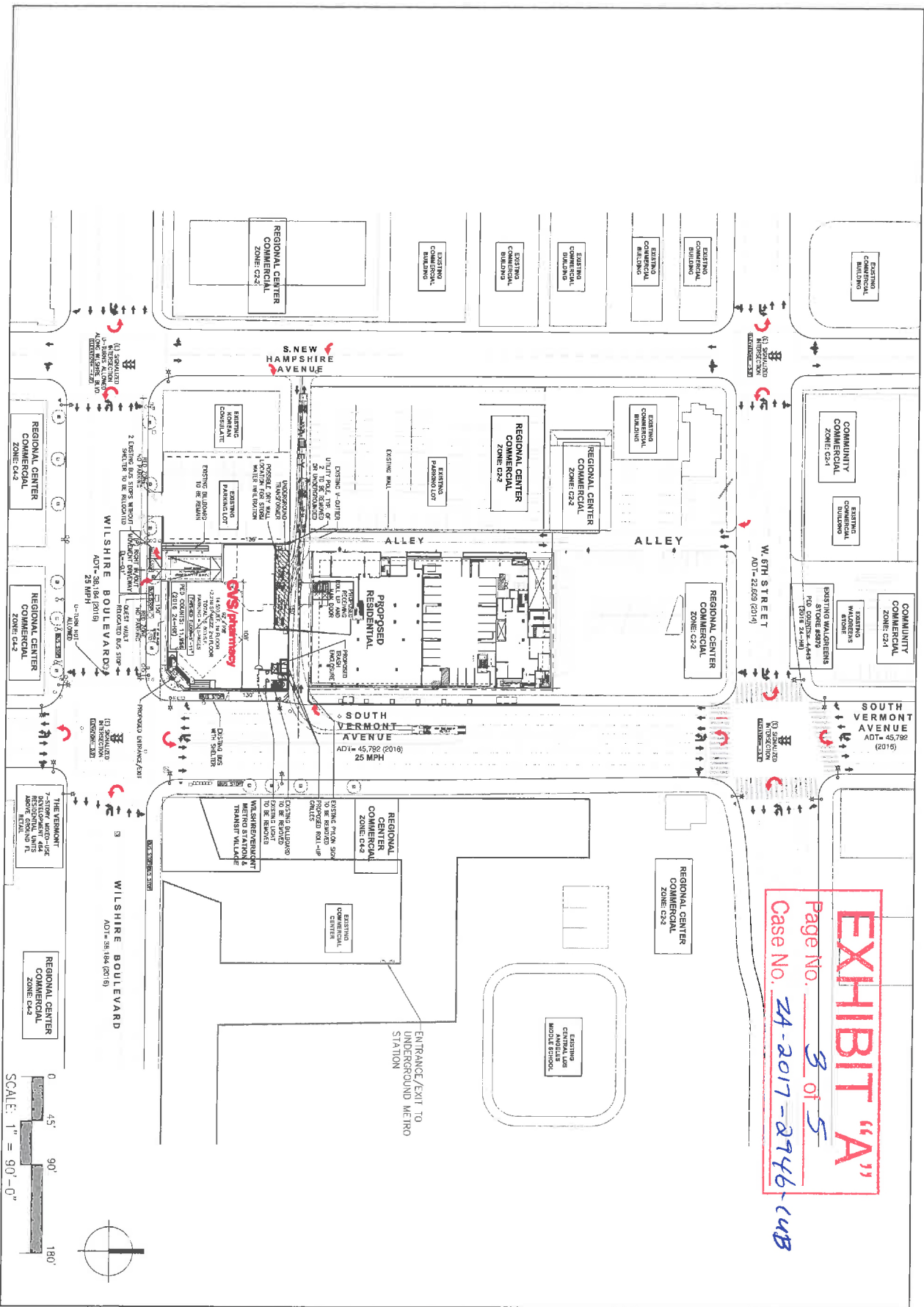
**DRAWING BY:** MRS  
**DATE:** 5/02/16  
**JOB NUMBER:** CVS2030  
**TITLE:**

