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February 21, 2014

Dabiawn, Inc. (A)  
570 North Figueroa Street  
Los Angeles, CA 90012

Palmer Boston Street Properties III (O)  
11740 San Vicente Boulevard, #208  
Los Angeles, CA 90049

Alex Y. Woo (R)  
Genesis Consulting Inc.  
3530 Wilshire Boulevard, #1610  
Los Angeles, CA 90010

CASE NO. ZA 2013-1514(CUB)

CONDITIONAL USE

570 North Figueroa Street  
Central City Planning Area

Zone : C2-2D

D. M. : 135A213

C. D. : 1

CEQA : ENV-2013-1515-MND

Legal Description: Fraction of Lot 14,  
Block 3, Park Tract

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

a Conditional Use to permit the sale of beer and wine for off-site consumption in conjunction with an existing convenience market in the C2-2D Zone,

Pursuant to Los Angeles Municipal Code Section 12.24-W,27, I hereby DISMISS:

a Conditional Use to permit the hours of operation from 6:00 a.m. to midnight, daily in lieu of the Commercial Corner hours of limitation from 7:00 a.m. to 11:00 p.m., daily,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to

impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. Approved herein is the sale of beer and wine for off-site consumption in conjunction with an existing 2,415 square-foot convenience market within the existing mixed-use Orsini Apartment development.
8. The authorization granted herein for the on-site sale and dispensing of a full line of alcoholic beverages is for a period of **five (5) years** from the effective date of this grant. Thereafter, a new authorization to allow the on-site sale and dispensing of a full line of alcoholic beverages will be required. The applicant is advised that he/she should allow appropriate time for a new entitlement application to be processed and the application should be approved prior to the expiration date of this grant in order to continue the sale of alcoholic beverages at the restaurant.
9. 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.
10. There shall be no coin-operated game machines or video machines permitted on the premises at any time.
11. The conditions of this grant, a police permit, a copy of a business license, insurance information and an emergency contact phone number for the operator shall be

retained on the premises at all times and be immediately produced upon request of the Los Angeles Police Department, the Department of City Planning, State Department of Alcoholic Beverage Control or other responsible agencies. The manager and all employees shall be knowledgeable of these Conditions.

12. Within six months of the effective date of this action, all employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Zoning Administrator who acted on this case as evidence of compliance. In the event there is a change in the licensee, within one year of such change, this training program shall be required for all new staff. All employees who sell alcoholic beverages shall attend follow-up STAR classes every 24 months. The STAR training shall be conducted for all new hires within 2 months of their employment.
13. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the applicant.
14. The applicant shall not permit any loitering on the premises or on property adjacent to the premises.
15. No pay phones are permitted on the property.
16. "No Loitering Or Public Drinking Is Allowed On Or In Front Of These Premises", and "No Open Alcoholic Beverage Containers Are Allowed On The Premises" signs shall be posted and maintained in and outside the premises. Signs shall be posted and maintained which indicate that California Law prohibits the sale of alcoholic beverages to minors.
17. Only the front door shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times other than to permit temporary access for delivery of supplies and trash removal. These doors shall be solid.
18. A minimum of four (4) security cameras shall be maintained on the premises and images kept for a minimum of one month. The tapes shall be given to the police upon their request.
19. The applicant owner and on-site manager(s) shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal and criminal activity on the subject premises and any parking areas over which they exercise control, including insuring that no activities associated with narcotics sales, use or possession, gambling, or prostitution occur.
20. Within 30 days of the effective date of the Department of Alcoholic Beverage Control license, and within 30 days of the effective date of any modification or alteration of terms of said license, the applicant shall transmit a copy of the valid

Department of Alcoholic Beverage Control license to the Zoning Administrator for attachment to the case file.

21. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require the petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review the petitioner's compliance with and the effectiveness of the conditions of the grant. The petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.

**The following Conditions 22 through 24 are Mitigation Measures contained in ENV-2013-1515-MND and shall be complied with.**

22. Aesthetics (Vandalism). Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
23. Public Services (Police). The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.
24. Utilities (Solid Waste Recycling). Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
25. Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
26. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval

before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

### **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 March 10, 2014, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public

office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.** Public offices are located at:

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

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

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

#### NOTICE

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

#### FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report of the Zoning Analyst thereon, the statements made at the public hearing on February 19, 2014, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a Conditional Use Permit under the provisions of Sections 12.24-W have been established by the following facts:

#### BACKGROUND

The subject site is located in the Central City Community Plan and has a Community Commercial land use designation. The 3.53 acre project site is an irregular-shaped lot bounded by Cesar E. Chavez Boulevard to the north, Boston Street to the south, Figueroa Street to the west, and Bunker Hill Avenue to the east. The convenience market is located at the northwest corner of Cesar E. Chavez Boulevard and Figueroa Street, fronting onto Figueroa Street. The site is currently improved with a six-story mixed-use apartment/commercial building (Orsini Apartments) consisting of 468,723 square feet. The existing convenience market has been operating at this location for a few months. The site is located in the Downtown Adaptive Reuse Incentive Areas, Chinatown Redevelopment Project Area, Methane Zone, Special Grading Area, and in the East Los Angeles State Enterprise Zone.

