

APPLICATIONS



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ ED1 Eligible ☐ AB 2097 Eligible

Case Number: _____

Env. Case Number: _____

Application Type: _____

Case Filed With (Print Name): _____ Date Filed: _____

Application includes letter requesting:

☐ Waived Hearing ☐ Concurrent hearing ☐ Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Refer to the City Planning Application Filing Instructions ([CP-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: 4705 East York Boulevard (4701-5 E York Blvd.; 1506 N Munson Ave) Unit/Space Number: 102

Legal Description² (Lot, Block, Tract): Lot(s) 12 & 13; Block A; TR 635

Assessor Parcel Number: 5474016011 Total Lot Area: 17,011.3 SF

2. PROJECT DESCRIPTION

Present Use: Restaurant

Proposed Use: Market

Project Name (if applicable): Potluck Local

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

Describe in detail the characteristics, scope and/or operation of the proposed project:

A Conditional Use Permit to allow the off-site sales of beer & wine only in conjunction with a 626 SF retail food market with hours of operation from 09:00 am - 09:00 pm daily.

Additional Information Attached:

☐ YES ☐ NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- | | |
|---|---|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e., vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g., school, park) |
| <input type="checkbox"/> Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g., National Historic Register, Survey LA) |

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- | | |
|---|---|
| <input type="checkbox"/> Demolition of existing buildings/structures | <input type="checkbox"/> New construction: _____ square feet |
| <input type="checkbox"/> Relocation of existing buildings/structures | <input type="checkbox"/> Additions to existing buildings |
| <input type="checkbox"/> Removal of any on-site tree | <input checked="" type="checkbox"/> Interior tenant improvement |
| <input type="checkbox"/> Removal of any street tree | <input type="checkbox"/> Exterior renovation or alteration |
| <input type="checkbox"/> Removal of protected trees onsite/in public right-of-way | <input checked="" type="checkbox"/> Change of use and/or hours of operation |
| <input type="checkbox"/> Grading | <input type="checkbox"/> Uses or structures in public right-of-way |
| <input type="checkbox"/> Haul Route | <input type="checkbox"/> Phased project |

HOUSING COMPONENT INFORMATION

Number of Residential Units:	Existing	0	- Demolish(ed) ³	0	+ Adding	0	= Total	0
Number of Affordable Units ⁴ :	Existing	0	- Demolish(ed)	0	+ Adding	0	= Total	0
Number of Market Rate Units:	Existing	0	- Demolish(ed)	0	+ Adding	0	= Total	0

Mixed Use Projects, Amount of Non-Residential Floor Area: 0 _____ square feet

³ Number of units to be demolished and/or which have been demolished within the last five years.

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

☐ YES

☐ NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: 0 Required # of Parking Spaces: 0

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- ☐ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- ☐ Contain fewer than 20 dwelling units
- ☐ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Planning Case Referral Form](#) to BOE? (if required)

☐ YES

☐ NO

Is the project required to dedicate land to the public right-of-way?

☐ YES

☐ NO

If so, what is/are the dedication requirement(s)? 0 feet

If dedications are required on multiple streets, identify as such: N/A

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10?

☐ YES

☐ NO

Authorizing Code Section: 12.24-W1

Code Section from which relief is requested (if any): N/A

Action Requested: A Conditional Use Permit to allow the off-site sales of beer & wine only in conjunction with a 626 SF retail food market with hours of operation from 09:00 am - 09:00 pm daily.

Authorizing Code Section: _____

Code Section from which relief is requested (if any): _____

Action Requested: _____

Additional Requests Attached: ☐ YES ☐ NO

4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☒ YES ☐ NO

If YES, list all case number(s): ZA-2021-8188-CUB, ENV-2013-3392-CE

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: _____ Ordinance No.: _____

- | | |
|--|---|
| <input type="checkbox"/> Condition Compliance Review | <input type="checkbox"/> Clarification of Q (Qualified) Condition |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Clarification of D (Development) Limitation |
| <input type="checkbox"/> Revision of Approved Plans | <input type="checkbox"/> Amendment to T (Tentative) Classification |
| <input type="checkbox"/> Renewal of Entitlement | <input type="checkbox"/> Plan Approval subsequent to Main Conditional Use |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☐ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☐ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

N/A

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

☐ YES (provide copy) ☐ NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: Kimberly Johnsen
Company/Firm: Potluck Local
Address: 1560 Hazelwood Avenue **Unit/Space Number:** N/A
City: Los Angeles **State:** CA **Zip Code:** 90041
Telephone: 626-533-5890 **E-mail:** kim@potlucklocal.com
Are you in escrow to purchase the subject property?: ☐ YES ☐ NO

PROPERTY OWNER OF RECORD

☐ Same as applicant ☐ Different from applicant

Name (if different from applicant): Nighthawk Projects LLC
Address: 333 Grant Avenue **Unit/Space Number:** 709
City: San Francisco **State:** CA **Zip Code:** 94108
Telephone: N/A **E-mail:** N/A

AGENT / REPRESENTATIVE NAME: Manny Diaz

Company/Firm: FE Design & Consulting
Address: 327 East Second Street **Unit/Space Number:** 222
City: Los Angeles **State:** CA **Zip Code:** 90012
Telephone: (213) 687-6963 **E-mail:** matthew@fedesignandconsulting.com

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project.
An agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): _____

Name: _____

Company/Firm: _____

Address: _____ **Unit/Space Number:** _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

Primary Contact for Project Information⁶

(Select only one. Email address and phone number required.)

☐ Owner ☐ Applicant ☐ Agent/Representative ☐ Other: _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
 - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
 - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature: 

Date: 3/5/24

Print Name: CYRUS ETEMAD

Signature: _____

Date: _____

Print Name: _____

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

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

State of California

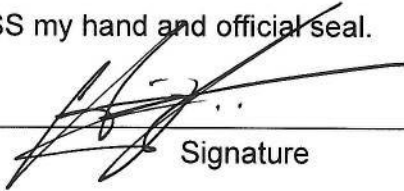
County of Los Angeles

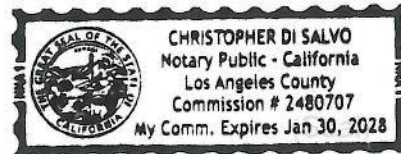
On March 5th, 2024 before me, Christopher D. Salvo
(Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.


Signature



APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this

paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- i. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

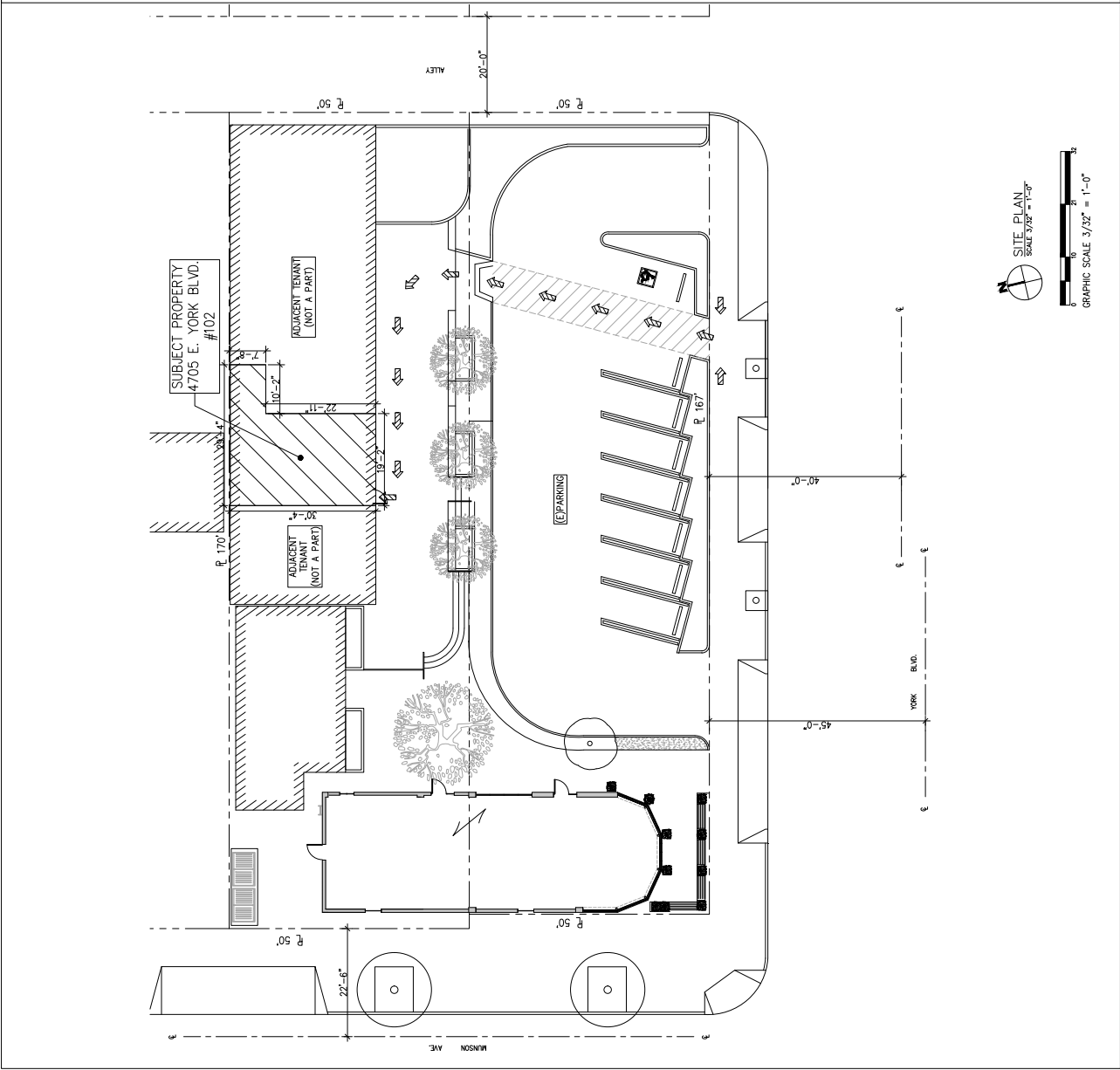
The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: 