**CONCEPTUAL SITE PLAN**  
**GARAGE PARKING LEVEL**  
**SHEET NUMBER:**

**SK-2**

**COMMENTS:**  
 2 OF 3





**EXHIBIT "A"**  
 Page No. 3 of 5  
 Case No. 24-2017-2746-CUB

**CVS Pharmacy**  
 14593 SF - NON-PROT  
 NO DRIVE-THRU  
 STORE NUMBER: XXXX  
 Wm. S. Vermont Ave. & Wilshire Blvd.  
 LOS ANGELES, CA  
 PROJECT TYPE: PHARMACY  
 DEL. TYPE:  
 CB PROJECT NUMBER: 00353

**CIVIL ENGINEER**  
**TAIT**  
 17700 Vanowen Street  
 Van Nuys, CA 91411  
 (818) 781-1100  
 www.tait.com

**CONSULTANT**

**DEVELOPER**  
**BOOS**  
 DEVELOPMENT WEST  
 1714 N. MANCINI BLVD  
 TEL: 714.200.0000

**SEAL:**

REVISIONS:

▲ CLIENT REVISIONS	6/28/16
▲ CLIENT REVISIONS	6/30/16
▲ CLIENT REVISIONS	7/20/16
▲ CLIENT REVISIONS	7/25/16
▲ CLIENT REVISIONS	8/10/16

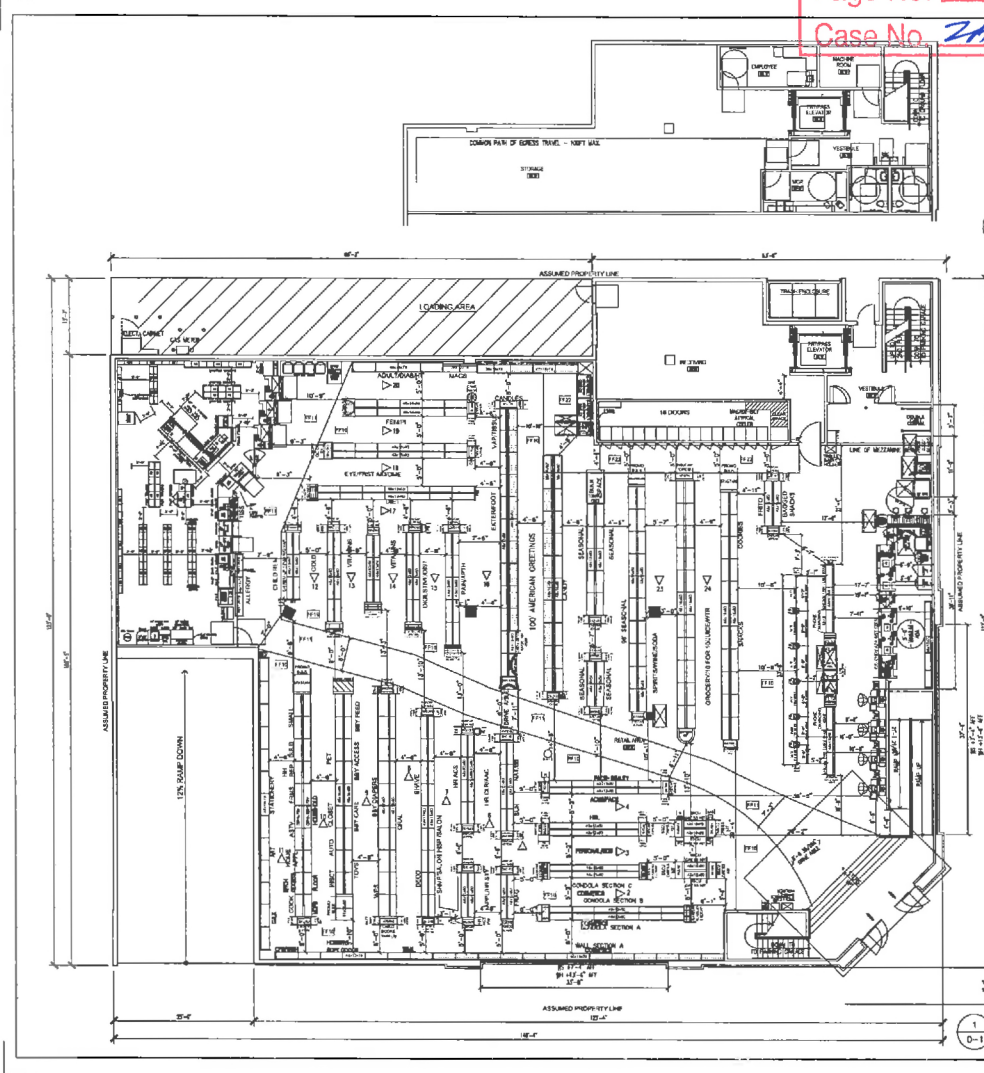
DRAWING BY: MRS  
 DATE: 5/25/16  
 JOB NUMBER: 0032039  
 TITLE: CONCEPTUAL SITE PLAN  
 SHEET NUMBER: **SK-3**  
 COMMENTS: 3 of 3