According to the application, there will be approximately 3-4 employees at any given time. No security guard will be provided. LAPD has not issued any citations. No fortified wine greater than 16% alcohol will be sold. Alcohol will not be consumed on any adjacent property. There will be no signs located at the exterior of the premises that advertise the availability of alcohol. Cups, glass, and other containers will be sold which may be used for the consumption of alcohol, however the containers will be sold in packages only and not individually. Beer and wine coolers will be sold in single cans and wine will be sold in containers less than a liter.

Surrounding uses consist of the Orsini apartment building, offices, and commercial uses to the north in the C2-2D Zone and multi-family uses further north in the R4-1 Zone; a recreation area for the Orsini apartments to the south across Boston Street in the C2-2D, R5-2D, and (T)(Q)C2-2D Zones and the 101 Highway further south; the Orsini apartment building to the west across Figueroa Street in the C2-2D Zone and the 110 Highway further west; and a parking lot to the east across Bunker Hill Avenue in the R5-2D Zone.

Figueroa Street is a Major Highway-Class II with a 100-foot width.

Cesar E. Chavez is a Major Highway-Class II with a 100-foot width.

Boston Street is a Local Street with a 60-foot width.

Bunker Hill Avenue is a Local Street with a 60-foot width.

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

No similar or relevant cases were found.

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

No similar or relevant cases were found.

**Public Hearing**

A public hearing was held by the Zoning Administrator on Wednesday, February 19, 2014 at approximately 9:30 a.m. in Los Angeles City Hall. In attendance at the public hearing were the applicants, the applicant's representatives, and a representative from the Council Office. No one from the general public was in attendance.

The applicant's representative made the following points pertaining to the request:

- Existing mini-market in operation for 7-8 months.
- Commercial space that exists within an over 2,000 unit apartment complex.
- Will serve as a convenient location for the existing residents of the complex to shop and buy beer and wine.
- There are no video games on-site.
- There will be 16 security cameras.

- No on-site table or chairs for dining.
- Has support from neighborhood council and Council Office.
- No issues with LAPD.

The regional manager for the property owner overseeing the apartments:

- Supports the application.
- Many apartment units in the area that can utilize the market and its merchandise.

Council District One representative:

- Supports the application.
- Worked with the applicant to deal with any potential issues.

Correspondence Received

No letters of correspondence were received regarding this application.

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

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

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

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

- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.



- Fortified wine (greater than 16% alcohol) shall not be sold.
- Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
- The single unit sales of malt liquors and/or malt based products shall be prohibited.
- 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.
- The alcoholic beverage license shall not be exchanged for a public premises type license nor operated as a public premise.
- All personnel selling, dispensing and serving the alcoholic beverages must be 21 years old or older.

#### **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 for the sale of beer and wine 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 site is located in the Central City Community Plan and has a Community Commercial land use designation. The 3.53 acre project site is an irregular-shaped lot bounded by Cesar E. Chavez Boulevard to the north, Boston Street to the south, Figueroa Street to the west, and Bunker Hill Avenue to the east. The site is currently improved with a six-story mixed-use apartment/commercial building (Orsini Apartments) consisting of 468,723 square feet. The convenience market is located at the northwest corner of Cesar E. Chavez Boulevard and Figueroa Street, fronting onto Figueroa Street.

The subject premise is located on a site in a populated urban area at a prominent intersection that is highly visible, accessible, and convenient from the on-site residents of the Orsini apartment and streets. The subject grant is to allow for the

sale of beer and wine for off-site consumption at an existing convenience market. As conditioned, the request does not represent the introduction of a use not uncommon for a mixed-use apartment building that provides convenient amenities to its residents. In addition, the proposed use in conjunction with the imposition of a number of conditions addressing operational and alcohol-related issues will safeguard the public welfare. The location and the use will continue to serve a growing residential population and allow for improved convenient access, visibility and the continuation of a use that serves the surrounding community. As such, the project as proposed at this location can be appropriate and its location is proper in relation to the surrounding uses. The request to sell beer and wine as part of an existing convenience market allows for more options to the Orsini apartment residents and neighbors and for a consolidation of such services and goods in one location. With the imposition of and adherence to conditions, the location can be deemed to be beneficial to the surrounding neighborhood.

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.**

The surrounding neighborhood can be characterized as an urban neighborhood development with apartment buildings, offices, and commercial uses. Surrounding uses consist of the Orsini apartment building, offices, and commercial uses to the north in the C2-2D Zone and multi-family uses further north in the R4-1 Zone; a recreation area for the Orsini apartments to the south across Boston Street in the C2-2D, R5-2D, and (T)(Q)C2-2D Zones and the 101 Highway further south; the Orsini apartment building to the west across Figueroa Street in the C2-2D Zone and the 110 Highway further west; and a parking lot to the east across Bunker Hill Avenue in the R5-2D Zone. The convenience market is located at the northwest corner of Cesar E. Chavez Boulevard and Figueroa Street, fronting onto Figueroa Street.

The sale of beer and wine will be incidental to the primary use of the tenant space as a convenience market with fresh sandwiches, general merchandise, household needs, and groceries, that serves the Orsini apartments and nearby residential and office uses. As conditioned, the applicant will provide for on-site management, prevention of loitering, no drinking of alcohol on-site, security cameras, and police training on the selling of alcohol for employees. With these conditions in place, the continued operation of the convenience market with the addition of selling of beer and wine will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

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 C2-2D within the Central City Community Plan and designated for Community Commercial land uses.

The Community Plan is silent as to the issue of alcohol sales. In such cases, the Zoning Administrator must interpret the intent of the Plan. The basic use of the tenant space as a convenience market within a mixed-used residential development is consistent with the Plan and authorized. The conditional use authorization for the sale of beer and wine off-site is allowed through the approval of the Zoning Administrator subject to certain findings. The required findings in support have been made herein. Given the numerous conditions of approval, the allowance for the sale of beer and wine for off-site consumption would help enhance the viability of a mixed-use apartment building, providing the tenants and area residents to purchase these products in a one stop location.

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

The subject site is planned for Community Commercial land use with the corresponding zones of CR, C2, C4, RAS3, and RAS4. The convenience market is allowed by right in the C2-2D Zone. The approval of the conditional use will not adversely affect the welfare of the community. The subject property is zoned for commercial uses and will be utilized as such with the proposed incidental sale of beer and wine in conjunction with an existing convenience market use within a mixed-use apartment development.

The grant authorized herein incorporates a number of conditions which have been imposed upon the convenience market use to maintain its compatibility with the character of the immediate neighborhood. The store will employ security measures to ensure no adverse impacts are created, such as the installation of security cameras, and extensive employee training programs. In addition, the subject grant is authorized for a term grant of five years. The term grant allows the City an opportunity to review the operation of the convenience market anew. If the operation has been conducted appropriately and without creating problems, then a subsequent decision on a new conditional use may take that into favorable consideration. A record of poor compliance and/or nuisance complaints would allow the City the discretion to not grant a conditional use and thus avoid the need to proceed with prolonged nuisance abatement proceedings.

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 State Department of Alcoholic Beverage Control (ABC), there are one off-site license and two on-site licenses allocated to Census Tract No. 2071.01. Currently there are no off-site licenses and two on-site licenses existing and the applicant is proposing to add one off-site license to this census tract. The census tract is not suffering from an undue over-concentration of alcohol licenses for off-site sales. The approval of an additional license does not negatively impact an area, but rather such license benefits the public welfare and convenience. The census tract is numerically under-concentrated for the overall number of allocated licenses, and the project will not adversely affect community welfare because the convenience market as part of an existing mixed-use building is a desirable use in an area designated for such.

Statistics from the Los Angeles Police Department reveal that in the subject Crime Reporting District No. 111, which has jurisdiction over the subject property, a total of 418 crimes were reported in 2012, compared to the citywide average of 146 crimes and 176 crimes in the high crime reporting district for 2012. Of the 418 crimes reported, no arrests were made for liquor laws, three arrests were for under the influence of alcohol, and 36 arrests were for driving under the influence. Crime reporting statistics for 2013 are not yet available.

The crime rate numbers are higher than those rates identified for the City. No comments were received from the Police Department indicating that there are any nuisance problems that are associated with the operation of the subject premise. Nonetheless, public safety measures to mitigate nuisance activities have been incorporated into the grant to assure better oversight. The requirement for a term grant will further ensure that oversight is maintained, and the grant will not result in adverse impacts to the welfare of the community.

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 a 1,000-foot radius of the project site:

- Evans Community Adult School – 717 North Figueroa Street
- Besty Rose High School – 717 North Figueroa Street
- Los Angeles, Unified School District – 701 West Cesar E. Chavez Avenue
- Church of Jesus Christ of LDS – 560 North Figueroa Street
- Saint Anthony Croatian Catholic Church – 714 North Grand Avenue
- Multi-family residential uses.

There are residential uses in the vicinity of the project site as well as some sensitive uses. No letters or communication was received from any of the listed sensitive uses. This grant has placed numerous conditions on the request, and not authorized uses of the property which might create potential nuisances. Such imposition of conditions will make the use a more compatible neighbor to the surrounding uses than would otherwise be the case.

#### 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 the property is located outside of a Flood Zone.
8. On February 24, 2014 the City Planning Department issued Mitigated Negative Declaration No. ENV-2013-1515-MND. This Mitigated Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level. I hereby adopt that action. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.



JIM TOKUNAGA  
Associate Zoning Administrator  
Direct Telephone No. (213)978-1307

JT:jq

cc: Councilmember Gilbert A. Cedillo  
First District  
Adjacent Property Owners

# Convenience Store

A TENANT IMPROVEMENT IN AN EXISTING RETAIL SPACE

## @ The Orsini

570 NORTH FIGUEROA STREET  
 CESAR CHAVEZ AVE. @ FIGUEROA ST., LOS ANGELES, CA

oakes architects  
 2100 W. 10th Street, Suite 200  
 Los Angeles, CA 90024  
 Tel: (213) 480-1111  
 Fax: (213) 480-1112  
 www.oakesarchitects.com

Convenience Store  
 @ The Orsini 2  
 670 NORTH FIGUEROA STREET  
 CESAR CHAVEZ AVE., LOS ANGELES, CA

### CONTACTS

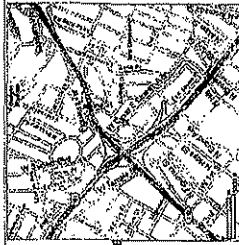
Client:  
 OAKES ASSOCIATES  
 2100 W. 10th Street, Suite 200  
 Los Angeles, CA 90024  
 Greg Smith (310) 207-3100

Architect:  
 OAKES ARCHITECTS  
 2100 W. 10th Street, Suite 200  
 Los Angeles, CA 90024

### PROJECT INFORMATION

PROJECT ADDRESS: 570 NORTH FIGUEROA STREET, LOS ANGELES, CA  
 PROJECT OWNER: OAKES ASSOCIATES  
 PROJECT DATE: 01-10  
 PROJECT TYPE: TENANT IMPROVEMENT  
 ARCHITECT: OAKES ARCHITECTS  
 CONTRACT NO.: 2013-1514  
 DRAWING DATE: 01-10-13  
 DRAWING NO.: 1013-1514-010  
 DRAWING TITLE: CONVENIENCE STORE  
 DRAWING SCALE: AS SHOWN  
 DRAWING SHEET: 1 OF 3  
 DRAWING DATE: 01-10-13  
 DRAWING NO.: 1013-1514-010  
 DRAWING TITLE: CONVENIENCE STORE  
 DRAWING SCALE: AS SHOWN  
 DRAWING SHEET: 1 OF 3

### VICINITY MAP



### PLOT PLAN

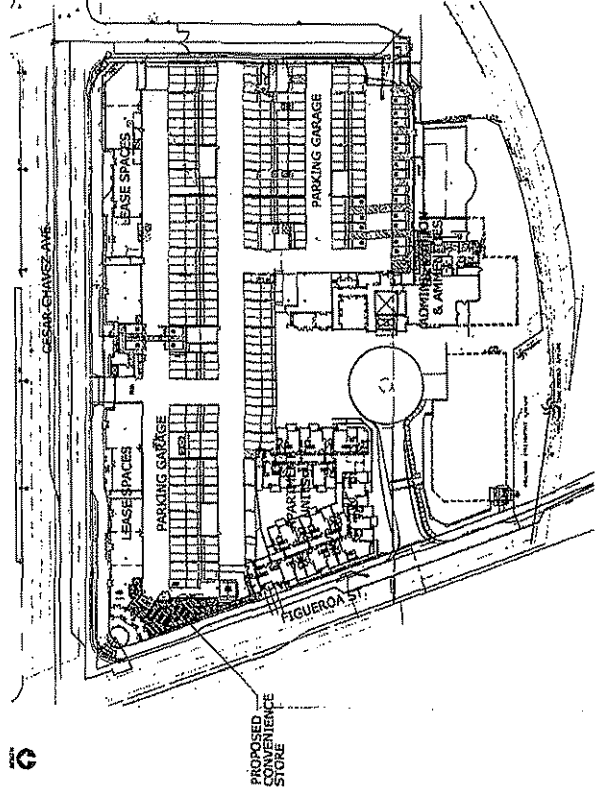


EXHIBIT "A"  
 Page No. 1 of 3  
 Case No. ZA 2013-1514 (dup)

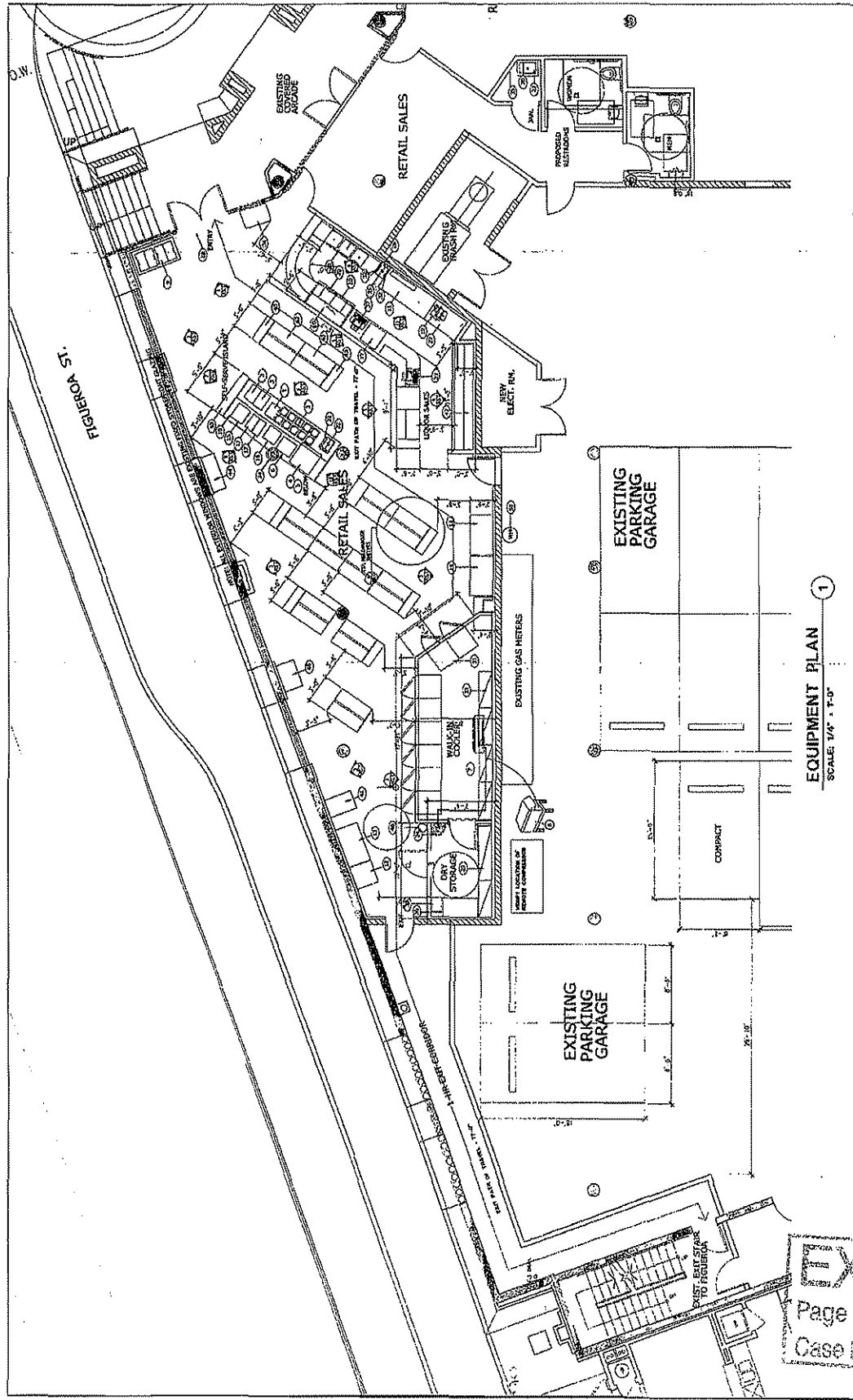
A0.0

ZA 2013-1514

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**Convenience Store**

A5.0



GRAPHIC LEGEND

SEE A3.0

SHEET NOTES

SEE A3.1 FOR EQUIPMENT SCHEDULE

**EQUIPMENT PLAN**  
 SCALE: 1/4" = 1'-0"

**EXHIBIT "A"**  
 Page No. 2 of 3  
 Case No. ZA 2013-1574 (CMB)