Date: 03.05.2024

Print Name: KIMBERLY JOHNSON

PROJECT INFORMATION	
LEGAL DESCRIPTION	
SITE ADDRESS	: 4705 E. YORK BLVD. LOS ANGELES, CA.
ZIP CODE	: 90042
PIN NUMBER	: 156A223 126
LOT/PARCEL AREA (CALCULATED)	: 8,505.7 (50 FT)
THOMAS BROTHERS GRID	: PAGE 595 -- GRID A1
ASSESSOR PARCEL NO. (APN)	: 5474016011
TRACT	: TR 635
MAP REFERENCE	: M B 16-54/55 (SHT 1)
LOT	: NONE
ARB (LOT CUT REFERENCE)	: LOTS 26 AND LOT 27
MAP SHEET	: A
MAP SHEET	: 156A223
JURISDICTIONAL	
COMMUNITY PLAN AREA	: NORTHEAST LOS ANGELES
AREA PLANNING COMMISSION	: EAST LOS ANGELES
NEIGHBORHOOD COUNCIL	: EAGLE ROCK
COUNCIL DISTRICT	: CD 14--KEVIN DE LEON
CENSUS TRACT #	: 1834.01
LADBS DISTRICT OFFICE	: LOS ANGELES METRO
PLANNING & ZONING	
SPECIAL NOTES	: NONE
ZONING	: [Q] C4-1XL
ZONING INFORMATION (ZI)	: ZI-2442 PRELIMINARY FAULT RUPTURE STUDY AREA
ZONING INFORMATION (ZI)	: ZI-2441 ALQUIST-PRQLO EARTHQUAKE FAULT ZONE
ZONING INFORMATION (ZI)	: ZI-2129 STATE ENTERPRISE ZONE: EAST LOS ANGELES
ZONING INFORMATION (ZI)	: ZI-2498 LOCAL EMERGENCY TEMPORARY REGULATIONS--TIME LIMITS AND PARKING RELIEF--LAMC 16.02.1
GENERAL PLAN LAND USE	: NEIGHBORHOOD OFFICE COMMERCIAL
GENERAL PLAN FOOTNOTE(S)	: YES
HILLSIDE AREA (ZONING CODE)	: NO
SPECIFIC PLAN AREA	: NO
HISTORIC PRESERVATION REVIEW	: NO
CDD: COMMUNITY DESIGN OVERLAY	: NONE
CDD: COMMUNITY PLAN IMPROV. OVERLAY	: NONE
CDD: CLEAN UP--GREEN UP	: NONE
NSD: NEIGHBORHOOD STABILIZATION OVERLAY	: NO
POD: PEDESTRIAN ORIENTED DISTRICTS	: NO
SN: SIGN DISTRICT	: NO
STREETSCAPE	: NO
ADAPTIVE REUSE INCENTIVE AREA	: NONE
ELLIS ACT PROPERTY	: NO
RENT STABILIZATION ORDINANCE (RSO)	: NO
CRA -- COMMUNITY REDEVELOPMENT AGENCY	: NONE
CENTRAL CITY PARKING BUILDING LINE	: NO
	: NONE
PROJECT DETAILS	
TYPE OF USE	: RETAIL MARKET
HOURS OF OPERATION	: TYPE 20 (BEER AND WINE)
INTERIOR AREAS	: 10 AM TO 8 PM (MON--SUN.)
INTERIOR SEATING	: 626 S.F.
ALCOHOL TASTING	: 0
LIVE ENTERTAINMENT	: NONE
DANCING	: NONE
PARKING	: NO ADDITIONAL PARKING



COVER

SHEET NUMBER

A-0.0

SHEET NAME

SUBMITTALS

03/20/24	PLANNING SUBMITTAL
02/23/24	DESIGN DEVELOPMENT
02/13/24	AS-BUILT
DATE	DESCRIPTION

4705 E. YORK BLVD. #102
LOS ANGELES, CA. 90042

POTLUCK
LOCAL

PROJECT INFORMATION

PROJECT INFORMATION

POTLUCK LOCAL

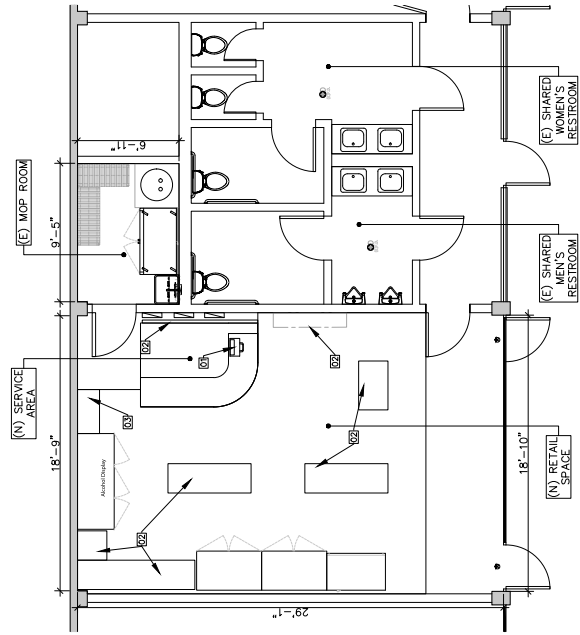
4705 E. YORK BLVD. #102
LOS ANGELES, CA 90042

SUBMITTALS	
03/20/24	PLANNING SUBMITTAL
02/23/24	DESIGN DEVELOPMENT
02/13/24	AS-BUILT
DATE	DESCRIPTION

SHEET NAME

PROPOSED FLOOR PLAN

SHEET NUMBER
A-1.0



POTLUCK LOCAL

PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"

GROUND FLOOR AREA: 626 SQ.FT.

GRAPHIC SCALE 1/4" = 1'-0"

LEGEND

(E) EXTERIOR WALL

(E) WALL

EXIT SIGN (BATTERY BACK-UP)

SQUARE FOOTAGE ANALYSIS		
AREA	SQUARE FOOTAGE	NUMBER OF SEATS
SERVICE AREA	44	—
RETAIL AREA	383	—
MOP ROOM	66	—
OTHERS	133	—
TOTAL INTERIOR	626	#

KEYNOTES

- POS
- DISPLAY MILLWORK
- LIQUOR STORAGE



FE DESIGN & CONSULTING

**Conditional Use Permit
Additional Information/
Findings
4705 York Blvd.**

Potluck Local (A)
1560 Hazelwood Avenue
Los Angeles, CA 90041

Nighthawk LLC (O)
333 Grant Ave. #709
San Francisco, CA 90012

FE Design & Consulting (R)
327 E. 2nd St. #222
Los Angeles, CA 90012

4705 York Blvd.
Northeast Los Angeles Community Plan Area
Zone: [Q]C4-1XL
CD 14 - Kevin de León
Legal Description: Lot(s) 12 & 13; Block A; TR 635

REQUEST

A Conditional Use Permit to allow the off-site sales of beer & wine only in conjunction with a 626 SF retail food market with hours of operation from 09:00 am - 09:00 pm daily.

SURROUNDING PROPERTIES

The properties to the north and abutting the subject property are zoned single-family residential (R1), while properties to the south, east, and west are zoned for commercial uses and house a motel, auto repair shop, and a fast food restaurant.



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Use	Retail Market
Square Footage	626 square feet
Unit/Address	4705 York Blvd.
Hours of Operation	9am-9pm Daily
Type of Alcohol	Type 20 License – Beer and Wine Off-Site
Food	No
Interior Seats	0
Exterior Seats	0
Total Seats	0
Live Entertainment	None
Dancing	None
Off-Site Sales	None
Census Tract	1834.01
Parking	On-site parking lot

CIRCULATION

Munson Avenue, adjoining the property to the west, is a designated Local street standard dedicated improved with curb, gutter and sidewalk.

York Boulevard, adjoining the property to the south, is a designated Avenue II and improved with curb, gutter and sidewalk.

GENERAL CONDITIONAL USE FINDINGS

i. That 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 along York Boulevard in the Northeast Los Angeles neighborhood of Highland Park. York Boulevard hosts a range of low and medium density commercial and industrial uses. The subject tenant space most recently housed a FedEx. The applicant is working on a tenant improvement plan to create a neighborhood-oriented market.

This project will enhance the built environment by activating York Boulevard with a retail use, replacing a vacant storefront. It will provide an additional amenity for the local neighborhood by encouraging pedestrian activity. It will also contribute to creating a more vibrant commercial corridor by providing an additional dining option within walking distance for residents in the community.

The neighborhood will benefit from having a redeveloped site that encourages pedestrian activity. The increased foot traffic, coupled with a more attractive frontage, will add to a more desirable environment for these neighboring properties. A new bottle shop will serve to enhance the aesthetics, convenience, livability, and security of the area. It will also promote livability and convenience for the residents and employees of the neighborhood and furthers community and economic development in the Community Plan area.



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ii. That 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.

This project's location, size, height, and operations will be compatible with the neighborhood as the subject establishment is an existing building on an existing commercial property along an existing commercial corridor. The proposed change of use will not increase the height of the existing building. The project will comply with all applicable requirements of the LAMC.

The market use is allowed in the C4 zone, and is in conformance with the type of use this zone allows. The purpose of the subject filing is the applicant's request to add beer and wine to the restaurant's menu. The Conditional Use Permit will establish clear conditions on the sale and dispensing of alcoholic beverages to ensure that they will not have detrimental impacts on residents, businesses, and visitors to the area. These conditions are intended to clearly define the operational parameters for use of the site in order to make accountability and oversight more efficient.

The service of alcoholic beverages with the new retail establishment will not adversely affect public health, welfare and safety. By approving the instant request, the establishment will be on equal footing with similar establishments citywide and will have the best opportunity to remain viable in the long term.

iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable 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 the 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.

ADDITIONAL FINDINGS

i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.

The proposed use is at a convenient location that area residents can reach by walking or by taking public transit. By replacing a vacant facility with a commercial store, the subject establishment will bring legitimate business activity to the street and further activate the sidewalk for both this block and the street-at-large. This kind of establishment attracts foot traffic and attention to the area which, in turn, results in a safer and desirable neighborhood by enhancing overall security within the neighborhood.



FE DESIGN & CONSULTING

The subject site is surrounded by commercial and residential uses. Approval of the Conditional Use is fully in line with other retail uses and will not adversely affect the welfare of the community. The increasing density of retail uses and existing density of residential uses necessitates a corresponding number of service establishments of which specialty retailers are an indispensable part. Approving the instant request allows full economic use of the site and supports the needs of the neighborhood while operating without any detrimental effects on the welfare of the community.

ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.

The intensity of commercial development in the immediate area explains the larger number of alcohol licenses within the census tract. The community has been experiencing increased economic reinvestment and revitalization, which has attracted new and diverse businesses and residents. Many of these new commercial uses are also offering a diversity of food and accompanying alcoholic beverages that local residents and tourists find desirable.

Though the number of licenses exceed the number permitted based upon ABC criteria, it should be noted that this scenario is typical of areas that attract large numbers of people. The ABC establishes the allotted number of licenses per census tract by population and cannot take into account these other crucial neighborhood specific factors; however, they do continue to approve new licenses in these types of areas due to those circumstances mentioned above.

iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

The approval of the Conditional Use will not detrimentally affect nearby residentially zoned properties due to the fact that the business is well-shielded from the residential neighbors by a concrete wall and other structures. The nearest residents have commercial buildings to buffer them from this business, so there should be very little noise that leaves the site. There will be no live entertainment or dancing.

The applicants will monitor all areas of the establishment in order to prevent loitering, public drunkenness, and noise. They will maintain sufficient night lighting on their property and install a security camera surveillance system, in order to create an environment conducive to a responsible establishment.



ALCOHOL & ENTERTAINMENT ESTABLISHMENTS

Class 2 Conditional Use Permit

Related Code Sections

Los Angeles Municipal Code (LAMC) Section 12.24 W.1 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications for alcohol establishments (CUB); and Section 12.24 W.18 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications for entertainment establishments (CUX). Procedures for a Class 2 Conditional Use Permit are governed by LAMC Section 13B.2.2. of Chapter 1A.

Public Hearing and Notice

Notification of a public hearing for the above process includes Property Owners and Occupants (i.e., tenants) within 300 feet from the boundaries of the subject site and the Certified Neighborhood Council representing the area in which the property is located, as well as on-site posting of the notice. This is for informational purposes only and not required at the time of filing, unless otherwise requested. Refer to the Mailing Procedures Instructions (CP13-2074) and Posting Instructions ([CP-7762](#)) for applicable requirements.

Specialized Requirements

When filing for the above application, the following items are required in addition to those specified in the City Planning Application Filing Instructions (CP13-7810).

Radius Map Requirements

Requests for alcohol establishments pursuant to LAMC Section 12.24 W.1 of Chapter 1 are required to include the following. Note that these requirements are separate from the Public Noticing requirements detailed in the Mailing Notification Procedures (CP13-2074), which will be requested by the Project Planner 6-8 weeks prior to the public hearing.

- ☐ A 600-foot radius map showing land uses. See Radius Map Guidelines ([CP-7826](#)) for applicable additional requirements.
- ☐ A list of alcohol establishments between 600 and 1,000 feet of the site. Include the type of license and address.
- ☐ A list of the following types uses within 600 feet:
 - Residential uses and type (e.g., single-family, apartment, hotel)
 - Churches

- Schools, including nursery schools and child-care facilities
- Hospitals
- Parks, public playgrounds, and recreational areas
- Establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises

Additional Requirements for Main CUBs or CUXs

☐ A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating the:

- Type of alcohol permit sought
- Square footage of each particular restaurant, bar, or event space
- Address or suite/unit number corresponding to each CUB or CUX request
- Tenant-operator of each alcohol or adult entertainment establishment (if known)

Specialized Questions

The items below cover important information which will help acquaint the decision maker with your request. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials. In the space below, or on separate paper, if necessary, complete the following:

Physical Development of the Site

1. What is the total square footage of the building or center in which the establishment is located?
17,011.3 SF
2. What is the total square footage of the space the establishment will occupy? 626 SF
3. What is the total occupancy load of the space as determined by the Fire Department? 50
4. What is the total number of seats that will be provided: Indoors? 0 Outdoors? 0
5. If there is an outdoor area, will there be an option to consume alcohol outdoors?
☐ YES ☐ NO ☒ N/A
6. If there is an outdoor area, is it located on private property or the public right-of-way, or both?
N/A
7. If an outdoor area is within the public right-of-way, has a revocable permit been obtained?
☐ YES ☐ NO ☒ N/A

8. Is floor area being added? ☐ YES ☒ NO

If YES, how much is enclosed? 0 Outdoors? 0

9. Is the site located within 1,000 feet of any schools (public, private, or nursery), churches or parks? ☐ YES ☒ NO

10. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B.17 of Chapter 1? ☐ YES ☒ NO

Parking

11. How many parking spaces are available on the site? 0

12. Are they shared or designated for the subject use? 0

13. If adding floor area, what is the parking requirement as determined by the Department of Building and Safety (LADBS)?

N/A

14. Have any arrangements been made to provide off-site parking? ☐ YES ☒ NO

If YES, is the parking secured via a private lease or a covenant/affidavit approved by LADBS?

N/A

Note: Required parking must be secured via a covenant pursuant to LAMC Section 12.26 E.5 of Chapter 1. A private lease is only permitted by a Variance.

15. Provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.

16. Will valet service be available? ☐ YES ☒ NO

17. Will the service be for a charge? ☐ YES ☒ NO

Operation of the Establishment

18. Has the use been discontinued for more than a year? ☒ YES ☐ NO

If YES, it is **not eligible** for the Plan Approval process.

If NO, the applicant may be required to prove that the discontinuance of the use did not occur.

See LAMC Section 12.23 B.9 or 12.24 Q of Chapter 1.

19. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	10a-8p	10a-8p	10a-8p	10a-8p	10a-8p	10a-8p	10a-8p

20. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc.? ☐ YES ☒ NO

If YES, describe: N/A

Note: An establishment that allows for dancing needs a Class 2 Conditional Use Permit pursuant to 12.24 W.18 of Chapter 1.

21. Will there be minimum age requirements for entry? ☐ YES ☒ NO

If YES, what is the minimum age requirement and how will it be enforced? N/A

22. Will there be any accessory retail uses onsite? ☒ YES ☐ NO

If YES, what will be sold? Merchandise

Security

23. How many employees will be on the site at any given time? 2

24. Will security guards be provided onsite? ☐ YES ☒ NO

If YES, how many and when? N/A

25. Has LAPD issued any citations or violations? ☐ YES ☒ NO

If YES, provide copies.

Alcohol

26. Will there be beer & wine only, or a full line of alcoholic beverages available? Beer & Wine

27. Will "fortified" wine (greater than 16% alcohol) be sold? ☒ YES ☐ NO

28. Will alcohol be consumed on any adjacent property under the control of the applicant?

☐ YES ☒ NO

29. Will there be signs visible from the exterior that advertise the availability of alcohol?

☒ YES ☐ NO

Food

30. Will there be a kitchen on the site?

☐ YES ☒ NO

31. Will alcohol be sold without a food order?

☒ YES ☐ NO

32. Will the sale of alcohol exceed the sale of food items on a quarterly basis? ☒ YES ☐ NO

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

On-Site

34. Will a bar or cocktail lounge be maintained incidental to a restaurant?

☐ YES ☒ NO

If YES, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

35. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")?

☒ YES ☐ NO

If YES, a request for off-site sales of alcohol is also required.

36. Will discounted alcoholic drinks ("Happy Hour") be offered at any time?

☐ YES ☒ NO

Off-Site

37. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises?

☐ YES ☒ NO

38. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 750 ml?

☒ YES ☐ NO

Note: Contact the California Department of Alcoholic Beverage Control (ABC) regarding its requirements at <http://www.abc.ca.gov/>.

Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)

39. Is this application a request for on-site or off-site sales of alcoholic beverages?

☒ YES ☐ NO

If YES, is the establishment a bona-fide eating place (restaurant) or hotel/motel?

Neither

If NO, contact ABC to determine whether the proposed site is located in an area where issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or if issuance would result in, or add to an undue concentration of licenses.

Notes: *If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**. This is in addition to obtaining the Conditional Use Permit or Plan Approval. Contact the ABC regarding its requirements at <http://www.abc.ca.gov/>.*

Findings


The decision maker must decide if the facts presented in the record support the findings (i.e., criteria for approval) established in the LAMC. On a separate sheet, provide a detailed justification/explanation of how the proposed project conforms with the following:

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

Supplemental Findings

In addition to the above findings for approval, the decision maker must also consider the following matters. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials.

1. The proposed use will not adversely affect the welfare of the pertinent community.
2. 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.

- 
-
3. 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.

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-

PROJECT TITLE

Potluck Local

COUNCIL DISTRICT

14

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

4705 York Blvd.

☐ Map attached.

PROJECT DESCRIPTION:

CUP for off-site beer & wine in conjunction with a retail market

NAME OF APPLICANT / OWNER:

Nighthawk Projects LLC

CONTACT PERSON (If different from Applicant/Owner above)

Matthew Mello

(AREA CODE) TELEPHONE NUMBER

(213) 687-6963

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☐ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) Sec. 15301, Class 1

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

STAFF TITLE

ENTITLEMENTS APPROVED

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021



City of Los Angeles Department of City Planning

3/20/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4701 E YORK BLVD
4703 E YORK BLVD
4705 1-4 E YORK BLVD

ZIP CODES

90042

RECENT ACTIVITY

ADM-2024-1763-RBPA

CASE NUMBERS

CPC-1989-22490
CPC-1989-177
CPC-1986-826-GPC
ORD-174236-SA3170
ORD-173541-SA3170
ORD-172316
ORD-165351-SA1200
ORD-129279
ZA-2021-8188-CUB
ENV-2021-8189-CE
ENV-2013-3392-CE

Address/Legal Information

PIN Number	156A223 126
Lot/Parcel Area (Calculated)	8,505.7 (sq ft)
Thomas Brothers Grid	PAGE 595 - GRID A1
Assessor Parcel No. (APN)	5474016011
Tract	TR 635
Map Reference	M B 16-54/55 (SHT 1)
Block	A
Lot	12
Arb (Lot Cut Reference)	None
Map Sheet	156A223

Jurisdictional Information

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	Eagle Rock
Council District	CD 14 - Kevin de León
Census Tract #	1834.01
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	[Q]C4-1XL
Zoning Information (ZI)	ZI-2442 Preliminary Fault Rupture Study Area ZI-2441 Alquist-Priolo Earthquake Fault Zone ZI-2129 State Enterprise Zone: East Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Neighborhood Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5474016011
APN Area (Co. Public Works)*	0.390 (ac)
Use Code	2670 - Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Service Centers (No Gasoline) - One Story
Assessed Land Val.	\$1,758,276
Assessed Improvement Val.	\$599,508
Last Owner Change	08/09/2017
Last Sale Amount	\$1,988,019
Tax Rate Area	4
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1947
Building Class	SX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	126.0 (sq ft)
Building 2	
Year Built	1947
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,000.0 (sq ft)
Building 3	
Year Built	1947
Building Class	C55
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,721.0 (sq ft)
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5474016011]
Additional Information	
Airport Hazard	None

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Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Raymond Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.50000000
Alquist-Priolo Fault Zone	Yes
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5474016011]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

Public Safety

Police Information

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Bureau	Central
Division / Station	Northeast
Reporting District	1125
Fire Information	
Bureau	Central
Battalion	2
District / Fire Station	55
Red Flag Restricted Parking	No

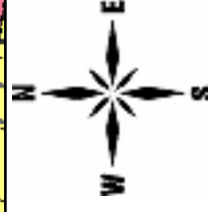
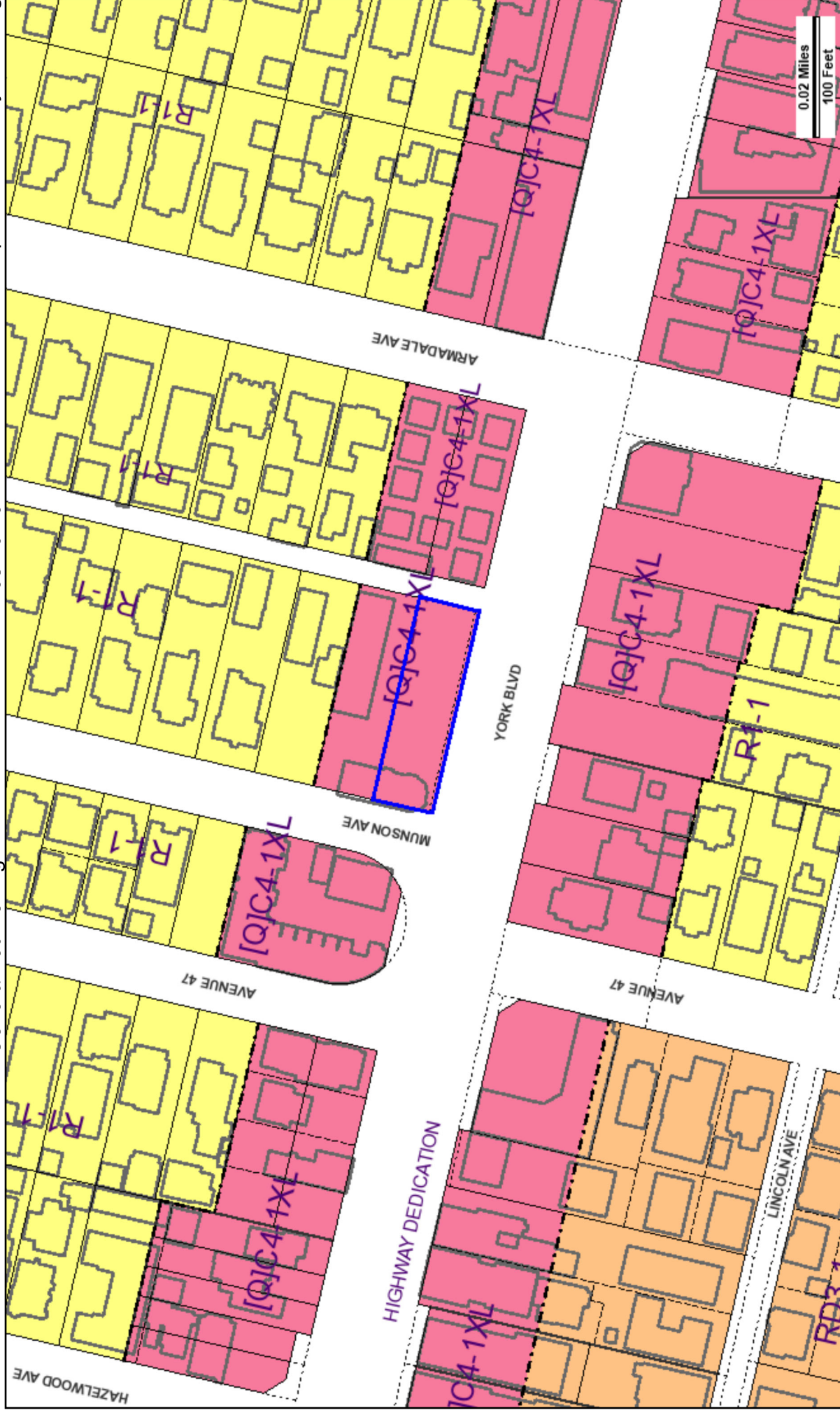
CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-1989-22490
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1989-177
Required Action(s):	Data Not Available
Project Descriptions(s):	CONTINUATION OF CPC-89-0177. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CPC-1986-826-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY - ZONE CHANGES - HEIGHT DISTRICT CHANGES AND PLAN AMENDMENTS - VARIOUS LOCATIONS
Case Number:	ZA-2021-8188-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CONDITIONAL USE PERMIT PER LAMC SECTION 12.24 W 1, TO ALLOW THE SALE AND DISPENSING OF BEER & WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A 1,726 SF. EXISTING BONA FIDE RESTAURANT WITH 48 INTERIOR SEATS & 28 EXTERIOR SEATS ON A 439 SF. PATIO HOURS IN THE [Q]C4-1XL ZONE.
Case Number:	ENV-2021-8189-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONDITIONAL USE PERMIT PER LAMC SECTION 12.24 W 1, TO ALLOW THE SALE AND DISPENSING OF BEER & WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A 1,726 SF. EXISTING BONA FIDE RESTAURANT WITH 48 INTERIOR SEATS & 28 EXTERIOR SEATS ON A 439 SF. PATIO HOURS IN THE [Q]C4-1XL ZONE.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.

DATA NOT AVAILABLE

ORD-174236-SA3170
ORD-173541-SA3170
ORD-172316
ORD-165351-SA1200
ORD-129279



Zoning: [Q]C4-1XL

General Plan: Neighborhood Commercial

Tract: TR 635

Block: A

Lot: 12

Arb: None

Address: 4705 1-4 E YORK BLVD

APN: 5474016011

PIN #: 156A223 126

LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial - Mixed High Residential
- Regional Center Commercial

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

INDUSTRIAL

- Limited Industrial
- Light Industrial

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)

- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES





















- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST





 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

Existing School/Park Site Planned School/Park Site Inside 500 Ft. Buffer

-  Aquatic Facilities
-  Beaches
-  Child Care Centers
-  Dog Parks
-  Golf Course
-  Historic Sites
-  Horticulture/Gardens
-  Skate Parks
-  Other Facilities
-  Park / Recreation Centers
-  Parks
-  Performing / Visual Arts Centers
-  Recreation Centers
-  Senior Citizen Centers
-  Opportunity School
-  Charter School
-  Elementary School
-  Span School
-  Special Education School
-  High School
-  Middle School
-  Early Education Center

COASTAL ZONE



-  Coastal Commission Permit Area
-  Dual Permit Jurisdiction Area
-  Single Permit Jurisdiction Area
-  Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)








-  Tier 1
-  Tier 2
-  Tier 3
-  Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

-  Public Work Approval (PWA)
-  Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

-  Lot Line
-  Tract Line
-  Lot Cut
-  Easement
-  Zone Boundary
-  Building Line
-  Lot Split
-  Community Driveway
-  Building Outlines 2020
-  Building Outlines 2017
-  Airport Hazard Zone
-  Census Tract
-  Coastal Zone
-  Council District
-  LADBS District Office
-  Downtown Parking
-  Fault Zone
-  Fire District No. 1
-  Tract Map
-  Parcel Map
-  Flood Zone
-  Hazardous Waste
-  High Wind Zone
-  Hillside Grading
-  Historic Preservation Overlay Zone
-  Specific Plan Area
-  Very High Fire Hazard Severity Zone
-  Wells - Active
-  Wells - Inactive



State of California
Secretary of State

STATEMENT OF INFORMATION
(Limited Liability Company)

Filing Fee \$20.00. If this is an amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

17-359169

FILED
Secretary of State
State of California

JUL 19 2017

21/20/PC
This Space For Filing Use Only

File Number and State or Place of Organization

2. SECRETARY OF STATE FILE NUMBER

201719910300

3. STATE OR PLACE OF ORGANIZATION (If formed outside of California)

CA

No Change Statement

4. If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no Statement of Information has been previously filed, this form must be completed in its entirety.

☐ If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to Item 15.

Complete Addresses for the Following (Do not abbreviate the name of the city. Items 5 and 7 cannot be P.O. Boxes.)

5. STREET ADDRESS OF PRINCIPAL OFFICE

333 Grant Ave. Ste. 709

CITY

San Francisco

STATE

CA

ZIP CODE

94108

6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5

CITY

STATE

ZIP CODE

7. STREET ADDRESS OF CALIFORNIA OFFICE

333 Grant Ave. Ste. 709

CITY

San Francisco

STATE

CA

ZIP CODE

94108

Name and Complete Address of the Chief Executive Officer, If Any

8. NAME

ADDRESS

CITY

STATE

ZIP CODE

Name and Complete Address of Any Manager or Managers, or If None Have Been Appointed or Elected, Provide the Name and Address of Each Member (Attach additional pages, if necessary.)

9. NAME

ADDRESS

CITY

STATE

ZIP CODE

Cyrus G. Etemad

333 Grant Ave. Ste. 709

San Francisco

CA

94108

10. NAME

ADDRESS

CITY

STATE

ZIP CODE

11. NAME

ADDRESS

CITY

STATE

ZIP CODE

Agent for Service of Process If the agent is an individual, the agent must reside in California and Item 13 must be completed with a California address, a P.O. Box is not acceptable. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 13 must be left blank.

12. NAME OF AGENT FOR SERVICE OF PROCESS

Cyrus Etemad

13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL

333 Grant Ave. Ste. 709

CITY

San Francisco

STATE

CA

ZIP CODE

94108

Type of Business

14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY

Real Estate Holding

15. THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

7/17/2017

DATE

Cyrus G. Etemad

TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

Manager

TITLE

SIGNATURE

EXPEDITED PERMIT FEE AGREEMENT

Section 19.01-R LAMC

City of Los Angeles - Department of City Planning

ENTITLEMENT

REQUEST(S): CUB (Off-Site for Beer and Wine)

Project Address: 4705 East York Boulevard

The Owner/Applicant shall acknowledge and agree to the following statements by initialing each.

JS I hereby promise to pay all expenses for additional cost and physical resources necessary to expedite the permit process for the above development project.

JS I understand that the expedited service charges are in addition to and separate from the fees charged elsewhere in the L.A. Municipal Code.

JS I understand that the initial fee of \$8,500 is a deposit, and I agree to pay any additional costs that exceed this deposit to the City of Los Angeles for Planning Department Staff as well as other City Departments for time used to expedite the subject case(s), including any costs accrued during any appeal(s) of the subject case(s).

JS I am well informed that the processing of the case may be placed on hold if an invoice billing for the excessive costs becomes past due.

JS In the event that the property is sold, I understand that I am still responsible for any costs accrued until such time as the new property owners accept responsibility of fees in writing by filing a new Expedited Permit Fee Form with the Planning Department.

Initial Deposit: \$8,500

COMPANY/OWNER/APPLICANTS AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee, or authorized agent of the owner or lessee with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes, lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- The undersigned has read and accepted the above statement.

Owner/Applicant: Nighthawk Projects

Address: 333 Grant Avenue

San Francisco, CA 94108

Telephone No.: 626-533-5890

Email: kim@potlucklocal.com

Authorized Signature: Kimberly Johnson

Print Name: KIMBERLY JOHNSON

Date: 03-06-2024

*The information listed above will be used for billing purposes.
Please do not use a P.O. Box as the address.

For Owner/Applicant Authorized Signature Only:

Subscribed and sworn before me this (date): 3/6/24

, in the County of Los Angeles, State of California

Notary Public

Stamp:

* SEE ATTACHED
ACKNOWLEDGEMENT

Representative: FE Design & Consult

Contact: Matthew Mello

Address: 307 E 2nd St. #222

Los Angeles, CA 90012

Telephone No.: 213-687-6963

Accepted By Expedited Processing Section

Staff Signature: CSH

Date: February 13, 2024

(Application must be filed within 180 days.)

See the reverse for additional requirements.

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

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

State of California)

County of LOS ANGELES)

On MARCH 6, 2024 before me, ROCCO OLIVO JR., -NOTARY PUBLIC,
(here insert name and title of the officer)

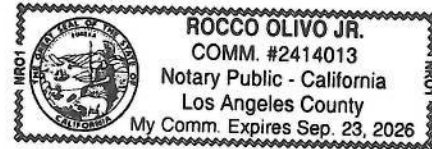
personally appeared KIMBERLY JEAN STEWART JOHNSON

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

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

WITNESS my hand and official seal.

Signature



(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of EXPEDITED PERMIT FEE AGREEMENT

containing 2 pages, and dated MARCH 6, 2024

The signer(s) capacity or authority is/are as:

- ☒ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s) _____
Title(s) _____

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # 15 Entry # 2

Notary contact: Rocco Olivo
Other 323-528-5009

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)
☐ _____

The following items shall be submitted at the time of filing:

Environmental Clearance:

- ☐ Ministerial Action (Exempt from CEQA)
- ☒ Categorical Exemption
- ☐ Environmental Assessment Form (ND/MND, Class 32 CE, SCEA, SCPE)
- ☐ Addendum to Environmental Case No. _____
- ☐ Statutory Exemption

Additional Forms/Documents Required (at filing):

- ☐ [Preliminary Zoning Assessment Referral Form \(may be submitted after filing\)](#)
- ☐ [Affordable Housing Referral Form / TOC Referral Form](#)
- ☐ LAHD Housing Replacement Determination Letter or No Net Loss Declaration
- ☐ [Redevelopment Project Area Administrative Review and Referral Form](#) (may be submitted after filing)
- ☐ [Geographic Project Planning Referral Form](#)
- ☒ All public noticing materials (e.g., [mailing labels](#), notification map, BTC invoice)
- ☒ Application materials shall also be provided in a digital format (thumb drives & file links are acceptable)

The following items are required and may be submitted after filing:

Additional Studies Required (May be Submitted After Filing):

- ☐ Written responses to [CEQA Guidelines Section 15300.2 \(Exceptions to Categorical Exemptions\)](#)
- ☐ A copy of a completed Air Quality Study
- ☐ A copy of a completed Noise Study
- ☐ A copy of a completed [Transportation Study Assessment \(LADOT Referral Form\)](#)
- ☐ A copy of a completed Traffic Study
- ☐ A copy of a completed Tree Report
- ☐ A copy of a completed Historic Report on the Property
- ☐ A copy of a completed Geologic and/or Soils Report
- ☐ Written responses to California Government Code Section 65913.4 (SB 35)

Additional:

- ☐ Copy of Bureau of Engineering Receipt or R3 Letter
- ☐ Copy of Bureau of Engineering Planning Case Referral Form (PCRF)

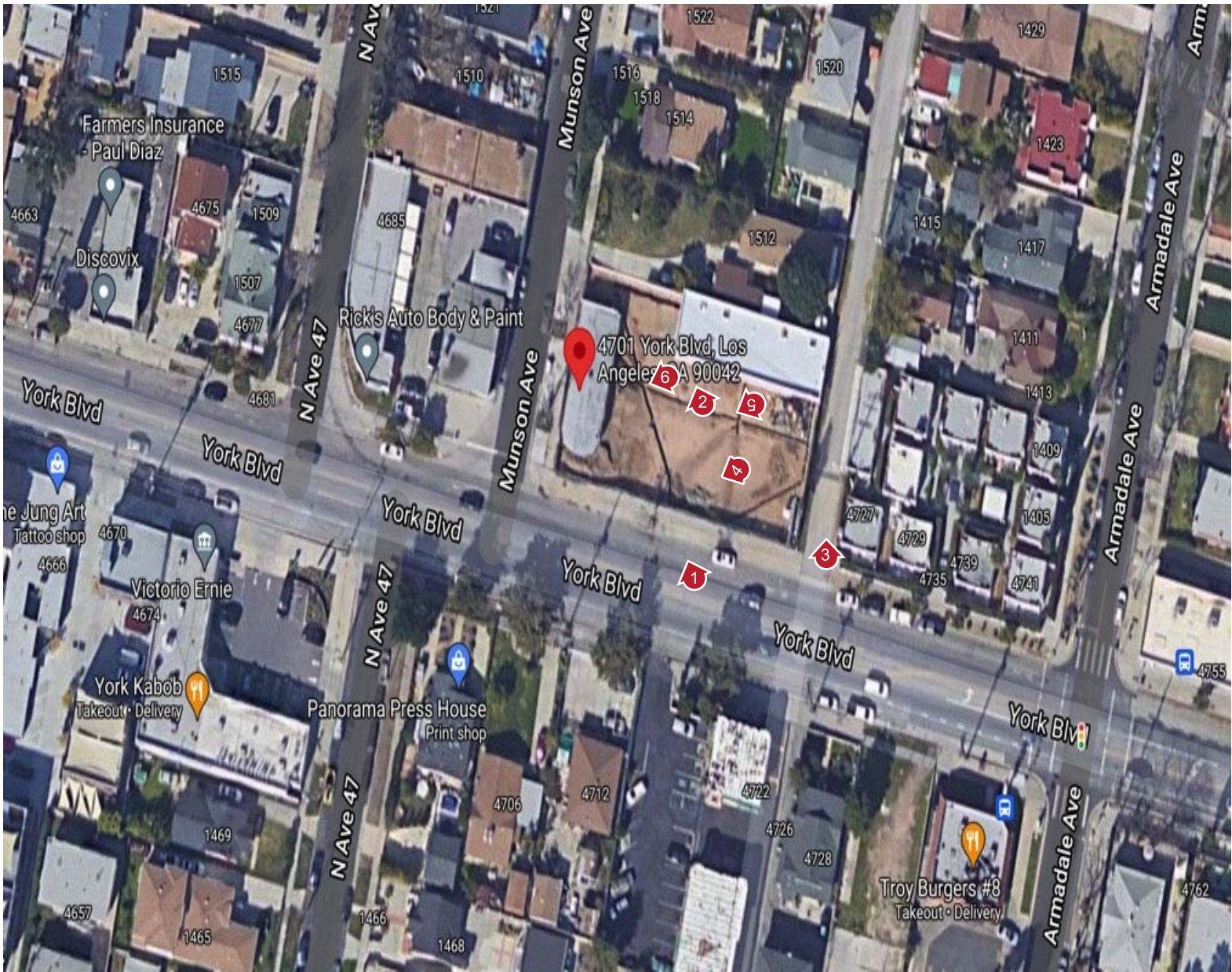


PHOTO KEY

Potluck Local
4705 York Blvd., Los Angeles CA 90042



FE DESIGN & CONSULTING

1



York Blvd., across street facing subject site. Direction: Northeast

2



York Blvd, Interior of site from the front. Direction: North

3



Adjacent alleyway

4



Parking Lot

5



York Blvd, on sidewalk along subject site. Direction: Southeast


6



York Blvd, on sidewalk along subject site. Direction: Northwest



CONDITIONAL USE - ZA/C.U.B

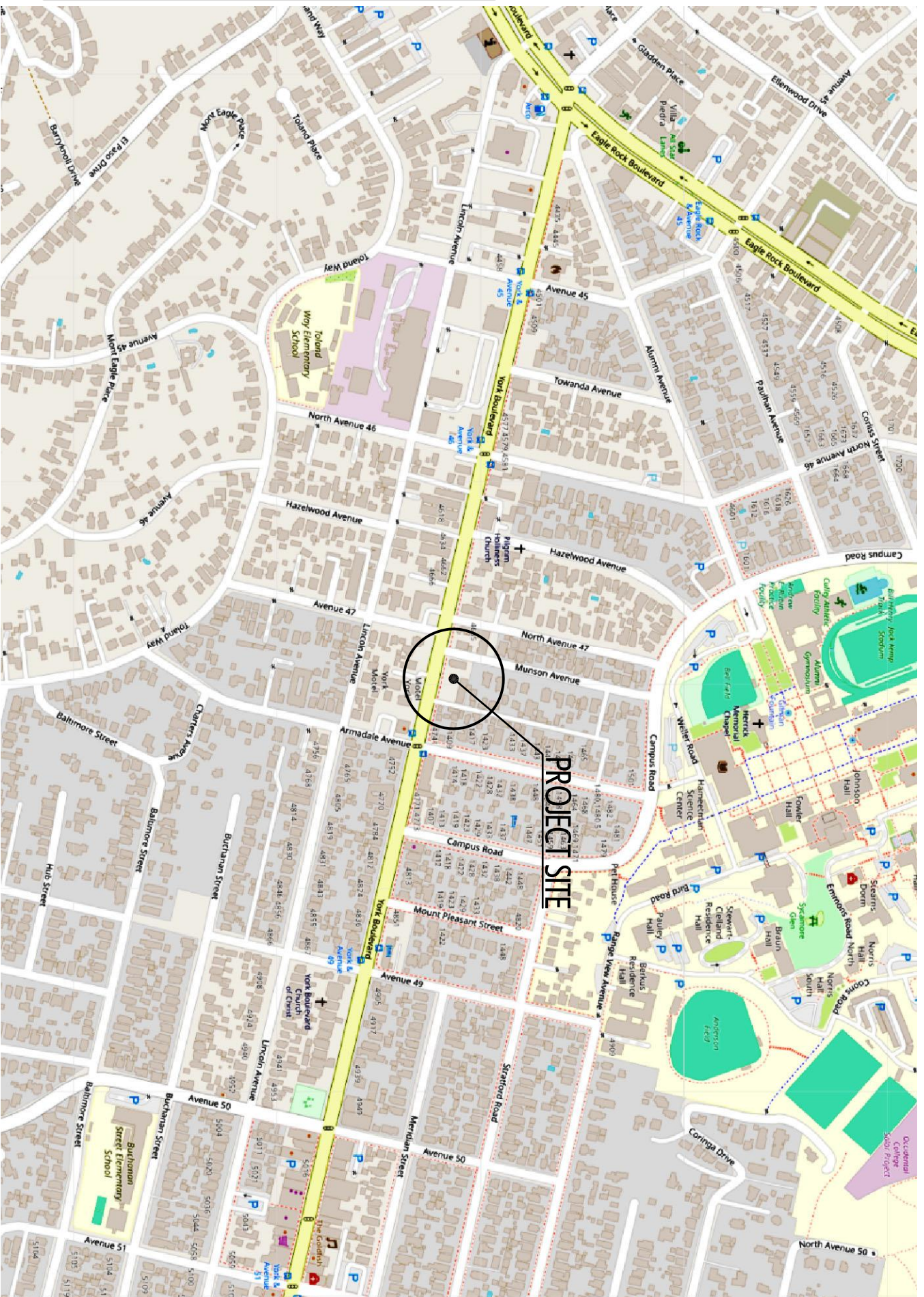
 <p>aneconsulting planning + entitlements + expediting</p> <p>Ane Consulting, Inc. 3646 Long Beach Blvd Space #103 Long Beach, California 90807-6023 tel: (562) 252-3316 hello@aneconsult.com</p> <p>www.aneconsult.com</p>	<p>THOMAS BROTHERS</p> <p>PAGE: 595 GRID: A1</p> <p>LEGAL DESCRIPTION:</p> <p>LOT: 13 & POR. 12, BLK. A</p> <p>TRACT: 635 MB. 16-54-55 "SEE APP'S"</p> <p>CONTACT: F.E DESIGN & CONSULTING</p>	<p>CD: 14</p> <p>CT: 1834.01</p> <p>PA: NORTHEAST LOS ANGELES</p> <p>USES: FIELD</p>	<p>CASE:</p> <p>SCALE: 1" = 100'</p> <p>D.M: <u>156A223</u>, <u>156A221</u></p> <p>NET AC: .39±</p> <p>PHONE: (213) 687-6963</p>	<p>DATE: <u>03.08.2024</u></p> <p>Update: _____</p> <p>Job No: 3624011</p>
--	--	--	--	--

VICINITY MAP



aneconsulting

Ane Consulting, Inc.
tel: 562.252.3316
e: hello@aneconsulting.com
aneconsulting.com



Project Address:
4705 YORK BLVD
Los Angeles, California 90042

Sensitive Land Use List

Iglesia Obra De Dios, Inc
4662 York Blvd

Alcohol Establishments

Within 500-feet

Overboard	4701 York Blvd	Beer & Wine / On-Site
-----------	----------------	-----------------------

Within 501 feet to 600 feet

Cocoluna	4627 York Blvd	Beer & Wine / Off-Site
----------	----------------	------------------------

Within 601 feet to 1,000 feet

Roni Selects	1429 Mt Pleasant Street	Full Line / Off-Site
Berts Liquor Store	4604 York Blvd	Full Line / Off-Site
Thai Eagle Box Restaurants	4601 York Blvd	Beer & Wine / On-Site
Kathy Dy	1565 Campus Road	Beer & Wine / Off-Site
Occidental College Campus Dining	1600 Campus Road	Full Line / On-Site

G:\My Drive\Ane\Projects\3624011 - 4705 York Blvd\Planning\Radius Map\Sensitive Use List.docx



LOS ANGELES
201 N. LOS ANGELES ST., STE. 13A
LOS ANGELES, CA 90012
TEL: (213)617-9600, FAX: (213)617-9643

VAN NUYS
14540 SYLVAN ST.
VAN NUYS, CA 91411
TEL: (818) 779-8866, FAX: (818) 779-8870

CONTRACT

CASE NUMBER:

BTCID: LA24-100

REFERENCE:

DATE: 3/20/2024

SITE ADDRESS: 4706 YORK BLVD.

AUTHORIZED BY: WINSTON

DESCRIPTION OF SERVICES AND FEES:

Reinstatement Fee		x 50.00 %	
Color Fold Over Labels and Mailing	0	x \$5.50	
Color Fold Over Mailing Only	392	x \$5.25	\$2,058.00
Appeals – Number	0	x \$5.50	
Posting of Site – Number of signs	1	x \$110.00 (1 st)	\$200.00
	1	x \$90.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$28.00
All Weather Posting (optional)		x \$110.00	\$0.00
Removal of Signs (optional)	0	x \$100.00	
Credit Card fee		x 0.00 %	\$0.00

TOTAL DUE: \$2,286.00

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO
HAVE YOUR APPLICATION DEEMED "COMPLETE"

Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.

x *MM*

The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).

x *MM*

REFUNDS, CREDITS, ONLY VALID 120 DAYS, REINSTATEMENTS, VALID ONLY 180 DAYS FROM THE FILING DATES.

Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 50.00% will be charged to re-activate all null and void invoices.

x *MM*

If instructed by the city that your case has gone to appeal or plum, we will immediately mail out per city instructions. The cost of mail and processing of \$5.50/label, (price may change without notice if postage increases) is immediately due to us from you.

x *MM*

Signature: *mta*

Telephone: (213) 687-6963

Print Name: DANIEL JOHNSEN/ANNY DIAZ



PAID
3-20-2024
cm 90



Department of City Planning
P.O. Box 6069
Sherman Oaks, CA 91413

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知

Abiso ng Pagdinig sa Publiko • Հանրային խորհրդի մասին ծանուցագիր

311 • Traducción • 번역 • 翻譯 • Pagsasalín • Թարգմանություն



Notice of Public Hearing

Aviso de Audiencia Pública • 公開聽證會通知

공청회통지 • Abiso ng Pagdinig sa Publiko

Հանրային խորհրդի մասին ծանուցագիր

Traducción

번역 • 翻譯

Pagsasalín

Թարգմանություն



311



Wednesday, July 24, 2024
10:00 a.m.

Request to allow the sale of beer and wine for off-site consumption in conjunction with a retail food market.

Project Located at:

4705 East York Boulevard

Hearing Conducted by:

Associate Zoning Administrator

This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:

By phone: (669) 900-9128 or (213) 338-8477

When prompted, enter the Meeting ID: **824 1445 8140 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL: <https://planning-lacity.org/zoom.us/j/82414458140>

Enter Meeting ID: 824 1445 8140 and Passcode: 768597

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.

The meeting's agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Address

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

4701, 4703, 4705 1-4 East York Boulevard; 1506 North Munson Avenue, Unit #102

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

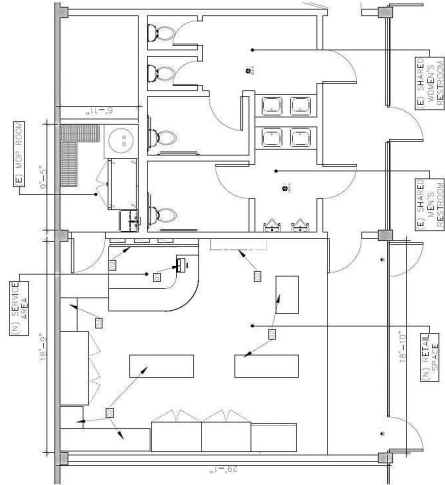
The project involves a Conditional Use Permit to allow the sale of beer and wine for off-site consumption in conjunction with a 626 square-foot retail food market with hours of operation from 9:00 a.m. to 9:00 p.m., daily.

Actions Requested

Acciones solicitadas • 요청된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Zoning Administrator will consider:

- 1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Class 1) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
- 2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.21 W.1. a Class 2 Conditional Use to permit the sale of beer and wine for off-site consumption in conjunction with a retail food market in the [Q]C4-1XL Zone.



Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):
ZA-2024-1834-CUB

Environmental Case Number(s):
ENV-2024-1835-CE

Related Case Number(s):
ZA-2021-8188-CUB

Overlay(s):
N/A

Zone:
[Q]C4-1XL

Land Use Designation:
Neighborhood Commercial

Community Plan Area:
Northeast Los Angeles

Council District:
14 - Kevin de Leon

Applicant:
Kimberly Johnsen, Potluck Local

Representative:
Manny Diaz, FE Designing & Consulting

Assigned Staff Contact Information:
David Woon, Planning Assistant
David.Woon@lacity.org
(213) 978-1368
200 North Spring Street, Room 763
Los Angeles, CA 90012

Who's Receiving This Notice

Quién recibe este aviso • 분통지를 받은 사람들 • 誰會收到此通知
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the requested is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

MAP	CURRENT OWNER	ADDRESS	CITY	STATE	ZIP
	APPLICANT DANIEL JOHNSEN	4705 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
	REPRESENTATIVE FE DESIGN & CONSULTING	327 E 2ND STREET #222	LOS ANGELES	CALIFORNIA	90012
	MAP MAKER JN: 3624011 ANE CONSULTING, INC	3646 LONG BEACH BLVD #103	LONG BEACH	CALIFORNIA	90807
1	CURRENT OWNER	333 GRANT AVENUE #709	SAN FRANCISCO	CALIFORNIA	94108
2	CURRENT OWNER	4824 ROUND TOP DRIVE	LOS ANGELES	CALIFORNIA	90065
3	CURRENT OWNER	5120 BALDWIN AVENUE	TEMPLE CITY	CALIFORNIA	91780
4	CURRENT OWNER	4667 YORK BLVD	LOS ANGELES	CALIFORNIA	90041
5	CURRENT OWNER	4663 YORK BLVD	LOS ANGELES	CALIFORNIA	90041
6	CURRENT OWNER	4657 YORK BLVD	LOS ANGELES	CALIFORNIA	90041
7	CURRENT OWNER	3023 FUTURE PLACE	LOS ANGELES	CALIFORNIA	90065
8	CURRENT OWNER	1551 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
9	CURRENT OWNER	1547 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
10	CURRENT OWNER	1543 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
11	CURRENT OWNER	1537 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
12	CURRENT OWNER	1533 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
13	CURRENT OWNER	1527 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
14	CURRENT OWNER	550 CATALPA ROAD	ARCADIA	CALIFORNIA	91007
15	CURRENT OWNER	1517 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
16	CURRENT OWNER	1522 HAZELWOOD AVENUE	LOS ANGELES	CALIFORNIA	90041
17	CURRENT OWNER	1528 HAZELWOOD AVENUE	LOS ANGELES	CALIFORNIA	90041
18	CURRENT OWNER	1532 HAZELWOOD AVENUE	LOS ANGELES	CALIFORNIA	90041
19	CURRENT OWNER	1538 HAZELWOOD AVENUE	LOS ANGELES	CALIFORNIA	90041

20	CURRENT OWNER	1044 LARKER AVENUE	LOS ANGELES	CALIFORNIA	90042
21	CURRENT OWNER	1548 HAZELWOOD AVENUE	LOS ANGELES	CALIFORNIA	90041
22	CURRENT OWNER	2341 W AVENUE 31 #2	LOS ANGELES	CALIFORNIA	90065
23	CURRENT OWNER	1035 ADELAINE AVENUE	SOUTH PASADENA	CALIFORNIA	91030
24	CURRENT OWNER	PO BOX 80835	SAN MARINO	CALIFORNIA	91118
25	CURRENT OWNER	1557 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
26	CURRENT OWNER	1553 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
27	CURRENT OWNER	1548 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
28	CURRENT OWNER	5046 EL ADOBE LANE	LA CRESCENTA	CALIFORNIA	91214
29	CURRENT OWNER	1542 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
30	CURRENT OWNER	1541 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
31	CURRENT OWNER	1538 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
32	CURRENT OWNER	936 SUNSET BLVD	ARCADIA	CALIFORNIA	91007
33	CURRENT OWNER	1529 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
34	CURRENT OWNER	28819 COVECREST DRIVE	RANCHO PALOS VERDES	CALIFORNIA	90275
35	CURRENT OWNER	1525 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
36	CURRENT OWNER	11023 TUJUNGA CANYON BLVD	TUJUNGA	CALIFORNIA	91042
37	CURRENT OWNER	1521 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
38	CURRENT OWNER	PO BOX 288	RESCUE	CALIFORNIA	95672
39	CURRENT OWNER	1804 HYPERION AVENUE	LOS ANGELES	CALIFORNIA	90027
40	CURRENT OWNER	1548 N COLUMBUS AVENUE	GLENDALE	CALIFORNIA	91202
41	CURRENT OWNER	1447 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
42	CURRENT OWNER	PO BOX 50985	LOS ANGELES	CALIFORNIA	90050

43	CURRENT OWNER	1437 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
44	CURRENT OWNER	1433 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
45	CURRENT OWNER	1429 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
46	CURRENT OWNER	3812 BRUNSWICK AVENUE	LOS ANGELES	CALIFORNIA	90039
47	CURRENT OWNER	712 BANCROFT ROAD #925	WALNUT CREEK	CALIFORNIA	94598
48	CURRENT OWNER	132 N AVENUE 56	LOS ANGELES	CALIFORNIA	90042
49	CURRENT OWNER	2555 HUNTINGTON DRIVE #A	SAN MARINO	CALIFORNIA	91108
50	CURRENT OWNER	1512 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
51	CURRENT OWNER	2957 BLAZING STAR DRIVE	THOUSAND OAKS	CALIFORNIA	91362
52	CURRENT OWNER	1520 MUNSON AVENUE	HIGHLAND PARK	CALIFORNIA	90042
53	CURRENT OWNER	13447 CHRYSTAL COURT	FONTANA	CALIFORNIA	92336
54	CURRENT OWNER	1530 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
55	CURRENT OWNER	1538 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
56	CURRENT OWNER	1542 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
57	CURRENT OWNER	1550 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
58	CURRENT OWNER	1554 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
59	CURRENT OWNER	1558 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
60	CURRENT OWNER	1562 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
61	CURRENT OWNER	1465 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
62	CURRENT OWNER	1463 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
63	CURRENT OWNER	4700 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
64	CURRENT OWNER	4706 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
65	CURRENT OWNER	2745 N WHITEHALL STREET	ORANGE	CALIFORNIA	92867

66	CURRENT OWNER	1468 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
67	CURRENT OWNER	1464 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
68	CURRENT OWNER	1460 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
69	CURRENT OWNER	4739 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042
70	CURRENT OWNER	1379 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
71	CURRENT OWNER	1385 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
72	CURRENT OWNER	360 W NORMAN AVENUE	ARCADIA	CALIFORNIA	91007
73	CURRENT OWNER	8403 ARTSON STREET	ROSEMEAD	CALIFORNIA	91770
74	CURRENT OWNER	65 LAKEVIEW	IRVINE	CALIFORNIA	92604
75	CURRENT OWNER	2591 HYLER AVENUE	LOS ANGELES	CALIFORNIA	90041
76	CURRENT OWNER	1469 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
77	CURRENT OWNER	213 N ORANGE STREET #A	GLENDALE	CALIFORNIA	91203
78	CURRENT OWNER	4908 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
79	CURRENT OWNER	6323 RUBY STREET	LOS ANGELES	CALIFORNIA	90042
80	CURRENT OWNER	9806 MAXINE STREET	PICO RIVERA	CALIFORNIA	90660
81	CURRENT OWNER	5033 EAGLE ROCK BLVD	LOS ANGELES	CALIFORNIA	90041
82	CURRENT OWNER	1465 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
83	CURRENT OWNER	1461 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
84	CURRENT OWNER	2226 ALSACE AVENUE	LOS ANGELES	CALIFORNIA	90016
85	CURRENT OWNER	5275 LOLETA AVENUE	LOS ANGELES	CALIFORNIA	90041
86	CURRENT OWNER	4639 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90041
87	CURRENT OWNER	4908 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
88	CURRENT OWNER	225 W BROADWAY #103	GLENDALE	CALIFORNIA	91204

89	CURRENT OWNER		8549 WILSHIRE BLVD #1440	BEVERLY HILLS	CALIFORNIA	90211
90	CURRENT OWNER		4686 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90041
91	CURRENT OWNER		4682 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90041
92	CURRENT OWNER		4664 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90041
93	CURRENT OWNER		4662 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90041
94	CURRENT OWNER		4716 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042
95	CURRENT OWNER		4714 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042
96	CURRENT OWNER		4712 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042
97	CURRENT OWNER		1456 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
98	CURRENT OWNER		1452 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
99	CURRENT OWNER		1444 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
100	CURRENT OWNER		1442 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
101	CURRENT OWNER		909 W MILTON DRIVE	GLEN DORA	CALIFORNIA	91741
102	CURRENT OWNER		1365 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
103	CURRENT OWNER		1369 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
104	CURRENT OWNER		5463 DAHLIA DRIVE	LOS ANGELES	CALIFORNIA	90041
105	CURRENT OWNER		4722 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042
106	CURRENT OWNER		1441 CAMPUS ROAD	LOS ANGELES	CALIFORNIA	90042
107	CURRENT OWNER		1437 CAMPUS ROAD	LOS ANGELES	CALIFORNIA	90042
108	CURRENT OWNER		1433 CAMPUS ROAD	LOS ANGELES	CALIFORNIA	90042
109	CURRENT OWNER		2022 LEMOYNE STREET	LOS ANGELES	CALIFORNIA	90026
110	CURRENT OWNER		1423 CAMPUS ROAD	LOS ANGELES	CALIFORNIA	90042
111	CURRENT OWNER		21 GLANVILLE ST MOSMAN PARK	W AUSTRALIA 2012		

112	CURRENT OWNER		1350 LAWRENCE STREET	DENVER	COLORADO	80204
113	CURRENT OWNER		1407 CAMPUS ROAD	LOS ANGELES	CALIFORNIA	90042
114	CURRENT OWNER		207 N AVENUE 51	LOS ANGELES	CALIFORNIA	90042
115	CURRENT OWNER		1879 MONTIFLORA AVENUE	LOS ANGELES	CALIFORNIA	90041
116	CURRENT OWNER		1600 CAMPUS ROAD #MS20	LOS ANGELES	CALIFORNIA	90041
117	CURRENT OWNER		203 N SAN FERNANDO BLVD	BURBANK	CALIFORNIA	91502
118	CURRENT OWNER		1414 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
119	CURRENT OWNER		1418 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
120	CURRENT OWNER		1422 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
121	CURRENT OWNER		1428 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
122	CURRENT OWNER		19849 HOLLY DRIVE	SANTA CLARITA	CALIFORNIA	91350
123	CURRENT OWNER		1600 CAMPUS ROAD	LOS ANGELES	CALIFORNIA	90041
124	CURRENT OWNER		1448 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
125	CURRENT OWNER		1454 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
126	CURRENT OWNER		14252 CULVER DRIVE #A311	IRVINE	CALIFORNIA	92604
127	CURRENT OWNER		1963 LA FREMONTIA STREET	SOUTH PASADENA	CALIFORNIA	91030
128	CURRENT OWNER		4801 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042
129	CURRENT OWNER		4820 TOLAND WAY	LOS ANGELES	CALIFORNIA	90042
130	CURRENT OWNER		4752 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
131	CURRENT OWNER		2684 LACY STREET #222	LOS ANGELES	CALIFORNIA	90031
132	CURRENT OWNER		2700 SANTA ANITA AVENUE	ALTADENA	CALIFORNIA	91001
133	CURRENT OWNER		4755 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042
134	CURRENT OWNER		4759 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042

135	CURRENT OWNER		4765 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042
136	CURRENT OWNER		4769 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042
137	CURRENT OWNER		79 HARRISON	IRVINE	CALIFORNIA	92618
138	CURRENT OWNER		4756 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042
139	CURRENT OWNER		1370 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
140	CURRENT OWNER		1364 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042

MAP	OWNER	ADDRESS	CITY	STATE	ZIP
1	OCCUPANT	4701 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
1	OCCUPANT	4703 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
1	OCCUPANT	4705 YORK BLVD #101	LOS ANGELES	CALIFORNIA	90042
1	OCCUPANT	4705 YORK BLVD #102	LOS ANGELES	CALIFORNIA	90042
1	OCCUPANT	4705 YORK BLVD #103	LOS ANGELES	CALIFORNIA	90042
1	OCCUPANT	4705 YORK BLVD #104	LOS ANGELES	CALIFORNIA	90042
2	OCCUPANT	1515 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
2	OCCUPANT	1515 1/2 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
3	OCCUPANT	1507 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
3	OCCUPANT	1509 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
3	OCCUPANT	4677 YORK BLVD	LOS ANGELES	CALIFORNIA	90041
3	OCCUPANT	4675 YORK BLVD	LOS ANGELES	CALIFORNIA	90041
4	OCCUPANT	4673 YORK BLVD	LOS ANGELES	CALIFORNIA	90041
4	OCCUPANT	4667 YORK BLVD	LOS ANGELES	CALIFORNIA	90041
6	OCCUPANT	4659 YORK BLVD	LOS ANGELES	CALIFORNIA	90041
6	OCCUPANT	4657 YORK BLVD	LOS ANGELES	CALIFORNIA	90041
7	OCCUPANT	1506 HAZELWOOD AVENUE #101	LOS ANGELES	CALIFORNIA	90041
7	OCCUPANT	1506 HAZELWOOD AVENUE #102	LOS ANGELES	CALIFORNIA	90041
7	OCCUPANT	1506 HAZELWOOD AVENUE #103	LOS ANGELES	CALIFORNIA	90041
7	OCCUPANT	1506 HAZELWOOD AVENUE #201	LOS ANGELES	CALIFORNIA	90041
7	OCCUPANT	1506 HAZELWOOD AVENUE #202	LOS ANGELES	CALIFORNIA	90041
8	OCCUPANT	1553 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042

14	OCCUPANT	1521 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
14	OCCUPANT	1523 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
15	OCCUPANT	1517 1/2 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
16	OCCUPANT	1524 HAZELWOOD AVENUE	LOS ANGELES	CALIFORNIA	90041
16	OCCUPANT	1526 HAZELWOOD AVENUE	LOS ANGELES	CALIFORNIA	90041
20	OCCUPANT	1542 HAZELWOOD AVENUE	LOS ANGELES	CALIFORNIA	90041
20	OCCUPANT	1542 1/2 HAZELWOOD AVENUE	LOS ANGELES	CALIFORNIA	90041
21	OCCUPANT	1548 HAZELWOOD AVENUE	LOS ANGELES	CALIFORNIA	90041
22	OCCUPANT	1557 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
23	OCCUPANT	1518 HAZELWOOD AVENUE #1	LOS ANGELES	CALIFORNIA	90041
23	OCCUPANT	1518 HAZELWOOD AVENUE #2	LOS ANGELES	CALIFORNIA	90041
23	OCCUPANT	1518 HAZELWOOD AVENUE #3	LOS ANGELES	CALIFORNIA	90041
23	OCCUPANT	1518 HAZELWOOD AVENUE #4	LOS ANGELES	CALIFORNIA	90041
23	OCCUPANT	1518 HAZELWOOD AVENUE #5	LOS ANGELES	CALIFORNIA	90041
23	OCCUPANT	1518 HAZELWOOD AVENUE #6	LOS ANGELES	CALIFORNIA	90041
23	OCCUPANT	1518 HAZELWOOD AVENUE #7	LOS ANGELES	CALIFORNIA	90041
23	OCCUPANT	1518 HAZELWOOD AVENUE #8	LOS ANGELES	CALIFORNIA	90041
23	OCCUPANT	1518 HAZELWOOD AVENUE #9	LOS ANGELES	CALIFORNIA	90041
24	OCCUPANT	1561 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
24	OCCUPANT	1563 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
27	OCCUPANT	1549 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
27	OCCUPANT	1548 AVENUE 47	LOS ANGELES	CALIFORNIA	90042

28	OCCUPANT	1544 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
28	OCCUPANT	1545 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
32	OCCUPANT	1533 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
32	OCCUPANT	1534 AVENUE 47	LOS ANGELES	CALIFORNIA	90042
34	OCCUPANT	1530 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
34	OCCUPANT	1532 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
36	OCCUPANT	1526 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
37	OCCUPANT	1521 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
37	OCCUPANT	1523 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
39	OCCUPANT	4685 YORK BLVD	LOS ANGELES	CALIFORNIA	90041
40	OCCUPANT	1453 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
40	OCCUPANT	1451 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
42	OCCUPANT	1443 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
42	OCCUPANT	1441 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
46	OCCUPANT	1423 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
46	OCCUPANT	1425 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
47	OCCUPANT	1417 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
47	OCCUPANT	1415 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
48	OCCUPANT	1411 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
48	OCCUPANT	1413 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
49	OCCUPANT	1405 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
49	OCCUPANT	1409 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
49	OCCUPANT	4727 YORK BLVD	LOS ANGELES	CALIFORNIA	90042

49	OCCUPANT	4729 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
49	OCCUPANT	4731 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
49	OCCUPANT	4733 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
49	OCCUPANT	4735 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
49	OCCUPANT	4737 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
49	OCCUPANT	4739 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
49	OCCUPANT	4741 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
51	OCCUPANT	1514 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
51	OCCUPANT	1516 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
51	OCCUPANT	1518 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
52	OCCUPANT	1520 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
52	OCCUPANT	1522 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
53	OCCUPANT	1528 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
53	OCCUPANT	1528 1/2 MUNSON AVENUE	LOS ANGELES	CALIFORNIA	90042
65	OCCUPANT	4712 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
72	OCCUPANT	4728 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
72	OCCUPANT	4726 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
73	OCCUPANT	4721 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042
73	OCCUPANT	4723 LINCOLN AVENUE #1	LOS ANGELES	CALIFORNIA	90042
73	OCCUPANT	4723 LINCOLN AVENUE #2	LOS ANGELES	CALIFORNIA	90042
73	OCCUPANT	4723 LINCOLN AVENUE #3	LOS ANGELES	CALIFORNIA	90042
73	OCCUPANT	4723 LINCOLN AVENUE #4	LOS ANGELES	CALIFORNIA	90042
73	OCCUPANT	4723 LINCOLN AVENUE #5	LOS ANGELES	CALIFORNIA	90042

73	OCCUPANT	4723 LINCOLN AVENUE #6	LOS ANGELES	CALIFORNIA	90042
73	OCCUPANT	4723 LINCOLN AVENUE #7	LOS ANGELES	CALIFORNIA	90042
73	OCCUPANT	4723 LINCOLN AVENUE #8	LOS ANGELES	CALIFORNIA	90042
73	OCCUPANT	4723 LINCOLN AVENUE #9	LOS ANGELES	CALIFORNIA	90042
73	OCCUPANT	4723 LINCOLN AVENUE #10	LOS ANGELES	CALIFORNIA	90042
73	OCCUPANT	4717 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
73	OCCUPANT	4722 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
74	OCCUPANT	4727 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042
74	OCCUPANT	4731 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042
74	OCCUPANT	4731 1/2 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042
74	OCCUPANT	4729 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042
74	OCCUPANT	4729 1/2 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042
75	OCCUPANT	4738 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
77	OCCUPANT	4682 YORK BLVD #A	LOS ANGELES	CALIFORNIA	90041
77	OCCUPANT	4682 YORK BLVD #B	LOS ANGELES	CALIFORNIA	90041
77	OCCUPANT	4682 YORK BLVD #C	LOS ANGELES	CALIFORNIA	90041
77	OCCUPANT	4682 YORK BLVD #D	LOS ANGELES	CALIFORNIA	90041
78	OCCUPANT	4666 YORK BLVD	LOS ANGELES	CALIFORNIA	90041
78	OCCUPANT	4668 YORK BLVD	LOS ANGELES	CALIFORNIA	90041
78	OCCUPANT	4670 YORK BLVD	LOS ANGELES	CALIFORNIA	90041
78	OCCUPANT	4653 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90041
78	OCCUPANT	4655 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90041
79	OCCUPANT	4662 YORK BLVD	LOS ANGELES	CALIFORNIA	90041

79	OCCUPANT	4643 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90041
79	OCCUPANT	4645 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90041
80	OCCUPANT	4651 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90041
81	OCCUPANT	4650 YORK BLVD	LOS ANGELES	CALIFORNIA	90041
81	OCCUPANT	4634 YORK BLVD #1	LOS ANGELES	CALIFORNIA	90041
81	OCCUPANT	4634 YORK BLVD #2	LOS ANGELES	CALIFORNIA	90041
81	OCCUPANT	4634 YORK BLVD #3	LOS ANGELES	CALIFORNIA	90041
81	OCCUPANT	4634 YORK BLVD #4	LOS ANGELES	CALIFORNIA	90041
81	OCCUPANT	4634 YORK BLVD #5	LOS ANGELES	CALIFORNIA	90041
81	OCCUPANT	4634 YORK BLVD #6	LOS ANGELES	CALIFORNIA	90041
81	OCCUPANT	4634 YORK BLVD #7	LOS ANGELES	CALIFORNIA	90041
81	OCCUPANT	4634 YORK BLVD #8	LOS ANGELES	CALIFORNIA	90041
81	OCCUPANT	4637 YORK BLVD #1	LOS ANGELES	CALIFORNIA	90041
81	OCCUPANT	4637 YORK BLVD #2	LOS ANGELES	CALIFORNIA	90041
81	OCCUPANT	4637 YORK BLVD #3	LOS ANGELES	CALIFORNIA	90041
81	OCCUPANT	4637 YORK BLVD #4	LOS ANGELES	CALIFORNIA	90041
84	OCCUPANT	4657 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90041
85	OCCUPANT	4656 YORK BLVD #A	LOS ANGELES	CALIFORNIA	90041
85	OCCUPANT	4656 YORK BLVD #B	LOS ANGELES	CALIFORNIA	90041
85	OCCUPANT	4656 YORK BLVD #C	LOS ANGELES	CALIFORNIA	90041
85	OCCUPANT	4656 YORK BLVD #D	LOS ANGELES	CALIFORNIA	90041
85	OCCUPANT	4656 YORK BLVD #E	LOS ANGELES	CALIFORNIA	90041

85	OCCUPANT	4656 YORK BLVD #F	LOS ANGELES	CALIFORNIA	90041
85	OCCUPANT	4656 YORK BLVD #G	LOS ANGELES	CALIFORNIA	90041
85	OCCUPANT	4656 YORK BLVD #H	LOS ANGELES	CALIFORNIA	90041
86	OCCUPANT	4639 LINCOLN AVENUE #1	LOS ANGELES	CALIFORNIA	90041
86	OCCUPANT	4639 LINCOLN AVENUE #2	LOS ANGELES	CALIFORNIA	90041
86	OCCUPANT	4639 LINCOLN AVENUE #3	LOS ANGELES	CALIFORNIA	90041
86	OCCUPANT	4639 LINCOLN AVENUE #4	LOS ANGELES	CALIFORNIA	90041
87	OCCUPANT	4672 YORK BLVD	LOS ANGELES	CALIFORNIA	90041
87	OCCUPANT	4674 YORK BLVD	LOS ANGELES	CALIFORNIA	90041
88	OCCUPANT	1439 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
88	OCCUPANT	1439 1/2 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
88	OCCUPANT	1441 N AVENUE 47	LOS ANGELES	CALIFORNIA	90042
89	OCCUPANT	1445 N AVENUE 47 #1	LOS ANGELES	CALIFORNIA	90042
89	OCCUPANT	1445 N AVENUE 47 #2	LOS ANGELES	CALIFORNIA	90042
89	OCCUPANT	1445 N AVENUE 47 #3	LOS ANGELES	CALIFORNIA	90042
89	OCCUPANT	1445 N AVENUE 47 #4	LOS ANGELES	CALIFORNIA	90042
89	OCCUPANT	1445 N AVENUE 47 #5	LOS ANGELES	CALIFORNIA	90042
89	OCCUPANT	1445 N AVENUE 47 #6	LOS ANGELES	CALIFORNIA	90042
89	OCCUPANT	1445 N AVENUE 47 #7	LOS ANGELES	CALIFORNIA	90042
89	OCCUPANT	1445 N AVENUE 47 #8	LOS ANGELES	CALIFORNIA	90042
89	OCCUPANT	1445 N AVENUE 47 #9	LOS ANGELES	CALIFORNIA	90042
89	OCCUPANT	1445 N AVENUE 47 #10	LOS ANGELES	CALIFORNIA	90042
89	OCCUPANT	1445 N AVENUE 47 #11	LOS ANGELES	CALIFORNIA	90042

89	OCCUPANT	1445 N AVENUE 47 #12	LOS ANGELES	CALIFORNIA	90042
89	OCCUPANT	1445 N AVENUE 47 #13	LOS ANGELES	CALIFORNIA	90042
89	OCCUPANT	1445 N AVENUE 47 #14	LOS ANGELES	CALIFORNIA	90042
89	OCCUPANT	1445 N AVENUE 47 #15	LOS ANGELES	CALIFORNIA	90042
89	OCCUPANT	1445 N AVENUE 47 #16	LOS ANGELES	CALIFORNIA	90042
89	OCCUPANT	1445 N AVENUE 47 #17	LOS ANGELES	CALIFORNIA	90042
89	OCCUPANT	1445 N AVENUE 47 #18	LOS ANGELES	CALIFORNIA	90042
89	OCCUPANT	1445 N AVENUE 47 #19	LOS ANGELES	CALIFORNIA	90042
90	OCCUPANT	4684 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90041
91	OCCUPANT	4680 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90041
101	OCCUPANT	1361 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
101	OCCUPANT	1361 1/2 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
101	OCCUPANT	1363 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
104	OCCUPANT	1373 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
104	OCCUPANT	4720 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042
104	OCCUPANT	4722 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042
105	OCCUPANT	4720 LINCOLN AVENUE REAR	LOS ANGELES	CALIFORNIA	90042
105	OCCUPANT	4722 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042
109	OCCUPANT	1429 CAMPUS ROAD	LOS ANGELES	CALIFORNIA	90042
111	OCCUPANT	1419 CAMPUS ROAD	LOS ANGELES	CALIFORNIA	90042
112	OCCUPANT	1413 CAMPUS ROAD	LOS ANGELES	CALIFORNIA	90042
113	OCCUPANT	1407 CAMPUS ROAD	LOS ANGELES	CALIFORNIA	90042
113	OCCUPANT	4771 YORK BLVD #2	LOS ANGELES	CALIFORNIA	90042

113	OCCUPANT	4771 YORK BLVD #3	LOS ANGELES	CALIFORNIA	90042
113	OCCUPANT	4771 YORK BLVD #4	LOS ANGELES	CALIFORNIA	90042
113	OCCUPANT	4773 YORK BLVD #5	LOS ANGELES	CALIFORNIA	90042
113	OCCUPANT	4773 YORK BLVD #6	LOS ANGELES	CALIFORNIA	90042
113	OCCUPANT	4773 YORK BLVD #7	LOS ANGELES	CALIFORNIA	90042
113	OCCUPANT	4773 YORK BLVD #8	LOS ANGELES	CALIFORNIA	90042
114	OCCUPANT	4771 YORK BLVD #1	LOS ANGELES	CALIFORNIA	90042
114	OCCUPANT	4771 YORK BLVD #2	LOS ANGELES	CALIFORNIA	90042
114	OCCUPANT	4771 YORK BLVD #3	LOS ANGELES	CALIFORNIA	90042
114	OCCUPANT	4771 YORK BLVD #4	LOS ANGELES	CALIFORNIA	90042
114	OCCUPANT	4773 YORK BLVD #5	LOS ANGELES	CALIFORNIA	90042
114	OCCUPANT	4773 YORK BLVD #6	LOS ANGELES	CALIFORNIA	90042
114	OCCUPANT	4773 YORK BLVD #7	LOS ANGELES	CALIFORNIA	90042
114	OCCUPANT	4773 YORK BLVD #8	LOS ANGELES	CALIFORNIA	90042
115	OCCUPANT	4767 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
116	OCCUPANT	4751 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
116	OCCUPANT	4753 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
116	OCCUPANT	4757 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
117	OCCUPANT	1408 ARMADALE AVENUE #1	LOS ANGELES	CALIFORNIA	90042
117	OCCUPANT	1408 ARMADALE AVENUE #2	LOS ANGELES	CALIFORNIA	90042
117	OCCUPANT	1408 ARMADALE AVENUE #3	LOS ANGELES	CALIFORNIA	90042
117	OCCUPANT	1408 ARMADALE AVENUE #4	LOS ANGELES	CALIFORNIA	90042
117	OCCUPANT	1408 ARMADALE AVENUE #5	LOS ANGELES	CALIFORNIA	90042

117	OCCUPANT	1408 ARMADALE AVENUE #6	LOS ANGELES	CALIFORNIA	90042
117	OCCUPANT	1408 ARMADALE AVENUE #7	LOS ANGELES	CALIFORNIA	90042
117	OCCUPANT	1408 ARMADALE AVENUE #8	LOS ANGELES	CALIFORNIA	90042
118	OCCUPANT	1412 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
122	OCCUPANT	1432 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
123	OCCUPANT	1438 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
123	OCCUPANT	1442 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
123	OCCUPANT	1444 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
124	OCCUPANT	1446 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
126	OCCUPANT	1458 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
127	OCCUPANT	4776 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
129	OCCUPANT	4760 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
131	OCCUPANT	4750 YORK BLVD	LOS ANGELES	CALIFORNIA	90042
131	OCCUPANT	1390 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
132	OCCUPANT	4751 LINCOLN AVENUE	LOS ANGELES	CALIFORNIA	90042
132	OCCUPANT	1382 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
132	OCCUPANT	1384 ARMADALE AVENUE	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #101	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #102	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #103	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #104	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #105	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #106	LOS ANGELES	CALIFORNIA	90042

137	OCCUPANT	4770 YORK BLVD #107	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #108	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #109	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #110	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #111	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #112	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #113	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #114	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #201	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #202	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #203	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #204	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #205	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #206	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #207	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #208	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #209	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #210	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #211	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #212	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #214	LOS ANGELES	CALIFORNIA	90042
137	OCCUPANT	4770 YORK BLVD #215	LOS ANGELES	CALIFORNIA	90042