# EXHIBIT "A"

Page No. 4 of 5

Case No. 2A-2017-2946-CUB **CVS**



2 2ND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

1 GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

<b>PREDEAL CS# 90955</b> LOCATION: 4141 S. VERMONT AVE & WILSHIRE BLVD. LOS ANGELES, CA ARCHITECT: RANDY GLAS - LITTLE E-MAIL ADDRESS: RGLAS@rlittle.com PHONE NUMBER: 949.655.1411 DATE:	
LAYOUT CODE: E-MAIL ADDRESS: PHONE NUMBER: DATE:	

EXISTING (12,000 S.F.)	PROPOSED LAYOUT
TOTAL LINEAR FOOTAGE 134 L.F.	TOTAL LINEAR FOOTAGE 131 L.F.
SCHOOL BUS LOADING FOOTAGE 14 L.F. GREAT ROOM 118 L.F. GREAT ROOM 13 L.F. GREAT ROOM	SCHOOL BUS LOADING FOOTAGE 14 L.F. GREAT ROOM 118 L.F. GREAT ROOM 13 L.F. GREAT ROOM
SKETCHING OFFICE FOOTAGE 103 L.F.	SKETCHING OFFICE FOOTAGE 107 L.F.
SELF-SERVICE COMMERCE 2 SHOWERS	SELF-SERVICE COMMERCE 2 SHOWERS
PHARMACY 27	PHARMACY 27
500 EMPLOYMENT DOORS 5 DOOR REACH IN COOLERS & REFRIG. DOOR OPEN ICE	COOLERS/REF. WITH DOORS 5 DOOR REACH IN COOLERS & REFRIG. DOOR OPEN ICE
<b>SQUARE FOOTAGE COMPARISON</b>	
TOTAL SQUARE FOOTAGE 12,000 S.F.	TOTAL SQUARE FOOTAGE 17,724 S.F.
RETAIL EXCLUDING BUS B.Y. 14,811 S.F.	RETAIL EXCLUDING BUS B.Y. TOTAL 13,500 S.F.
PHARMACY S.F. 1,500 S.F.	PHARMACY S.F. 1,500 S.F.
REPAIR S.F. 124 S.F.	REPAIR S.F. 124 S.F.
STORAGE S.F. 1,000 S.F.	STORAGE S.F. 1,000 S.F.
MEETINGS S.F. 1,875 S.F.	MEETINGS S.F. 1,875 S.F.

ARCHITECTURAL CHECKLIST	
1. LAYING OUT SCALE FOR ONE DRAWING	<input checked="" type="checkbox"/>
2. LAYING OUT SCALE FOR TWO DRAWINGS OR MORE	<input checked="" type="checkbox"/>
3. LAYING OUT SCALE FOR THREE DRAWINGS OR MORE	<input checked="" type="checkbox"/>
4. LAYING OUT SCALE FOR FOUR DRAWINGS OR MORE	<input checked="" type="checkbox"/>
5. LAYING OUT SCALE FOR FIVE DRAWINGS OR MORE	<input checked="" type="checkbox"/>
6. LAYING OUT SCALE FOR SIX DRAWINGS OR MORE	<input checked="" type="checkbox"/>
7. LAYING OUT SCALE FOR SEVEN DRAWINGS OR MORE	<input checked="" type="checkbox"/>
8. LAYING OUT SCALE FOR EIGHT DRAWINGS OR MORE	<input checked="" type="checkbox"/>
9. LAYING OUT SCALE FOR NINE DRAWINGS OR MORE	<input checked="" type="checkbox"/>
10. LAYING OUT SCALE FOR TEN DRAWINGS OR MORE	<input checked="" type="checkbox"/>
11. LAYING OUT SCALE FOR ELEVEN DRAWINGS OR MORE	<input checked="" type="checkbox"/>
12. LAYING OUT SCALE FOR TWELVE DRAWINGS OR MORE	<input checked="" type="checkbox"/>
13. LAYING OUT SCALE FOR THIRTEEN DRAWINGS OR MORE	<input checked="" type="checkbox"/>
14. LAYING OUT SCALE FOR FOURTEEN DRAWINGS OR MORE	<input checked="" type="checkbox"/>
15. LAYING OUT SCALE FOR FIFTEEN DRAWINGS OR MORE	<input checked="" type="checkbox"/>
16. LAYING OUT SCALE FOR SIXTEEN DRAWINGS OR MORE	<input checked="" type="checkbox"/>
17. LAYING OUT SCALE FOR SEVENTEEN DRAWINGS OR MORE	<input checked="" type="checkbox"/>
18. LAYING OUT SCALE FOR EIGHTEEN DRAWINGS OR MORE	<input checked="" type="checkbox"/>
19. LAYING OUT SCALE FOR NINETEEN DRAWINGS OR MORE	<input checked="" type="checkbox"/>
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23. LAYING OUT SCALE FOR TWENTY-THREE DRAWINGS OR MORE	<input checked="" type="checkbox"/>
24. LAYING OUT SCALE FOR TWENTY-FOUR DRAWINGS OR MORE	<input checked="" type="checkbox"/>
25. LAYING OUT SCALE FOR TWENTY-FIVE DRAWINGS OR MORE	<input checked="" type="checkbox"/>
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28. LAYING OUT SCALE FOR TWENTY-EIGHT DRAWINGS OR MORE	<input checked="" type="checkbox"/>
29. LAYING OUT SCALE FOR TWENTY-NINE DRAWINGS OR MORE	<input checked="" type="checkbox"/>
30. LAYING OUT SCALE FOR THIRTY DRAWINGS OR MORE	<input checked="" type="checkbox"/>

STORE NUMBER: 0000  
 4141 S. VERMONT AVE & WILSHIRE BLVD.  
 LOS ANGELES, CA  
 PROJECT TYPE: New Store  
 DEAL TYPE: CS # 90955

CONSULTANT:

BOOS DEVELOPMENT WEST  
 10111 PHOENIX AVENUE SUITE 110  
 BIRMINGHAM, AL 35244  
 TEL: 205.988.0000

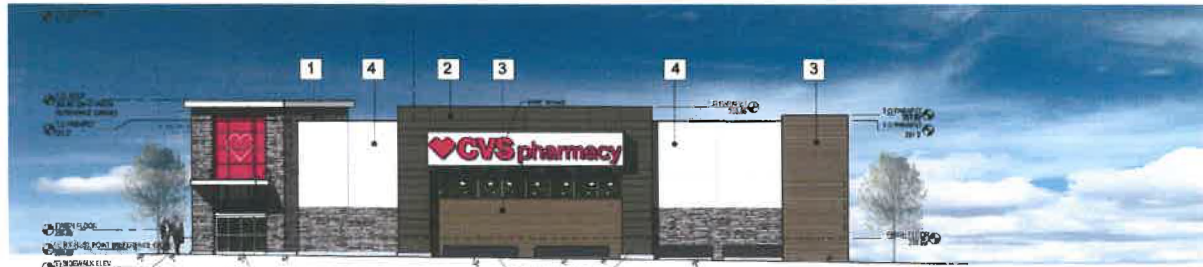
REVISIONS:

DRAWING BY: RD  
 DATE: June 20, 2016  
 JOB NUMBER: 822.90955.00  
 TITLE: OUTLINE PLAN  
 SHEET NUMBER: 0-1  
 COMMENTS:

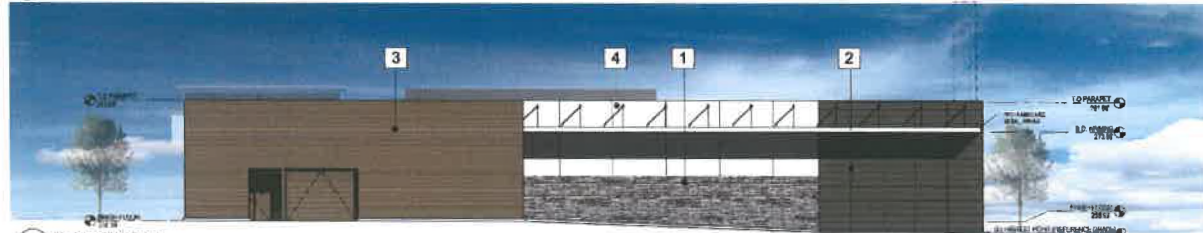
**EXHIBIT "A"**  
 Page No. 5 of 5  
 Case No. 2A-2017-2946-LUB



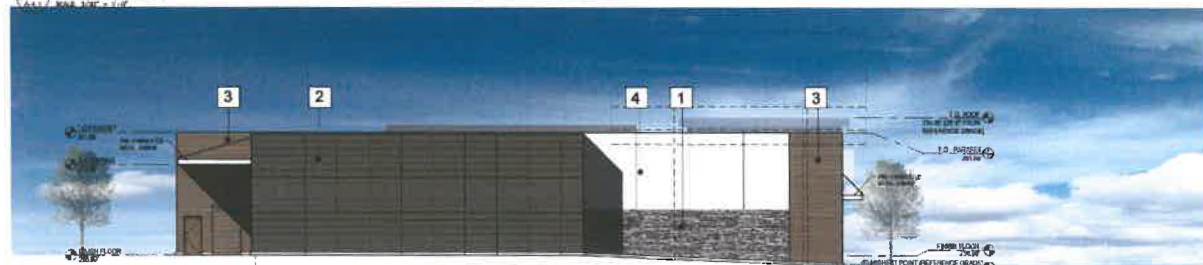
1 FRONT ELEVATION (WILSHIRE BLVD.)  
 A-4.1 SCALE: 3/32" = 1'-0"



2 RIGHT SIDE ELEVATION (S VERMONT AVE.)  
 A-4.2 SCALE: 3/32" = 1'-0"



3 REAR ELEVATION  
 A-4.3 SCALE: 3/32" = 1'-0"



4 LEFT SIDE ELEVATION  
 A-4.4 SCALE: 3/32" = 1'-0"

**COLOR & MATERIAL LEGEND:**

- 1 KURASTONE STACKED STONE 'DESERT' - TEXTURED
- 2 NICHHA - ILLUMINATION SERIES BENJAMIN MOORE 'NORTH CREEK BROWN'
- 3 NICHHA - SAVANA SMOOTH SHERWIN WILLIAMS 'BAKED COOKIE' #9098
- 4 STO KOTUSAN SYSTEM, 101 STOLIT LOUTUSAN 1.5 'WHITE'



STORE NUMBER:  
 NWC & VERMONT AVE. & WILSHIRE BLVD  
 LOS ANGELES, CA  
 PROJECT TYPE: New Store  
 DEAL TYPE:  
 CS #



THE LITTLE GROUP: COMMERCIAL  
 10000 WILSHIRE BLVD., SUITE 200  
 LOS ANGELES, CA 90024  
 TEL: 310.441.1111  
 WWW.LITTLEONLINE.COM

CONSULTANT:



SEAL

REVISIONS	
OPTION 'A'	06.10.16
REVISED TOWER HEIGHT	08.10.16
REVISION PER GRADE	02.22.17
SURVEY	

DRAWING BY: LD  
 DATE: 03.09.17  
 JOB NUMBER:  
 TITLE: **EXTERIOR ELEVATIONS**  
 SHEET NUMBER: **A-4.1**  
 COMMENTS: