



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

Env. Case Number

Application Type

Case Filed With (Print Name)

Date Filed

Application includes letter requesting:

☐ Waived hearing

☐ Concurrent hearing
Related Case Number

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

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.

1. PROJECT LOCATION

Street Address¹ 30 33W 6th St.

Unit/Space Number 102

Legal Description² (Lot, Block, Tract) FR 13, 22, South Half of the West End University Addition

Assessor Parcel Number 5077-004-034

Total Lot Area 21,052

2. PROJECT DESCRIPTION

Present Use Market

Proposed Use Market that will sell beer and wine for off site consumption, Type 20 license

Project Name (if applicable) Zuniga's Market

Describe in detail the characteristics, scope and/or operation of the proposed project The applicant request to add Beer & Wine for sale for off-site consumption at an establishment that is currently a market

The hours of operation requested are: 7:00am - 2:00am Monday - Sunday

Additional information attached ☐ YES ☒ NO

Complete and check all that apply:

Existing Site Conditions

☐ Site is undeveloped or unimproved (i.e. vacant)

☐ Site is located within 500 feet of a freeway or railroad

☐ Site has existing buildings (provide copies of building permits)

☐ Site is located within 500 feet of a sensitive use (e.g. school, park)

☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

☐ Site has special designation (e.g. National Historic Register, Survey LA)

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)

Proposed Project Information

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☐ Interior tenant improvement
- ☐ Additions to existing buildings
- ☐ Grading
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree

- ☐ New construction: _____ square feet
- ☐ Accessory use (fence, sign, wireless, carport, etc.)
- ☐ Exterior renovation or alteration
- ☐ Change of use and/or hours of operation
- ☐ Haul Route
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

Housing Component Information

Number of Residential Units: Existing _____ - Demolish(ed)³ _____ + Adding _____ = Total N/A
Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total N/A
Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total N/A
Mixed Use Projects, Amount of Non-Residential Floor Area: 0 square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☒ NO

Is your project required to dedicate land to the public right-of-way? ☐ YES ☒ NO

If so, what is/are your dedication requirement(s)? 0 ft.

If you have dedication requirements on multiple streets, please indicate: 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; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☒ NO

Authorizing section LAMC 12.24W 1 Section from which relief is requested (if any): _____

Request: The applicant wishes to add beer & wine off sale to an existing establishment that is currently a market.

Authorizing section LAMC 12.24W27 Section from which relief is requested (if any): _____

Request: Applicant requests hours of operation for Beer & Wine Sales to be from 7:00 am - 2:00 am Monday - Sunday 7 days a week, for a market in a mini shopping center.

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

Request: _____

Additional Requests Attached ☐ YES ☒ NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF 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) _____

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. N/A

Ordinance No.: N/A

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master 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:

5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? ☐ YES (provide copy) ☒ NO

Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☒ NO

☐ Development Services Case Management Number N/A

☐ Building and Safety Plan Check Number N/A

☐ Bureau of Engineering Planning Referral (PCRF) N/A

☐ Bureau of Engineering Hillside Referral N/A

☐ Housing and Community Investment Department Application Number N/A

☐ Bureau of Engineering Revocable Permit Number N/A

☐ Bureau of Sanitation, Low Impact Development (LID) Referral N/A

☐ Other—specify N/A

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Nestor A. Zuniga Conde

Company/Firm Zuniga's Market

Address: 3033 W 6th St. Unit/Space Number 102

City Los Angeles State CA Zip Code: 90020

Telephone (213) 386-3380 E-mail: nzun101@gmail.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) Byung Mo Shin & Ae Ja Shin

Address 3033 W 6th St. Unit/Space Number 105

City Los Angeles State ca Zip Code: 90020

Telephone (213) 265-1086 E-mail: _____

Agent/Representative name Dennis Banks

Company/Firm Banks Consulting

Address: 709 N. Inglewood Avenue Unit/Space Number 14

City Inglewood State CA Zip: 90302

Telephone (323) 445-7506 E-mail: dennisbanks98@gmail.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information
(select only one)

☐ 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.

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 applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

9. **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 the agent for service of process or 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 the agent for service of process or 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).** A 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 to 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 Byung Mo Shin

Date 7-21-20

Print Name Byung Mo Shin AKA Abraham Shin

Signature Ae Ja Shin

Date 7-21-20

Print Name Ae Ja Shin

PLEASE SEE ATTACHED
CURRENT CALIFORNIA
NOTARY FORM

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 7/22/2020 before me, H. Chang, Notary Public
(Insert Name of Notary Public and Title)

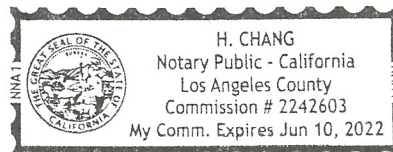
personally appeared Abraham Shin + Ae Ja Shin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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.

H. Chang
Signature

(Seal)



APPLICANT

- 10. 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 it 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. 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: 01/24/2020

Print Name: Nestor A. Zuniga Conde

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

SIGNATURES of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

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Letter of Support Regarding
Case No. ZA-2020-7883-CUB-CU

Philip Armstrong, President | Ronee Reece, Vice President
Lara Morrison, Treasurer | Rachel Day, Secretary
Robina Henson, Community Based Org Rep
Rick Shumacher, Business Rep



Date: April 20, 2021

To: Zoning Administration Division

From: Rampart Village Neighborhood Council

Subject: Case No: ZA-2020-7883-CUB-CU

The Rampart Village Neighborhood Council (RVNC), at its duly noticed and special General Board meeting on April 20, 2021, considered on its agenda, item VII(F): Approve the creation and dissemination of a letter of support for an alcohol license to sell beer and wine at Zuniga's Market, 3033 W 6th Street, Ste. 102, Los Angeles, CA 90020. On April 4, 2021, at a duly noticed meeting of the RVNC Public Safety, Housing & Transportation Committee, after consideration and having provided an opportunity for public comment, the Committee voted in favor of agendizing this motion (3-0) for consideration by the General Board. The applicant is requesting:

- Pursuant to Los Angeles Municipal Code 12.24.W.1, a Conditional Use Permit to permit the off-site sale of beer and wine.

After consideration and having provided an opportunity for public comment, the RVNC General Board voted in favor of the motion (5-0 with one ineligible) *to support* ZA-2020-7883-CUB-CU.

Please notify the RVNC of any future meetings and/or hearings on this item.

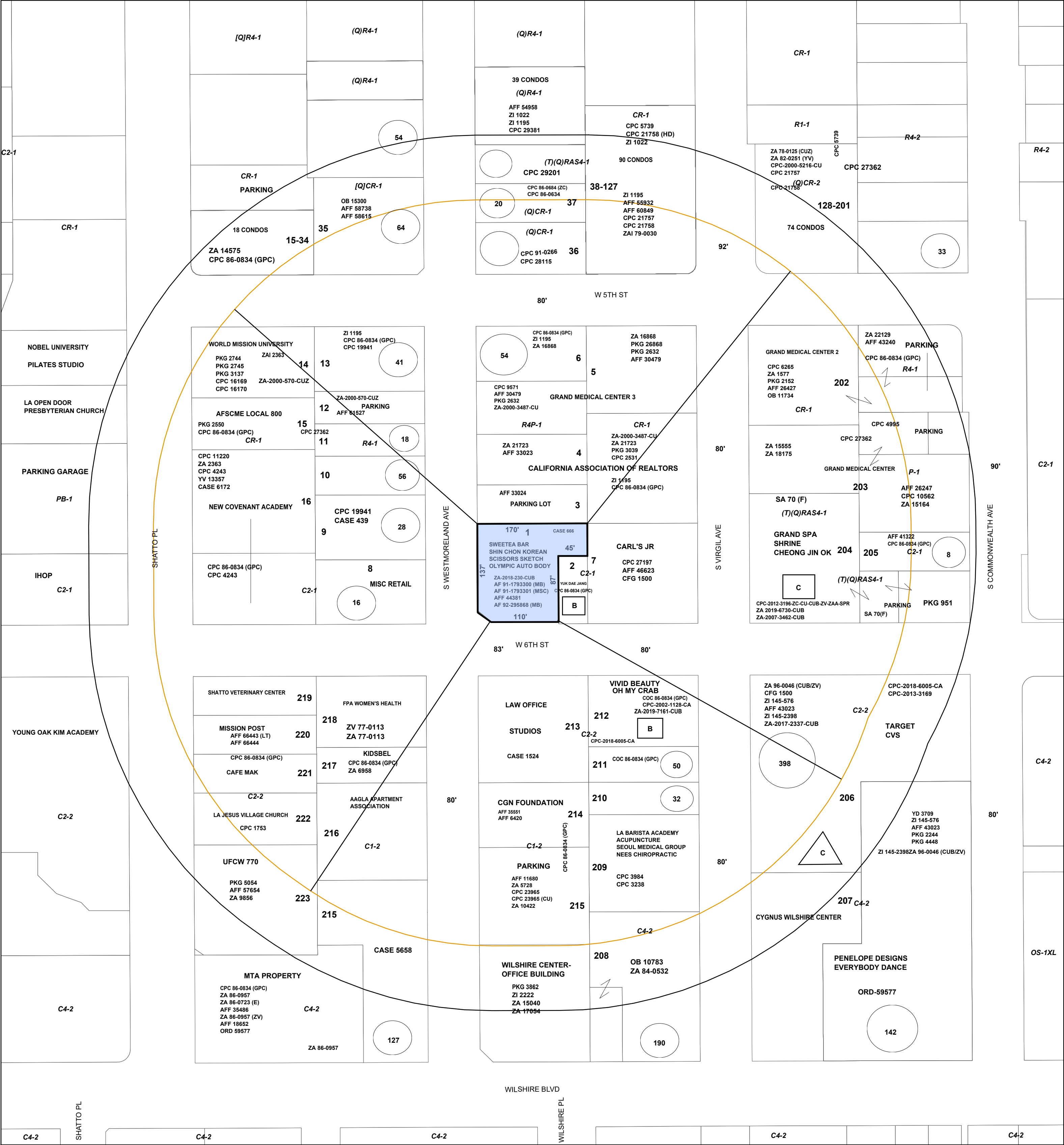
Sincerely,

Rampart Village Neighborhood Council


Cc: Chi Dang, City Planner
Craig Bullock, CD13 Planning Director

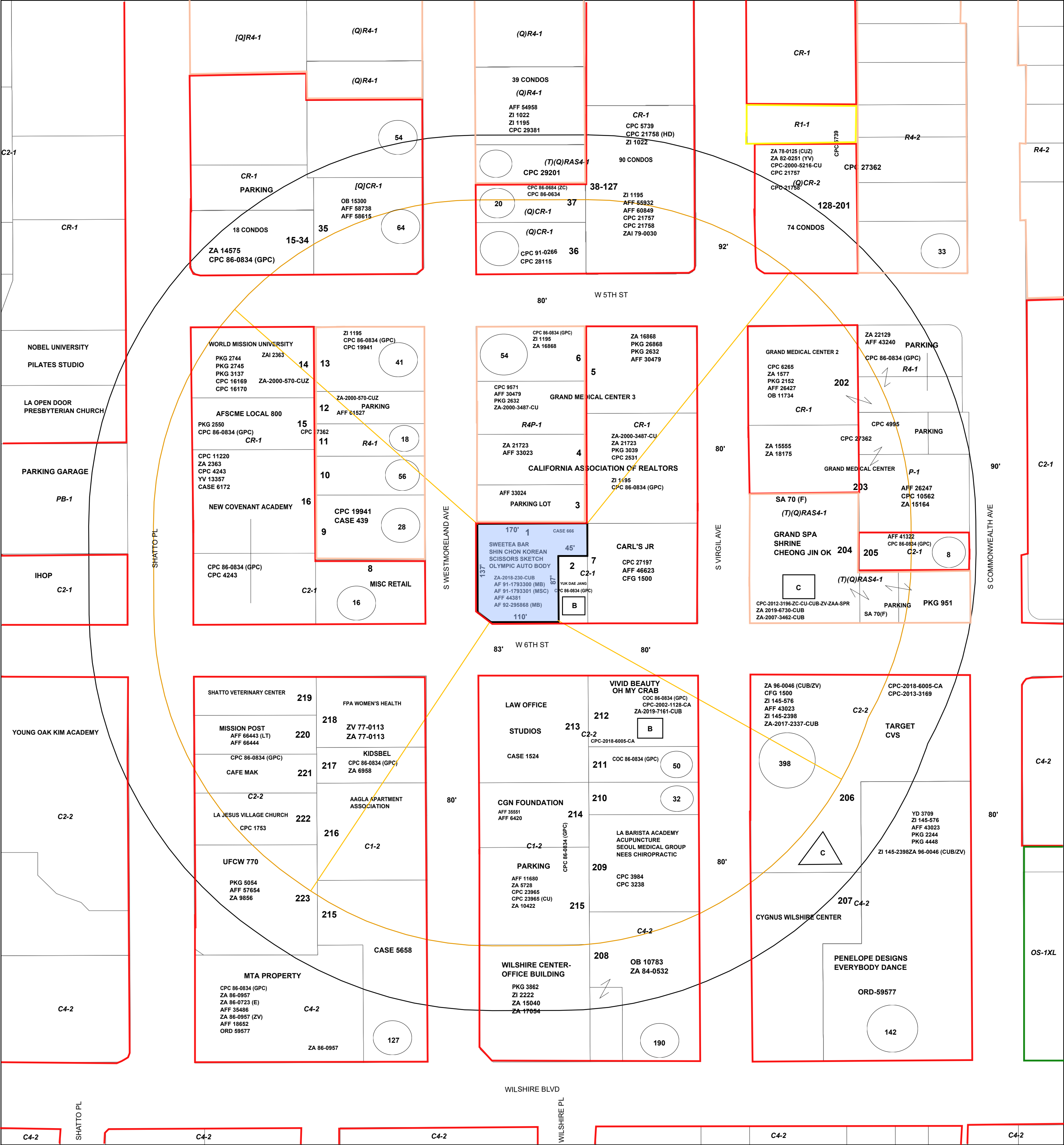
City of Los Angeles
Department of City Planning





CONDITIONAL USE PERMIT

<p>PROJECT ADDRESS: 3033 W 6TH ST LOS ANGELES, CA 90020 NET ACREAGE: .485</p> <p>CENTERPOINT RADIUS MAPS 263 W OLIVE AVE # 193 BURBANK, CA 91502 818.220.5401 centerpointradiusmaps@gmail.com www.centerpointradiusmaps.com DRAWN BY: J BOONE DATE: 09-11-2020</p>	<p>THOMAS BROTHERS: PAGE: 634, GRID: A2, B2</p> <p>LEGAL:</p> <p>LOTS: 13, 14, 15</p> <p>TRACT: SOUTH HALF OF THE WEST END UNIVERSITY ADDITION</p> <p>M.B: M R 24-59/60</p> <p>BLOCK: 22</p> <p>MAP SHEET: 135B197</p>	<p>SCALE: 1" = 100'</p>  <p>C.D: 13</p> <p>C.T: 2111.20</p> <p>P.A: WILSHIRE</p> <p>USES: FIELD</p> <p>CASE#: _____</p>
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<h1>CONDITIONAL USE PERMIT</h1>		
<p>PROJECT ADDRESS: 3033 W 6TH ST LOS ANGELES, CA 90020 NET ACREAGE: .485</p> <p>CENTERPOINT RADIUS MAPS 263 W OLIVE AVE # 193 BURBANK, CA 91502 818.220.5401 centerpointradiusmaps@gmail.com www.centerpointradiusmaps.com DRAWN BY: J BOONE DATE: 09-11-2020</p>	<p>THOMAS BROTHERS: PAGE: 634, GRID: A2, B2</p> <p>LEGAL:</p> <p>LOTS: 13, 14, 15</p> <p>TRACT: SOUTH HALF OF THE WEST END UNIVERSITY ADDITION</p> <p>M.B: M R 24-59/60</p> <p>BLOCK: 22</p> <p>MAP SHEET: 135B197</p>	<p>SCALE: 1" = 100'</p> <div></div> <p>C.D: 13</p> <p>C.T: 2111.20</p> <p>P.A: WILSHIRE</p> <p>USES: FIELD</p> <p>CASE#: _____</p>



City of Los Angeles Department of City Planning

9/11/2020 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

534 S WESTMORELAND AVE

ZIP CODES

90020

RECENT ACTIVITY

ENV-2018-231-CE

ZA-2018-230-CUB

CASE NUMBERS

CPC-19XX-27362

CPC-1986-834-GPC

CASE-666

ORD-165302-SA70E

ORD-151938

ORD-129279

AFF-44381

AF-92-295868-MB

AF-91-1793301-MS

Address/Legal Information

PIN Number	135B197 939
Lot/Parcel Area (Calculated)	8,500.3 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID A2 PAGE 634 - GRID B2
Assessor Parcel No. (APN)	5077004034
Tract	SOUTH HALF OF THE WEST END UNIVERSITY ADDITION
Map Reference	M R 24-59/60
Block	22
Lot	15
Arb (Lot Cut Reference)	None
Map Sheet	135B197

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Rampart Village
Council District	CD 13 - Mitch O'Farrell
Census Tract #	2111.20
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	C2-1
Zoning Information (ZI)	ZI-2374 State Enterprise Zone: Los Angeles ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Community 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
Other Historic Survey Information	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
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None

Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
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)	5077004034
APN Area (Co. Public Works)*	0.485 (ac)
Use Code	1200 - Commercial - Store Combination - Store and Office Combination - One Story
Assessed Land Val.	\$1,170,254
Assessed Improvement Val.	\$1,206,627
Last Owner Change	12/28/2012
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	748173
	748170-1
	5-654
	29436
	1846025
	1379473
	1101966
	102402
Building 1	
Year Built	1992
Building Class	D65B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,458.0 (sq ft)
Building 2	
Year Built	1925
Building Class	D6B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	7,792.0 (sq ft)
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5077004034]
Additional Information	
Airport Hazard	None
Coastal Zone	None
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

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.

Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
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)	0.51886104
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	WILSHIRE CENTER
Hubzone	Not Qualified
Opportunity Zone	Yes
Promise Zone	Los Angeles
State Enterprise Zone	Los Angeles

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5077004034]
Ellis Act Property	No

Public Safety

Police Information	
Bureau	West
Division / Station	Olympic
Reporting District	2029
Fire Information	
Bureau	Central
Batallion	11
District / Fire Station	6
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-19XX-27362
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1986-834-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY - WILSHIRE, WESTLAKE, SHERMAN OAKS, STUDIO STUDIO, TOLUCA LAKE
Case Number:	AF-91-1793301-MSC
Required Action(s):	MSC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

- CASE-666
- ORD-165302-SA70E
- ORD-151938
- ORD-129279
- AFF-44381
- AF-92-295868-MB

ZIMAS PUBLIC

Generalized Zoning

09/11/2020

City of Los Angeles
Department of City Planning



Address: 534 S WESTMORELAND AVE

Tract: SOUTH HALF OF THE WEST
END UNIVERSITY ADDITION

Zoning: C2-1

APN: 5077004034

Block: 22

General Plan: Community Commercial

PIN #: 135B197 939

Lot: 15

Arb: None



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

COASTAL ZONE

- Coastal Zone Commission Authority
- Calvo Exclusion Area
- Not in Coastal Zone
- Dual Jurisdictional 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

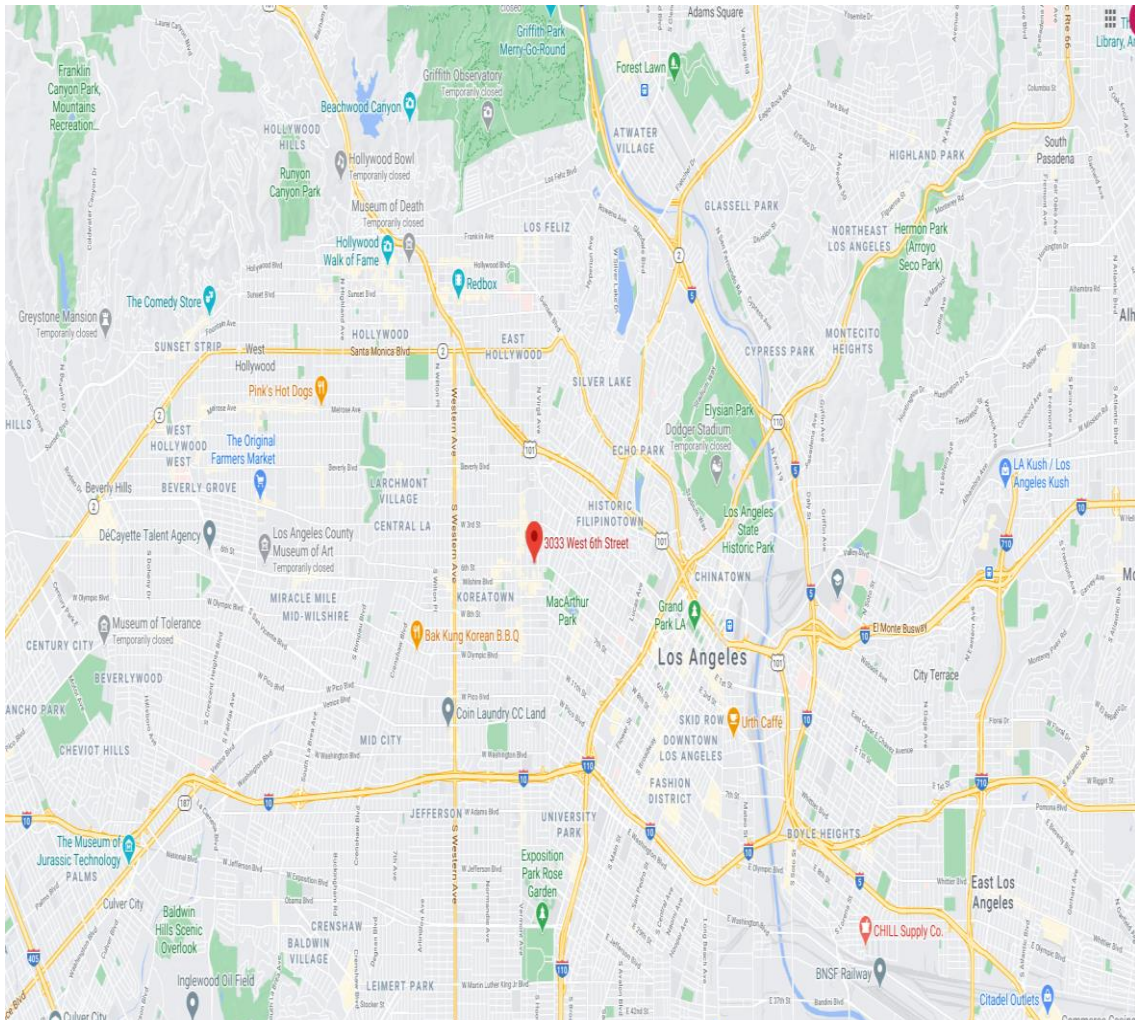
- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

- | | | |
|------------------------|-----------------------|-------------------------------------|
| Lot Line | Airport Hazard Zone | Flood Zone |
| Tract Line | Census Tract | Hazardous Waste |
| Lot Cut | Coastal Zone | High Wind Zone |
| Easement | Council District | Hillside Grading |
| Zone Boundary | LADBS District Office | Historic Preservation Overlay Zone |
| Building Line | Downtown Parking | Specific Plan Area |
| Lot Split | Fault Zone | Very High Fire Hazard Severity Zone |
| Community Driveway | Fire District No. 1 | Wells |
| Building Outlines 2014 | Tract Map | |
| Building Outlines 2008 | Parcel Map | |

Vicinity Map

3033 W 6th St



**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: LA20-714****REFERENCE:****DATE: 10/8/2020****SITE ADDRESS: 3033 W. 6TH ST.****AUTHORIZED BY: WINSTON****DESCRIPTION OF SERVICES AND FEES:**

Labels and Mailing Preparation - Number	0	x \$2.28	
Mailing Only - Number	1402	x \$1.88	\$2,635.76
Appeals - Number	0	x \$1.83	
Posting of Site - Number of signs	1	x \$85.00 (1 st)	\$155.00
	1	x \$70.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$14.00
All Weather Posting (optional)		\$20.00	\$0.00
Removal of Signs (optional)	0	\$50.00	

TOTAL DUE:**\$2,804.76**

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.

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).

Refunds and Credits only valid one year from the original filing date. 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 10% will be charged to re-activate all null and void invoices.

If instructed by the city that your case has gone to appeal, we will immediately mail out per city instructions. The cost of mail and processing of \$1.83/label, is immediately due to us from you. It is to be paid within 10 days. If we do not receive payment within 10 days, a 10% a month (starting after 10 days) fee will be charged and due.

Signature: *Dennis C Banks*Telephone: (323) 445-7506Print Name: NESTOR ZUNIGA/BANKS CONSULTING

Refunds and Credits only valid one year from the original filing date.

**PAID****10-8-20****CASH 1004****& CASH \$1700**

SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT ESTABLISHMENTS (CUX) – LAMC 12.24 W.1 & 12.24 W.18

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS* (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

For a CUB or CUX request to be considered, the following additional information and findings must be provided.

- 1. RADIUS MAP REQUIREMENTS.** In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):
 - Radius Maps for alcohol uses must show land use to a 600-foot radius.
 - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
 - A **LIST OF THE FOLLOWING USES** within 600 feet is also required:
 - (1) residential uses and type (single-family, apartment, hotel, etc.);
 - (2) churches;
 - (3) schools, including nursery schools and child-care facilities;
 - (4) hospitals;
 - (5) parks, public playgrounds and recreational areas; and
 - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.
- 2. FINDINGS (*on a separate sheet*)**
 - a. General Conditional Use**
 - 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.
 - 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.
 - 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.
 - b. Additional Findings**
 - i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.
 - ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
 - iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

3. **QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE**

- a. What is the total square footage of the building or center the establishment is located in? _____
- b. What is the total square footage of the space the establishment will occupy? _____
- c. What is the total occupancy load of the space as determined by the Fire Department? _____
- d. What is the total number of seats that will be provided indoors? _____ Outdoors? _____
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? _____
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? _____
 - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? _____
- g. Are you adding floor area? _____ If yes, how much is enclosed? _____ Outdoors? _____

h. Parking

- i. How many parking spaces are available on the site? _____
- ii. Are they shared or designated for the subject use? _____
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? _____
- iv. Have any arrangements been made to provide parking off-site? _____
 - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? _____

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

- 2. Please 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.
- 3. Will valet service be available? _____ Will the service be for a charge? _____
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? _____
- j. 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 B17? _____

4. **QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT**

- a. 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							
Proposed Hours of Alcohol Sale							

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: _____

Note: *An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.*

- c. Will there be minimum age requirements for entry? _____ If yes, what is the minimum age requirement and how will it be enforced? _____

- d. Will there be any accessory retail uses on the site? _____ What will be sold? _____

e. **Security**

- i. How many employees will you have on the site at any given time? _____

- ii. Will security guards be provided on-site? _____

1. If yes, how many and when? _____

- iii. Has LAPD issued any citations or violations? _____ If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? _____

- ii. Will "fortified" wine (greater than 16% alcohol) be sold? _____

- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? _____

- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? _____

v. **Food**

1. Will there be a kitchen on the site? _____

2. Will alcohol be sold without a food order? _____

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? _____

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

vi. **On-Site**

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

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

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

- a. If yes, a request for off-site sales of alcohol is required as well.

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

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? _____
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? _____

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

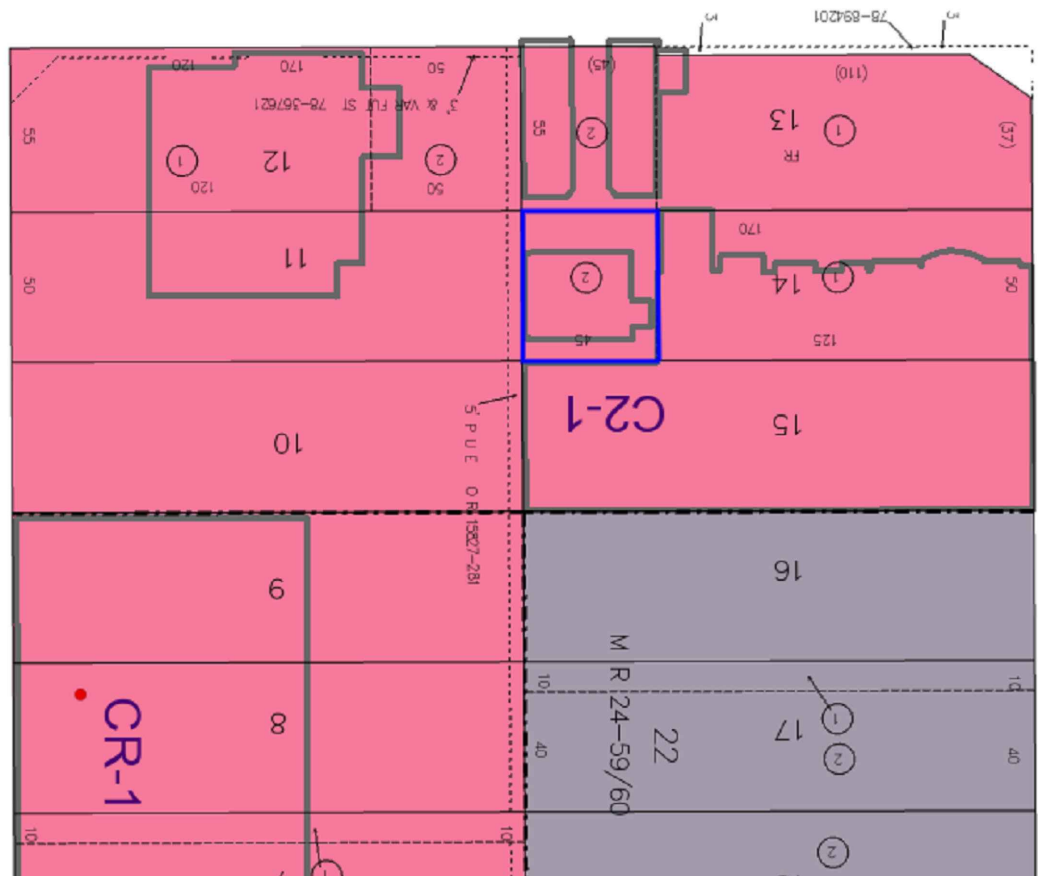
5. CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? _____
 - i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? _____
 1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
 - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - b. if issuance would result in, or add to an undue concentration of licenses.
 - b. 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**.

6. ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs. In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: *Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.*



ZONING MAP

SITE INFORMATION

SITE ADDRESS 3031 W 6TH ST
SITE ADDRESS 3033 W 6TH ST
SITE ADDRESS 3029 W 6TH ST
PIN NUMBER 135B197 981
LOT/PARCEL AREA (CALCULATED) 6,302.7 (SQ FT)
THOMAS BROTHERS GRID PAGE 634 - GRID A2
ASSESSOR PARCEL NO. (APN) 5077004034
TRACT SOUTH HALF OF THE WEST END UNIVERSITY ADDITION
MAP REFERENCE M R 24-59/60
BLOCK 22
LOT FR 13
ARB (LOT CUT REFERENCE) 1
MAP SHEET 135B197
ZONING C2-1
GENERAL PLAN LAND USE COMMUNITY COMMERCIAL
USE CODE 1200 - COMMERCIAL - STORE COMBINATION - STORE AND OFFICE
COMBINATION - ONE STORY
YEAR BUILT 1992
BUILDING CLASS D65B
BUILDING SQUARE FOOTAGE 12,250 (SQ FT) - MULTIPLE TENANCY
PARKING: 24 SPACES (1.8 SPACES PER 1,000 SF LEASED)

1. PARKING REQUIREMENTS:

TOTAL SQUARE FOOTAGE: 1,380 SQFT
PARKING REQUIREMENT: 1 PER 400 SQ. FT.
1334/400 = 4 SPACES
TOTAL PARKING REQUIRED: 4 SPACES REQUIRED

2. PARKING PROVIDED:

TOTAL ON-SITE PARKING: 23 REGULAR SPACES
1 ACCESSIBLE SPACES

GENERAL NOTES:

- A. CONTRACTOR TO FIELD VERIFY EXACT CONDITIONS PRIOR TO CONSTRUCTION
B. FIELD VERIFY THAT ACCESSIBLE PARKING STALL MATCHES DETAIL #3 BELOW

KEYNOTES:

EXISTING NOTES:

- ① EXISTING AC PAVING
② EXISTING DRIVEWAY
③ EXISTING SIDEWALK ACCESS 1:20 MAX SLOPE
④ EXISTING ACCESSIBLE PARKING SPACE TO REMAIN - CONTRACTOR TO VERIFY COMPLIANCE WITH DETAIL 3 ON SHEET A-2
⑤ EXISTING TRUNCATED DOMES - CONTRACTOR TO VERIFY COMPLIANCE WITH DETAILS 4 AND 5 ON SHEET A-2

PROPOSED NOTES:

- ⑥ PATH OF TRAVEL FROM ACCESSIBLE PARKING SPACE TO TENANT SPACE - 45 FT.

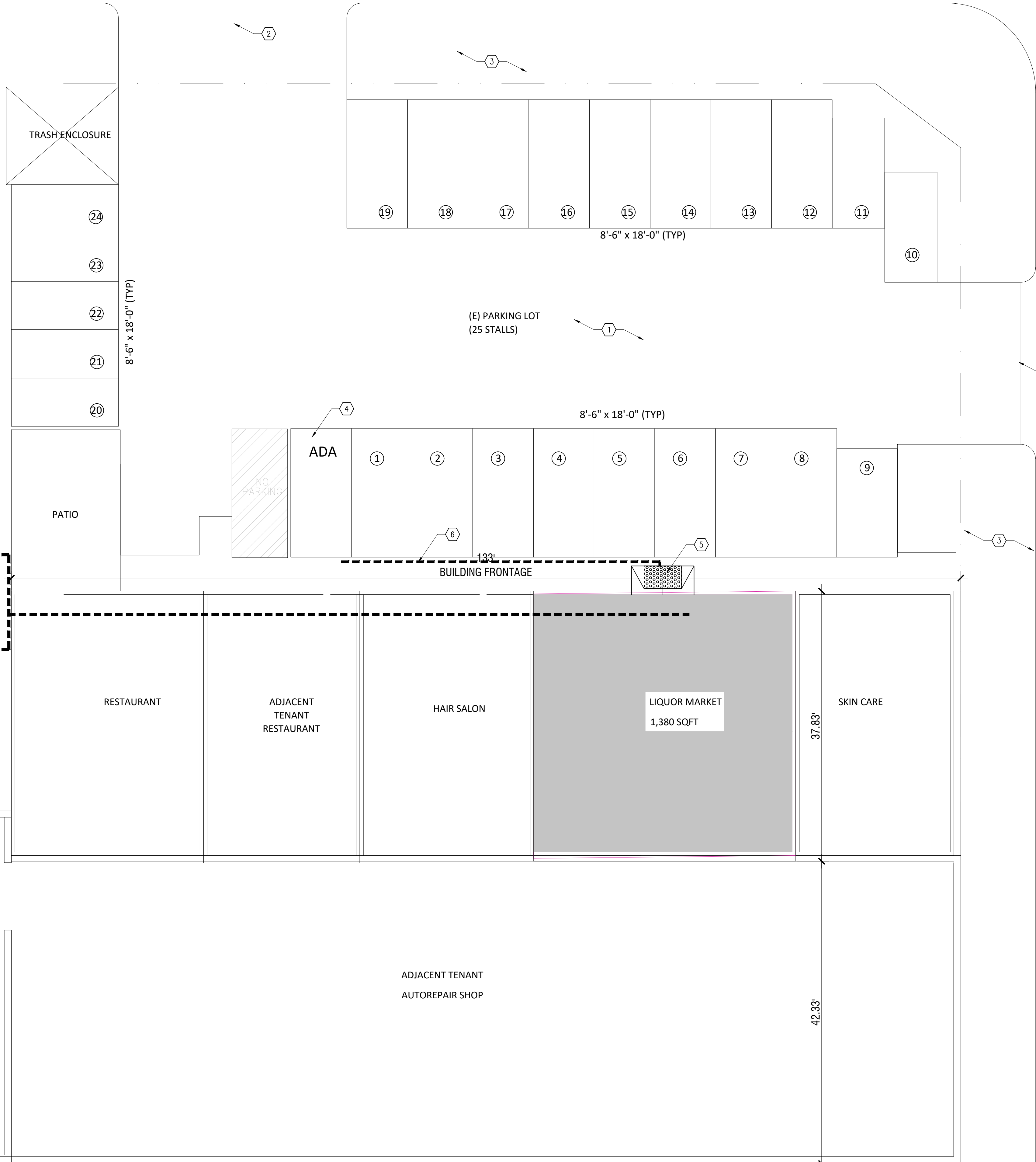
SCOPE OF WORK

ADJACENT TENANT
AUTOREPAIR SHOP

PLOT PLAN

SCALE: 1/8" = 1'-0"

W. 6TH STREET



S. WESTMORELAND AVE.

NO.	ISSUES / REVISIONS	DATE

ENGINEER:

PROJECT:

ZUNIGAS MARKET
3033 W, 6TH ST. L.A., CA, 90020

PROJECT NO.:

DATE: OCT 19, 2020

SCALE:

AS NOTED

DRAWN BY:

HY

SHEET TITLE:

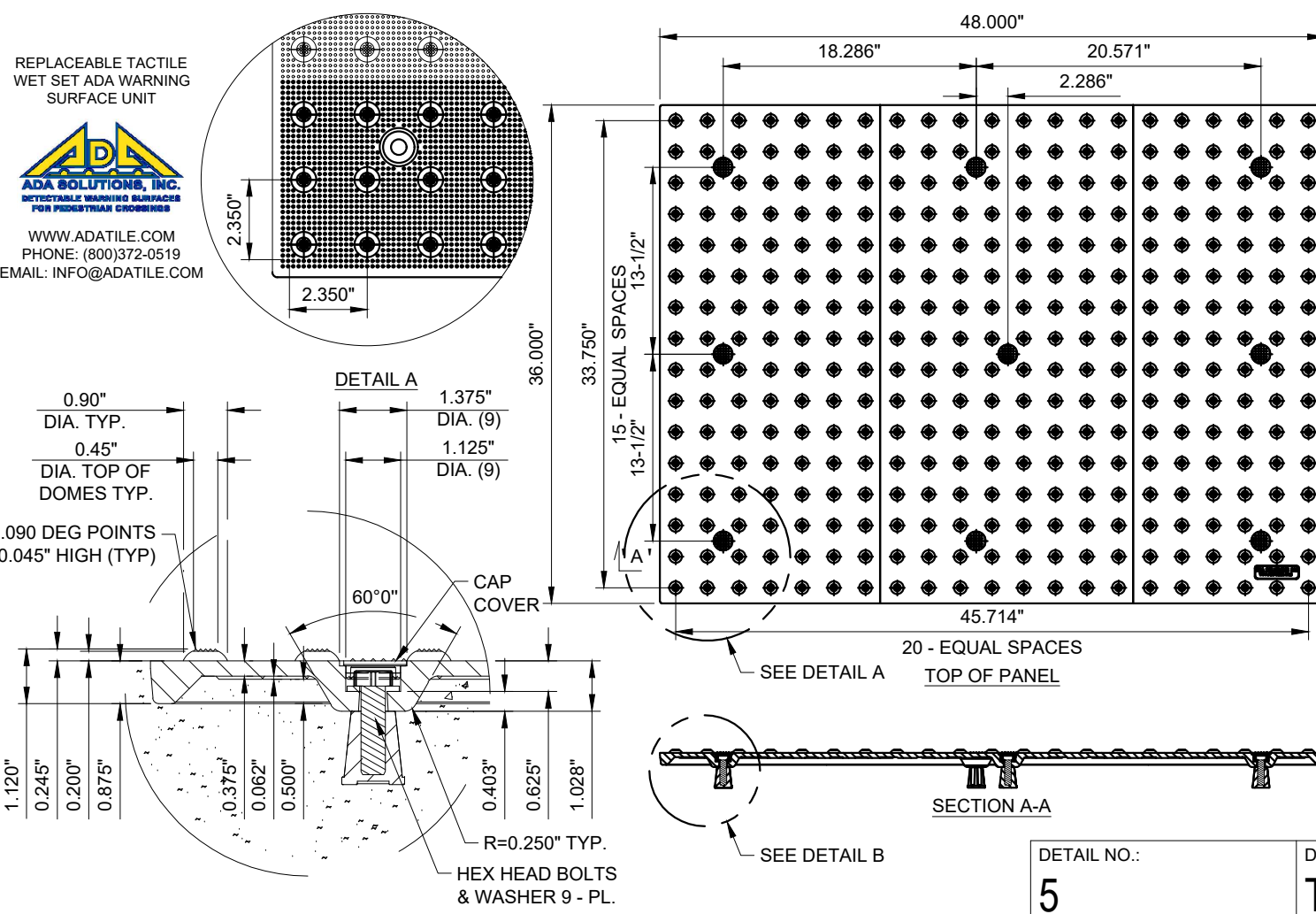
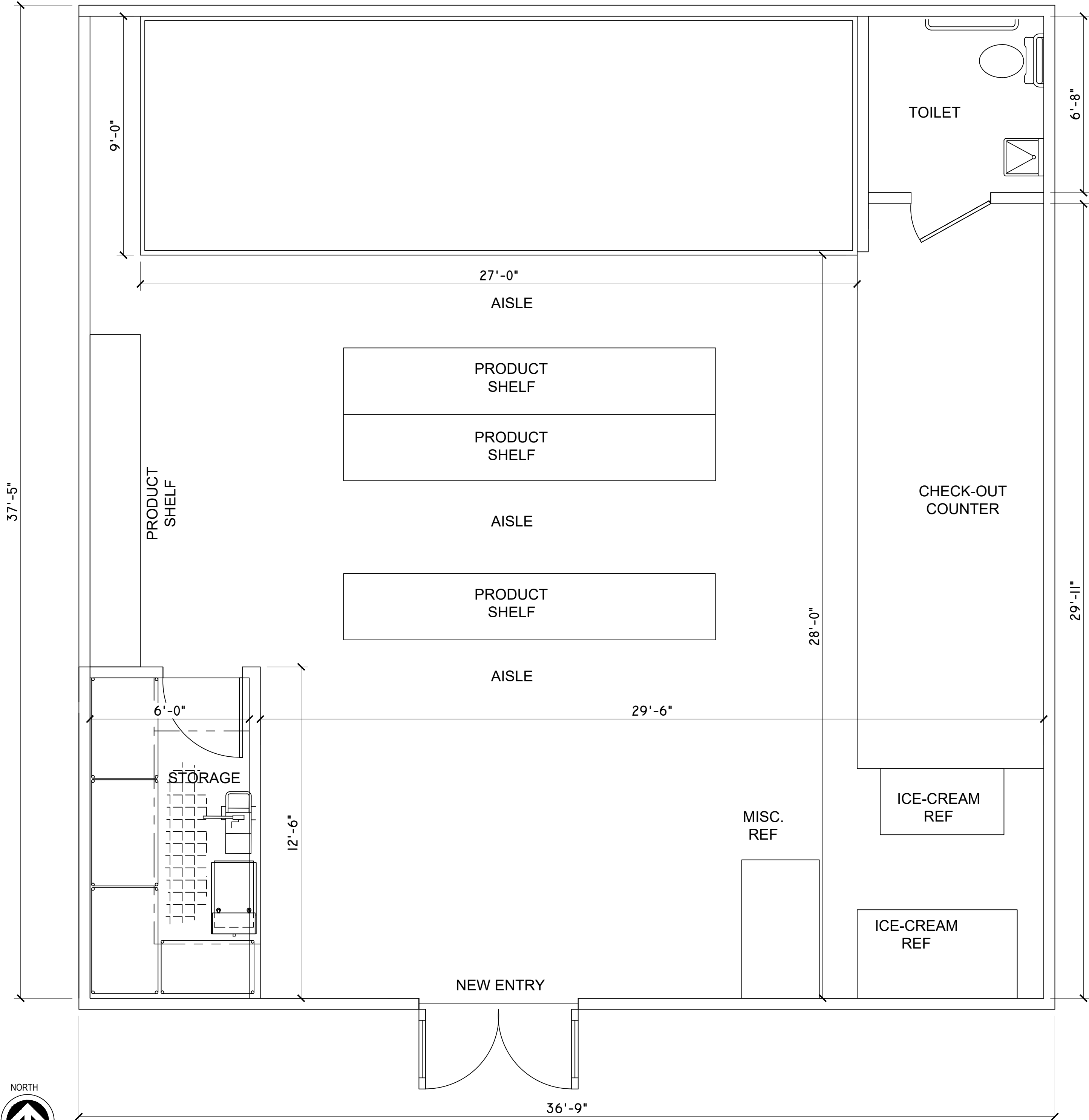
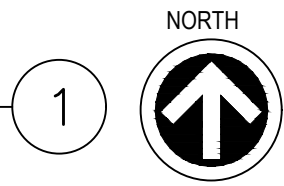
PLOT PLAN

SHEET NO.:

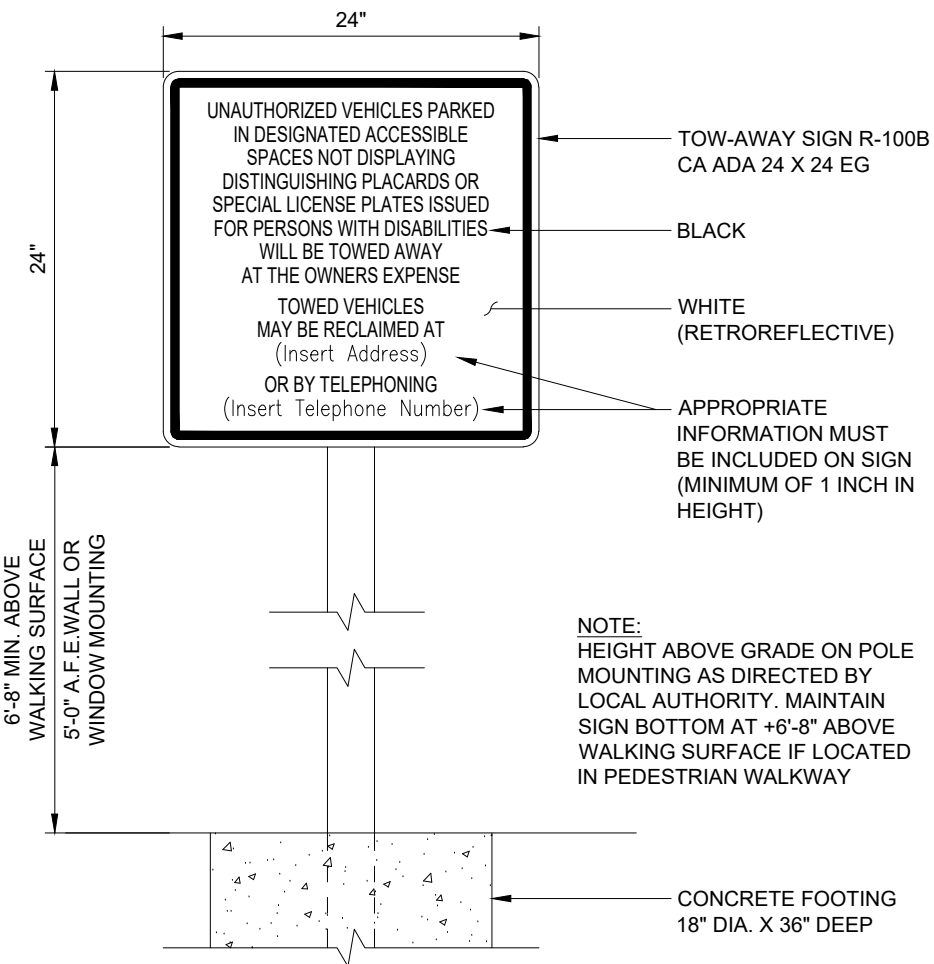
A-101.0



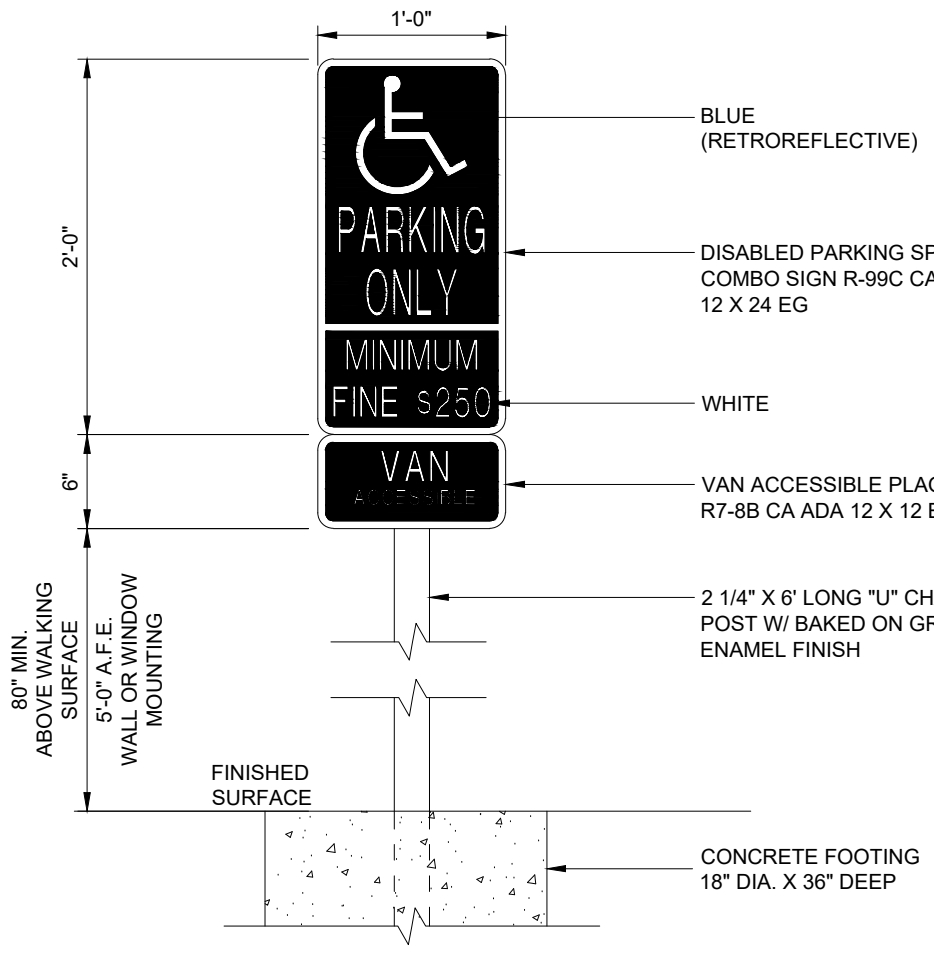
FLOOR PLAN
SCALE: 3/8" = 1'-0"



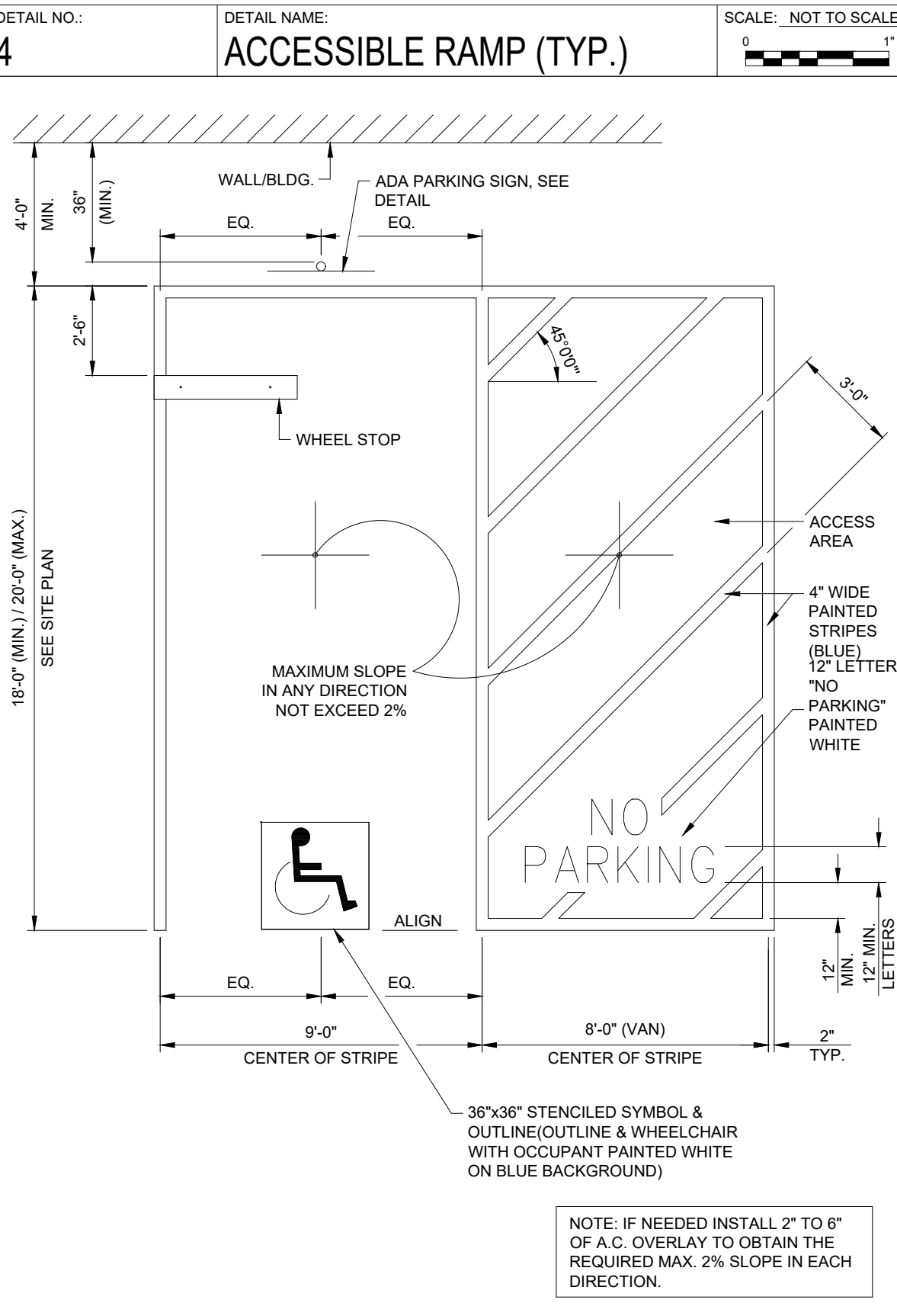
DETAIL NO.: 5
DETAIL NAME: TRUNCATED DOMES
SCALE: NOT TO SCALE



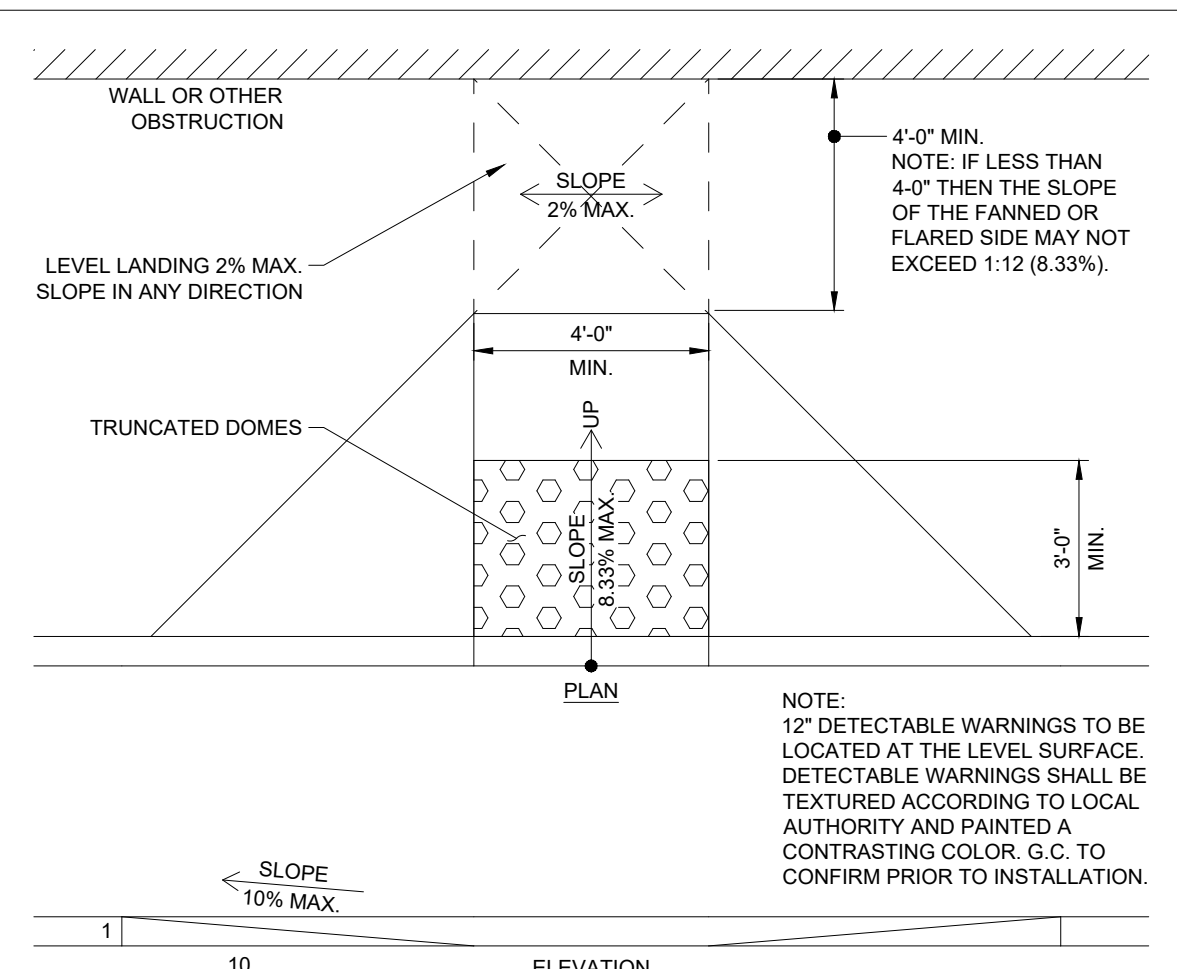
DETAIL NO.: 2
DETAIL NAME: SITE ENTRANCE SIGN
SCALE: 1"=1'



DETAIL NO.: 1
DETAIL NAME: ADA PARKING SIGN
SCALE: 1"=1'



DETAIL NO.: 3
DETAIL NAME: ACCESSIBLE PARKING SPACE
SCALE: 1"=4'



DETAIL NO.: 4
DETAIL NAME: ACCESSIBLE RAMP (TYP.)
SCALE: NOT TO SCALE

NO.	ISSUES / REVISIONS	DATE

ENGINEER:

PROJECT:

ZUNIGAS MARKET
3033 W, 6TH ST. L.A., CA, 90020

PROJECT NO.:

DATE: OCT 19, 2020

SCALE: AS NOTED

DRAWN BY: HY

SHEET TITLE:

FLOOR PLAN

SHEET NO.:

A-201.0

1
AE JA SHIN
534 S WESTMORELAND AVE
LOS ANGELES, CA 90020

2
3019 WEST 6TH ST LP
4715 S ALAMEDA ST
VERNON, CA 90058

3
KITURAMI USA
3000 W 6TH ST #100
LOS ANGELES, CA 90020

4
CALIFORNIA ASSOC OF REALTORS INC
525 S VIRGIL AVE
LOS ANGELES, CA 90020

5
SH AND J PRESENTATION INC
381 BRIDLE CT
SAN RAMON, CA 94582

6
500 S WESTMORELAND AVE
ASSOCIATES LP
220 MONTGOMERY ST 20THFL
SAN FRANCISCO. CA 94104

7
JSG COMMERCIAL PROPERTIES
PO BOX 4349
ANAHEIM, CA 92803

8
JOYCE DI VITA
847 WARNER AVE
LOS ANGELES, CA 90024

9
SCOTT J & HEIKE A SUSSMAN
8028 AGNEW AVE
LOS ANGELES, CA 90045

10
523 S WESTMORELAND AVE LLC
75 BROADWAY #230
SAN FRANCISCO, CA 94111

11
WESTMORELAND 19 LLC
8609 W WEST KNOLL DR #A
WEST HOLLYWOOD, CA 90069

12
MISSION UNIVERSITY WORLD
500 SHATTO PL
LOS ANGELES, CA 90020

13
CMC ASSET INVESTMENTS INC
5027 AMBROSE AVE
LOS ANGELES, CA 90027

14
MISSION UNIVERSITY WORLD
500 SHATTO PL
LOS ANGELES, CA 90020

15
TF SHATTO LP
1212 450 SW MARINE DR
VANCOUVER, BC V5X4V2

16
TF SHATTO LIMITED PARTNERSHIP
11400 W OLYMPIC BLVD #850
LOS ANGELES, CA 90064

17
KWON JOON CHANG
456 SHATTO PL #1
LOS ANGELES, CA 90020

18
JAE Y & SUSAN JUNG
242 N SAINT ANDREWS PL
LOS ANGELES, CA 90004

19
SUNG WON & JI HYE HAN LEE
456 SHATTO PL #3
LOS ANGELES, CA 90020

20
CHRISTINE J CHO
456 SHATTO PL #4
LOS ANGELES, CA 90020

21
ALEXANDER XIAO
456 SHATTO PL #5
LOS ANGELES, CA 90020

22
KYOUNG SIL OH
456 SHATTO PL #6
LOS ANGELES, CA 90020

23
WENDA WANG
456 SHATTO PL #7
LOS ANGELES, CA 90020

24
CHARLES BASKIN
456 SHATTO PL #8
LOS ANGELES, CA 90020

25
HONEE L CHUA
456 SHATTO PL #9
LOS ANGELES, CA 90020

26
JI HO KIM
456 SHATTO PL #10
LOS ANGELES, CA 90020

27
SUNNY S & JONGMIN KIM
1031 MEADOWBROOK AVE #C
LOS ANGELES, CA 90019

28
GINA COGSWELL
456 SHATTO PL #14
LOS ANGELES, CA 90020

29
EDWARD & SEMEE LEE
340 FLYERS LN
TUSTIN, CA 92782

30
GRACE H WOO
456 SHATTO PL #15
LOS ANGELES, CA 90020

31
AERAN YU
456 SHATTO PL #16
LOS ANGELES, CA 90020

32
HEEWON KWON
10441 FAIRGROVE AVE
TUJUNGA, CA 91042

33
ROSA Y KWON
456 SHATTO PL #18
LOS ANGELES, CA 90020

34
GWAN JOONG YOON
456 SHATTO PL #19
LOS ANGELES, CA 90020

35
ROCHELLE H STERLING
9441 WILSHIRE BLVD #PH
BEVERLY HILLS, CA 90212

36
YEBEST CONSULTING INC
3810 WILSHIRE BLVD #1212
LOS ANGELES, CA 90010

37
ROSE CHEUNG
434 S WESTMORELAND AVE
LOS ANGELES, CA 90020

38
SHAWN & YOUNG CHOI
435 S VIRGIL AVE #119
LOS ANGELES, CA 90020

39
NICK & MARIA BOGDANOVIC
2113 W 25TH ST #1
SAN PEDRO, CA 90732

40
PARVANEH SALEM
1390 KELTON AVE #106
LOS ANGELES, CA 90024

41
SE HYON & BYUNG RAN HAN
3114 SINGINGWOOD DR
TORRANCE, CA 90505

42
GRACE B EVANGELISTA
435 S VIRGIL AVE #126
LOS ANGELES, CA 90020

43
JOSEPH A & MARTINIANA LAURETA
1059 S WINDSOR BLVD
LOS ANGELES, CA 90019

44
JAMMIE H CHO
613 N LAS PALMAS AVE
LOS ANGELES, CA 90004

45
PINGNING GUO
9551 PENTLAND ST
TEMPLE CITY, CA 91780

46
JUSTIN & APPLE K SYCAMORE
324 GALSWORTHY ST
THOUSAND OAKS, CA 91360

47
DUSTIN L LYNN
435 S VIRGIL AVE #108
LOS ANGELES, CA 90020

48
CESAR DE LA CRUZ
1119 ALBANY ST #238
LOS ANGELES, CA 90015

49
JARIEGAIL D ESCUDERO
435 S VIRGIL AVE #112
LOS ANGELES, CA 90020

50
SANG HYEN & SANG SUCK SEO
435 S VIRGIL AVE #113
LOS ANGELES, CA 90020

51
MARIANO & GLORIA A PRIETO
12370 REATA RD
APPLE VALLEY, CA 92308

52
CHIHARU T NAKAGAWA
435 S VIRGIL AVE #115
LOS ANGELES, CA 90020

53
SUNNIE P KIM
435 S VIRGIL AVE #116
LOS ANGELES, CA 90020

54
MAI LEE
435 S VIRGIL AVE #117
LOS ANGELES, CA 90020

55
ESTHER CHON
435 S VIRGIL AVE #118
LOS ANGELES, CA 90020

56
ALMA ORELLANA FARAG
435 S VIRGIL AVE #120
LOS ANGELES, CA 90020

57
VICENTE GONZALEZ
435 S VIRGIL AVE #122
LOS ANGELES, CA 90020

58
KELLY N KIM
1129 CALLE FLOR
MONTEBELLO, CA 90640

59
NEPO & ELENITA VICTA
435 S VIRGIL AVE #128
LOS ANGELES, CA 90020

60
SAE J CHANG
15 EL DURADO CT
POMONA, CA 91766

61
DIANA CHOI
435 S VIRGIL AVE #130
LOS ANGELES, CA 90020

62
YUN B JUN
4838 ELMWOOD AVE #9
LOS ANGELES, CA 90004

63
WON J PAK
435 S VIRGIL AVE #102
LOS ANGELES, CA 90020

64
JOSEPHINE J & YEUNG AE YOO
500 S BERENDO ST #111
LOS ANGELES, CA 90020

65
LYNN YI
92-1171 PALAHAI ST
KAPOLEI, HI 96707

66
CARLOS & JOANNE CORTEZ
1401 S ST ANDREWS PL
LOS ANGELES, CA 90019

67
YOUNG OK OH
435 S VIRGIL AVE #111
LOS ANGELES, CA 90020

68
HYCHUL SHIN
435 S VIRGIL AVE #219
LOS ANGELES, CA 90020

69
JUAN VELASQUEZ
7222 VAN NUYS BLVD #E
VAN NUYS, CA 91405

70
CHRIS K PARK
435 S VIRGIL AVE #223
LOS ANGELES, CA 90020

71
SHIN CHEON & JULI Y KANG
435 S VIRGIL AVE #225
LOS ANGELES, CA 90020

72
KEVIN O KIM
435 S VIRGIL AVE #226
LOS ANGELES, CA 90020

73
CAROL O OH
435 S VIRGIL AVE #227
LOS ANGELES, CA 90020

74
MYUNG BOK BAIK
435 S VIRGIL AVE #204
LOS ANGELES, CA 90020

75
JULIETA T CABREZA
435 S VIRGIL AVE 205
LOS ANGELES, CA 90020

76
FEDERICO H & WANDA V BUSTAMANTE
435 S VIRGIL AVE #206
LOS ANGELES, CA 90020

77
EUNKYOUNG BAE
435 S VIRGIL AVE #208
LOS ANGELES, CA 90020

78
NAOMI Y CHUN
26631 VIA BELLAZZA
VALENCIA, CA 91381

79
CAM TRAN
435 S VIRGIL AVE #212
LOS ANGELES, CA 90020

80
AMY N CLIETT
294 VIA FELICIA
NEWBURY PARK, CA 91320

81
BOONSIN PHANICH SIRI
1214 E TUJUNGA AVE
BURBANK, CA 91501

82
OK KANG KIM
435 S VIRGIL AVE #215
LOS ANGELES, CA 90020

83
DONG HEE KWAK
435 S VIRGIL AVE #216
LOS ANGELES, CA 90020

84
RONALD W & NAOMI H KIM
14862 SUMMIT TRAIL RD
CHINO HILLS, CA 91709

85
SONIFO F MADERA
435 S VIRGIL AVE #218
LOS ANGELES, CA 90020

86
MARIA P MIRABUENO
1406 E TURIN AVE
ANAHEIM, CA 92805

87
DAVID K BERNSTEIN
435 S VIRGIL AVE #222
LOS ANGELES, CA 90020

88
HENRY H KANG
435 S VIRGIL AVE #224
LOS ANGELES, CA 90020

89
PAUL K & ANN M KANG
2440 W 233RD ST
TORRANCE, CA 90501

90
SUN CHANG
435 S VIRGIL AVE #229
LOS ANGELES, CA 90020

91
MIN YOUNG LEE
435 S VIRGIL AVE #230
LOS ANGELES, CA 90020

92
QUINN S FUCA
435 S VIRGIL AVE #201
LOS ANGELES, CA 90020

93
HYESOO JUNG
435 S VIRGIL AVE #202
LOS ANGELES, CA 90020

94
KOK J & HUI H YEN
3261 W 4TH ST 205
LOS ANGELES, CA 90020

95
ANGELA E JOO
435 S VIRGIL AVE #207
LOS ANGELES, CA 90020

96
UI S & JUNG A CHANG
19701 SUNSET VISTA RD
WALNUT, CA 91789

97
MARGERY N SOMERS
337 15TH ST
SANTA MONICA, CA 90402

98
VIRGIL G & MARIA A DATU
435 S VIRGIL AVE #319
LOS ANGELES, CA 90020

99
CHARLES & JANE LEE
12116 BOWMORE AVE
PORTER RANCH, CA 91326

100
CHANIT NGAMSANGA
435 S VIRGIL AVE #323
LOS ANGELES, CA 90020

101
ELAINE Y KANG
435 S VIRGIL AVE #325
LOS ANGELES, CA 90020

102
ROMMEL F & MARIA L ROSARIO
435 S VIRGIL AVE 326
LOS ANGELES, CA 90020

103
JAE K & YUN A YOON
435 S VIRGIL AVE #327
LOS ANGELES, CA 90020

104
DEAN HUYNH
435 S VIRGIL AVE #304
LOS ANGELES, CA 90020

105
DAVID H CHOI
435 S VIRGIL AVE #305
LOS ANGELES, CA 90020

106
YOUNG W LEE
435 S VIRGIL AVE #306
LOS ANGELES, CA 90020

107
ROMANO D PAGSISIHAN
29 BUCKSAW LN
BRAMPTON, ON L7A 0G4

108
JAE S CHUNG
20480 E MANSFIELD AVE
AURORA, CO 80013

109
HERMOSA S & VIRGINIA T DAVID
435 S VIRGIL AVE #312
LOS ANGELES, CA 90020

110
MYOUNGSUN PARK
435 S VIRGIL AVE #313
LOS ANGELES, CA 90020

111
JULIE A KIM
435 S VIRGIL AVE #314
LOS ANGELES, CA 90020

112
PETER WEI
435 S VIRGIL AVE #315
LOS ANGELES, CA 90020

113
EVA C LEW
3967 BRUNSWICK AVE
LOS ANGELES, CA 90039

114
SUNG H & RACHEL C LEE
435 S VIRGIL AVE #317
LOS ANGELES, CA 90020

115
ANNA CHUN
435 S VIRGIL AVE #318
LOS ANGELES, CA 90020

116
DOYOUNG LIM
435 S VIRGIL AVE #320
LOS ANGELES, CA 90020

117
MI H BAIK
435 S VIRGIL AVE #322
LOS ANGELES, CA 90020

118
ARCHIE L & MELVIN L MABBAYAD
435 S VIRGIL AVE #324
LOS ANGELES, CA 90020

119
MAGDALENA RONDON
435 S VIRGIL AVE #328
LOS ANGELES, CA 90020

120
ESTHER PARK
435 S VIRGIL AVE #329
LOS ANGELES, CA 90020

121
NATLADA TUBSUWAN
435 S VIRGIL AVE 330
LOS ANGELES, CA 90020

122
HAE SOOK HWANG
435 S VIRGIL AVE #301
LOS ANGELES, CA 90020

123
SEAN NANG
435 S VIRGIL AVE #302
LOS ANGELES, CA 90020

124
HECTOR & ARACELLY ROJAS
26081 TONO
MISSION VIEJO, CA 92692

125
MARLENE SARTE
435 S VIRGIL AVE #307
LOS ANGELES, CA 90020

126
TAE H & KYUNG S LEE
435 S VIRGIL AVE #309
LOS ANGELES, CA 90020

127
JUNG J NAM
435 S VIRGIL AVE 311
LOS ANGELES, CA 90020

128
HO YOUNG CHO
13037 BEACH ST
CERRITOS, CA 90703

129
JEANNETTE L CHU
436 S VIRGIL AVE #204
LOS ANGELES, CA 90020

130
KYOUNG P MOON
436 S VIRGIL AVE #205
LOS ANGELES, CA 90020

131
SMRITI KIRUBANANDAN
436 S VIRGIL AVE #206
LOS ANGELES, CA 90020

132
SANG HYUN LEE
2161 W 182ND ST #104
TORRANCE, CA 90504

133
IMRAN J KHAN
436 S VIRGIL AVE #207
LOS ANGELES, CA 90020

134
ANNA OKJU NAM
436 S VIRGIL AVE #201
LOS ANGELES, CA 90020

135
HONGYOP CHONG
436 S VIRGIL AVE #213
LOS ANGELES, CA 90020

136
SILVANA E WEST
16023 BRANLE CT
CHINO HILLS, CA 91709

137
TONY J MOON
436 S VIRGIL AVE #208
LOS ANGELES, CA 90020

138
ANDY D & STACY H MOU
436 S VIRGIL AVE #212
LOS ANGELES, CA 90020

139
HEE HUN KIM
436 S VIRGIL AVE #211
LOS ANGELES, CA 90020

140
HYE J HWANG
436 S VIRGIL AVE #210
LOS ANGELES, CA 90020

141
JOHN W YU
436 S VIRGIL AVE #209
LOS ANGELES, CA 90020

142
TIN H & AMY L DUONG
3183 WILSHIRE BLVD #196
LOS ANGELES, CA 90010

143
304 VIRGIL LLC
2098 N 20TH ST
MIAMI, FL 33142

144
JOA J KIM
13617 EDGEFIELD ST
CERRITOS, CA 90703

145
WILVER M & SAROLA L GOMES
436 S VIRGIL AVE #306
LOS ANGELES, CA 90020

146
PRANAV GARG
436 S VIRGIL AVE #302
LOS ANGELES, CA 90020

147
HELEN & MOON B PAE
436 S VIRGIL AVE #315
LOS ANGELES, CA 90020

148
SIDNEY PARK
442 S VIRGIL AVE #307
LOS ANGELES, CA 90020

149
DENISE CHENG
436 S VIRGIL AVE #301
LOS ANGELES, CA 90020

150
TAI HOON KIM
2600 S SANTA FE AVE
VERNON, CA 90058

151
ERNEST CHO
436 S VIRGIL AVE #314
LOS ANGELES, CA 90020

152
PA YE
436 S VIRGIL AVE #308
LOS ANGELES, CA 90020

153
EDWARD JUNG
436 S VIRGIL AVE #312
LOS ANGELES, CA 90020

154
JUNG MIN CHOI
436 S VIRGIL AVE #311
LOS ANGELES, CA 90020

155
KON & OKGIL KIM
436 S VIRGIL AVE #310
LOS ANGELES, CA 90020

156
JUNGMI KIM
219 S VERMONT AVE
LOS ANGELES, CA 90004

157
SIMON LIAO
436 S VIRGIL AVE #403
LOS ANGELES, CA 90020

158
ELY RABIN
100 S ALAMEDA ST #259
LOS ANGELES, CA 90012

159
RUIJUN SU
436 S VIRGIL AVE #405
LOS ANGELES, CA 90020

160
KATE PARK
4668 SAN ANDREAS AVE
LOS ANGELES, CA 90065

161
BYUNG CHUL KIM
436 S VIRGIL AVE #402
LOS ANGELES, CA 90020

162
CHRISTOPHER J LECKIE
436 S VIRGIL AVE #415
LOS ANGELES, CA 90020

163
JESSE S CHEN
436 S VIRGIL AVE #407
LOS ANGELES, CA 90020

164
JANG WOOK LEE
436 S VIRGIL AVE #401
LOS ANGELES, CA 90020

165
HAN BYUL CHUNG
436 S VIRGIL AVE #413
LOS ANGELES, CA 90020

166
YOUN SOO KIM
436 S VIRGIL AVE #414
LOS ANGELES, CA 90020

167
BONG NYO KWON
4325 LA CRESCENTA AVE
LA CRESCENTA, CA 91214

168
DONG JU LEE
1455 MULVILLE ST
FULLERTON, CA 92833

169
BONG H & CHAE H PARK
2473 CINGOLI ST
HENDERSON, NV 89044

170
JUNG HEE CHO
2001 W 8TH ST
LOS ANGELES, CA 90057

171
HELEN H KIM
635 S HOBART BLVD #A16
LOS ANGELES, CA 90005

172
TAI HOON KIM
436 VIRGIL AVE #503
LOS ANGELES, CA 90020

173
JINGBO WANG
24 PARKCREST
IRVINE, CA 92620

174
JESSICA OH
16547 MIDWOOD DR
GRANADA HILLS, CA 91344

175
CBS PROPERTY GROUP LLC
436 S VIRGIL AVE #506
LOS ANGELES, CA 90020

176
HEE OCK KIM
436 S VIRGIL AVE #502
LOS ANGELES, CA 90020

177
YINGXUAN ZHAO
436 S VIRGIL AVE #515
LOS ANGELES, CA 90020

178
AENA D HAN
3550 W 6TH ST #421
LOS ANGELES, CA 90020

179
IRENE J CHOI
436 S VIRGIL AVE #501
LOS ANGELES, CA 90020

180
TIMOTHY E DER
436 S VIRGIL AVE #513
LOS ANGELES, CA 90020

181
MAURA RO
436 S VIRGIL AVE #514
LOS ANGELES, CA 90020

182
SEOYOUNG LEE
436 S VIRGIL AVE #508
LOS ANGELES, CA 90020

183
JOHN PARK
436 S VIRGIL AVE #512
LOS ANGELES, CA 90020

184
ZHAOYUAN HUANG
802 TERRACE LN E
DIAMOND BAR, CA 91765

185
RAJESHWAR & ANEETA CHOPRA
3980 WESTFALL DR
ENCINO, CA 91436

186
DOUGLAS F BORGES
1930 WILSHIRE BLVD #616
LOS ANGELES, CA 90057

187
UNG TAK HAN
436 S VIRGIL AVE PH3
LOS ANGELES, CA 90020

188
SEJOON AHN
436 S VIRGIL AVE PH4
LOS ANGELES, CA 90020

189
MEAGAN G AGULTO
436 S VIRGIL AVE PH5
LOS ANGELES, CA 90020

190
AVALON QUARTERS LLC
436 S VIRGIL AVE PH6
LOS ANGELES, CA 90020

191
ROGER ZHENG
436 S VIRGIL AVE PH2
LOS ANGELES, CA 90020

192
LAWRENCE CHU
436 S VIRGIL AVE PH15
LOS ANGELES, CA 90020

193
MIKE H & JENNIFER M LEE
436 S VIRGIL AVE PH7
LOS ANGELES, CA 90020

194
JOO YUN HWANG
25 ROYAL GRV
IRVINE, CA 92620

195
JIAMING GUO
436 S VIRGIL AVE PH13
LOS ANGELES, CA 90020

196
DEEPENDER SINGH
442 S VIRGIL AVE #614
LOS ANGELES, CA 90020

197
KYU HYUN CHO
436 S VIRGIL AVE PH8
LOS ANGELES, CA 90020

198
JACK F ALTURA
2025 S CANFIELD AVE
LOS ANGELES, CA 90034

199
TAEHANG A KANG
436 S VIRGIL AVE PH11
LOS ANGELES, CA 90020

200
YANRU JIANG
3183 WILSHIRE BLVD #735
LOS ANGELES, CA 90020

201
GIL C & ASHLEY C JOSON
436 S VIRGIL AVE PH9
LOS ANGELES, CA 90020

202
NAMU LLC
3530 WILSHIRE BLVD #1300
LOS ANGELES, CA 90020

203
PACIFIC EMPERORS LLC
520 S VIRGIL AVE #301
LOS ANGELES, CA 90020

204
2999 W 6TH STREET LLC
2999 W 6TH ST
LOS ANGELES, CA 90020

205
FIRST CONGREGATIONAL CHURCH OF
LOS ANGELES
540 S COMMONWEALTH AVE
LOS ANGELES, CA 90020

206
EQR NEXT ON SIXTH LP
PO BOX 87407
CHICAGO, IL 60680

207
2975 WILSHIRE CENTER LLC
2975 WILSHIRE BLVD
LOS ANGELES, CA 90010

208
DCO 3033 WILSHIRE LLC
1745 SHEA CENTER DR #200
HIGHLANDS RANCH, CO 80129

209
621 VIRGIL LLC
2666 W OLYMPIC BLVD #211
LOS ANGELES, CA 90006

210
CAPITAL FORESIGHT VIRGIL L P
2980 N BEVERLY GLEN CIR #201
LOS ANGELES, CA 90077

211
L BRITTAN
PO BOX 1345
BEVERLY HILLS, CA 90213

212
KITURAMI USA
3000 W 6TH ST #100
LOS ANGELES, CA 90020

213
JOHN YE
3660 WILSHIRE BLVD #1040
LOS ANGELES, CA 90010

214
Y WILSHIRE PROJECT LLC
3055 WILSHIRE BLVD #650
LOS ANGELES, CA 90010

215
3075 WILSHIRE LLC
3470 WILSHIRE BLVD #700
LOS ANGELES, CA 90010

216
APARTMENT ASSOC OF LOS ANGELES
COUNTY INC
621 S WESTMORELAND AVE
LOS ANGELES. CA 90005

217
LINKED ARMS INC
15720 VENTURA BLVD #228
ENCINO, CA 91436

218
PARGOLD LP
PO BOX 10669
SAN BERNARDINO, CA 92423

219
TF SHATTO LIMITED PARTNERSHIP
11400 W OLYMPIC BLVD #850
LOS ANGELES, CA 90064

220
VICTORVILLE HOLDINGS INC
14962 RIVERSIDE DR
APPLE VALLEY, CA 92307

221
JOEL & JAEHWA Y KING
610 SHATTO PL
LOS ANGELES, CA 90005

222
JOHN C & SUCK JA PAEK
145 S SERRANO AVE
LOS ANGELES, CA 90004

223
UNITED FOOD AND COMMERCIAL
WORKERS UNION LOCAL 770
630 SHATTO PL
LOS ANGELES. CA 90005

1
OLYMPIC BODY SHOP
534 S WESTMORELAND AVE
LOS ANGELES, CA 90020

1
SWEETEA BAR
3033 W 6TH ST #107
LOS ANGELES, CA 90020

1
SHIN CHON KOREAN RESTAURANT
3033 W 6TH ST #103
LOS ANGELES, CA 90020

1
ZUNIGA'S MARKET
3033 W 6TH ST
LOS ANGELES, CA 90020

1
SCISSORS SKETCH
3033 W 6TH ST
LOS ANGELES, CA 90020

2
YUK DAE JANG
3033 W 6TH ST #104-105
LOS ANGELES, CA 90020

5
CHARLIE SAM NEPHROLOGY
505 S VIRGIL AVE 301
LOS ANGELES, CA 90020

5
GRAND PHARMACY
505 S VIRGIL AVE
LOS ANGELES, CA 90020

5
HAN ORTHOPAEDICS
505 S VIRGIL AVE 205
LOS ANGELES, CA 90020

5
YONSEI MEDICAL CLINIC
505 S VIRGIL AVE 102-104
LOS ANGELES, CA 90020

5
WESTWOOD MEDICAL GROUP
505 S VIRGIL AVE 201
LOS ANGELES, CA 90020

5
LASIK EYE CENTER
505 S VIRGIL AVE 300
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 101
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 102
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 103
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 104
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 105
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 106
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 107
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 108
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 109
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 110
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 111
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 112
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 201
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 202
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 203
LOS ANGELES, CA 90020

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500 S WESTMORELAND AVE 204
LOS ANGELES, CA 90020

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500 S WESTMORELAND AVE 206
LOS ANGELES, CA 90020

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500 S WESTMORELAND AVE 207
LOS ANGELES, CA 90020

6
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500 S WESTMORELAND AVE 208
LOS ANGELES, CA 90020

6
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500 S WESTMORELAND AVE 209
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 210
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 211
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 212
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 213
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 214
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 215
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 301
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 302
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 303
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 304
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 305
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 306
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 307
LOS ANGELES, CA 90020

6
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500 S WESTMORELAND AVE 308
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 309
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 310
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 311
LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 312
LOS ANGELES, CA 90020

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OCCUPANT
500 S WESTMORELAND AVE 313
LOS ANGELES, CA 90020

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LOS ANGELES, CA 90020

6
OCCUPANT
500 S WESTMORELAND AVE 415
LOS ANGELES, CA 90020

7
CARL'S JR
3005 W 6TH ST
LOS ANGELES, CA 90020

8
SAMSON & DELILAH HAIR SALON
3101 W 6TH ST
LOS ANGELES, CA 90020

8
KEKOA TRAINING
3103 W 6TH ST
LOS ANGELES, CA 90020

8
DOCHALAKA
3105 W 6TH ST
LOS ANGELES, CA 90020

8
EASY LANGUAGE
3107 W 6TH ST
LOS ANGELES, CA 90020

8
CHAMPION TROPHY
3113 W 6TH ST
LOS ANGELES, CA 90020

8
HEROES & GEEKS
3117 W 6TH ST
LOS ANGELES, CA 90020

8
OCCUPANT
3109 W 6TH ST 1
LOS ANGELES, CA 90020

8
OCCUPANT
3109 W 6TH ST 2
LOS ANGELES, CA 90020

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3109 W 6TH ST 3
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519 S WESTMORELAND AVE 101
LOS ANGELES, CA 90020

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519 S WESTMORELAND AVE 102
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LOS ANGELES, CA 90020

13
OCCUPANT
3160 W 5TH ST 101
LOS ANGELES, CA 90020

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3160 W 5TH ST 102
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3160 W 5TH ST 313
LOS ANGELES, CA 90020

13
OCCUPANT
3160 W 5TH ST 314
LOS ANGELES, CA 90020

15
AFSCME LOCAL 800
514 SHATTO PL, 3RD FLR
LOS ANGELES, CA 90020

16
NEW COVENANT ACADEMY
3119 W 6TH ST
LOS ANGELES, CA 90020

18
OCCUPANT
456 SHATTO PL #2
LOS ANGELES, CA 90020

27
OCCUPANT
456 SHATTO PL #12
LOS ANGELES, CA 90020

29
OCCUPANT
456 SHATTO PL #15
LOS ANGELES, CA 90020

32
OCCUPANT
456 SHATTO PL #17
LOS ANGELES, CA 90020

35
OCCUPANT
433 S WESTMORELAND AVE 101
LOS ANGELES, CA 90020

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433 S WESTMORELAND AVE 102
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433 S WESTMORELAND AVE 322
LOS ANGELES, CA 90020

36
OCCUPANT
444 S WESTMORELAND AVE
LOS ANGELES, CA 90020

37
OCCUPANT
434 S WESTMORELAND AVE 101
LOS ANGELES, CA 90020

37
OCCUPANT
434 S WESTMORELAND AVE 102
LOS ANGELES, CA 90020

37
OCCUPANT
434 S WESTMORELAND AVE 103
LOS ANGELES, CA 90020

37
OCCUPANT
434 S WESTMORELAND AVE 104
LOS ANGELES, CA 90020

37
OCCUPANT
434 S WESTMORELAND AVE 105
LOS ANGELES, CA 90020

37
OCCUPANT
434 S WESTMORELAND AVE 106
LOS ANGELES, CA 90020

37
OCCUPANT
434 S WESTMORELAND AVE 107
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434 S WESTMORELAND AVE 108
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37
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434 S WESTMORELAND AVE 109
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37
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434 S WESTMORELAND AVE 110
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37
OCCUPANT
434 S WESTMORELAND AVE 111
LOS ANGELES, CA 90020

37
OCCUPANT
434 S WESTMORELAND AVE 301
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434 S WESTMORELAND AVE 302
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434 S WESTMORELAND AVE 310
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37
OCCUPANT
434 S WESTMORELAND AVE 311
LOS ANGELES, CA 90020

39
OCCUPANT
435 S VIRGIL AVE 121
LOS ANGELES, CA 90020

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OCCUPANT
435 S VIRGIL AVE 123
LOS ANGELES, CA 90020

41
OCCUPANT
435 S VIRGIL AVE 125
LOS ANGELES, CA 90020

43
OCCUPANT
435 S VIRGIL AVE 127
LOS ANGELES, CA 90020

44
OCCUPANT
435 S VIRGIL AVE 104
LOS ANGELES, CA 90020

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OCCUPANT
435 S VIRGIL AVE 105
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46
OCCUPANT
435 S VIRGIL AVE 106
LOS ANGELES, CA 90020

48
OCCUPANT
435 S VIRGIL AVE 110
LOS ANGELES, CA 90020

51
OCCUPANT
435 S VIRGIL AVE 114
LOS ANGELES, CA 90020

58
OCCUPANT
435 S VIRGIL AVE 124
LOS ANGELES, CA 90020

60
OCCUPANT
435 S VIRGIL AVE 129
LOS ANGELES, CA 90020

62
OCCUPANT
435 S VIRGIL AVE 101
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64
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435 S VIRGIL AVE 103
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65
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435 S VIRGIL AVE 107
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435 S VIRGIL AVE 109
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69
OCCUPANT
435 S VIRGIL AVE 221
LOS ANGELES, CA 90020

78
OCCUPANT
435 S VIRGIL AVE 210
LOS ANGELES, CA 90020

80
OCCUPANT
435 S VIRGIL AVE 213
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81
OCCUPANT
435 S VIRGIL AVE 214
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84
OCCUPANT
435 S VIRGIL AVE 217
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86
OCCUPANT
435 S VIRGIL AVE 220
LOS ANGELES, CA 90020

89
OCCUPANT
435 S VIRGIL AVE 228
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94
OCCUPANT
435 S VIRGIL AVE 203
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96
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435 S VIRGIL AVE 209
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97
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435 S VIRGIL AVE 211
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99
OCCUPANT
435 S VIRGIL AVE 321
LOS ANGELES, CA 90020

107
OCCUPANT
435 S VIRGIL AVE 308
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108
OCCUPANT
435 S VIRGIL AVE 310
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113
OCCUPANT
435 S VIRGIL AVE 316
LOS ANGELES, CA 90020

124
OCCUPANT
435 S VIRGIL AVE 303
LOS ANGELES, CA 90020

128
OCCUPANT
436 S VIRGIL AVE # 203
LOS ANGELES, CA 90020

136
OCCUPANT
436 S VIRGIL AVE # 214
LOS ANGELES, CA 90020

142
OCCUPANT
436 S VIRGIL AVE # 303
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143
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144
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150
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156
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158
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436 S VIRGIL AVE # 404
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160
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167
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OCCUPANT
436 S VIRGIL AVE # 504
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436 S VIRGIL AVE # 511
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436 S VIRGIL AVE # 509
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194
OCCUPANT
436 S VIRGIL AVE # 601
LOS ANGELES, CA 90020

198
OCCUPANT
436 S VIRGIL AVE # 612
LOS ANGELES, CA 90020

200
OCCUPANT
436 S VIRGIL AVE # 610
LOS ANGELES, CA 90020

202
QUEST DIAGNOSTICS
500 S VIRGIL AVE 202
LOS ANGELES, CA 90020

202
RENAISSANCE IMAGING CENTER
500 S VIRGIL AVE 102
LOS ANGELES, CA 90020

202
SYMPHONY DENTAL 2
500 S VIRGIL AVE 305
LOS ANGELES, CA 90020

202
DR GEORGE C
500 S VIRGIL AVE 501
LOS ANGELES, CA 90020

203
GRAND MEDICAL CENTER
520 S VIRGIL AVE
LOS ANGELES, CA 90020

204
SHRINE
2999 W 6TH ST
LOS ANGELES, CA 90020

204
GRAND SPA
2999 W 6TH ST
LOS ANGELES, CA 90020

204
CHEONG JIN OK
2999 W 6TH ST
LOS ANGELES, CA 90020

205
OCCUPANT
531 S COMMONWEALTH AVE
LOS ANGELES, CA 90020

205
OCCUPANT
533 S COMMONWEALTH AVE A
LOS ANGELES, CA 90020

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OCCUPANT
533 S COMMONWEALTH AVE B
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533 S COMMONWEALTH AVE C
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533 S COMMONWEALTH AVE D
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OCCUPANT
620 S VIRGIL AVE PH70
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206
CVS PHARMACY
620 S VIRGIL AVE 100
LOS ANGELES, CA 90005

206
TARGET
620 S VIRGIL ST STE 100
LOS ANGELES, CA 90005

207
SHALOM CENTER FOR T.R.E.E. OF LIFE
2975 WILSHIRE BLVD 415
LOS ANGELES, CA 90010

207
COLLEGE OF SOUTHERN CALIFORNIA
2975 WILSHIRE BLVD
LOS ANGELES, CA 90010

207
CALSTONE COLLEGE
2975 WILSHIRE BLVD 103
LOS ANGELES, CA 90010

207
CHONG SHIN UNIVERSITY
2975 WILSHIRE BLVD 300
LOS ANGELES, CA 90010

207
LOS ANGELES NOTARY PUBLIC
2975 WILSHIRE BLVD 640-B
LOS ANGELES, CA 90010

208
OCCUPANT
3033 WILSHIRE BLVD 501
LOS ANGELES, CA 90010

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LOS ANGELES, CA 90010

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LOS ANGELES, CA 90010

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LOS ANGELES, CA 90010

208
OCCUPANT
3033 WILSHIRE BLVD 1706
LOS ANGELES, CA 90010

208
OCCUPANT
3033 WILSHIRE BLVD 1707
LOS ANGELES, CA 90010

209
LOS ANGELES BARISTA ACADEMY
621 S VIRGIL AVE 460
LOS ANGELES, CA 90005

209
NEES CHIROPRACTIC
621 S VIRGIL AVE 240
LOS ANGELES, CA 90005

209
LIM ACUPUNCTURE & HERBS
621 S VIRGIL AVE 310
LOS ANGELES, CA 90005

210
OCCUPANT
615 S VIRGIL AVE 101
LOS ANGELES, CA 90005

210
OCCUPANT
615 S VIRGIL AVE 102
LOS ANGELES, CA 90005

210
OCCUPANT
615 S VIRGIL AVE 103
LOS ANGELES, CA 90005

210
OCCUPANT
615 S VIRGIL AVE 104
LOS ANGELES, CA 90005

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615 S VIRGIL AVE 105
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615 S VIRGIL AVE 106
LOS ANGELES, CA 90005

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615 S VIRGIL AVE 107
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615 S VIRGIL AVE 108
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615 S VIRGIL AVE 109
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615 S VIRGIL AVE 110
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210
OCCUPANT
615 S VIRGIL AVE 201
LOS ANGELES, CA 90005

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OCCUPANT
615 S VIRGIL AVE 202
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615 S VIRGIL AVE 307
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615 S VIRGIL AVE 308
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OCCUPANT
615 S VIRGIL AVE 309
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210
OCCUPANT
615 S VIRGIL AVE 310
LOS ANGELES, CA 90005

211
OCCUPANT
611 S VIRGIL AVE 100
LOS ANGELES, CA 90005

211
OCCUPANT
611 S VIRGIL AVE 101
LOS ANGELES, CA 90005

211
OCCUPANT
611 S VIRGIL AVE 102
LOS ANGELES, CA 90005

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611 S VIRGIL AVE 103
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611 S VIRGIL AVE 104
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611 S VIRGIL AVE 105
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611 S VIRGIL AVE 107
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611 S VIRGIL AVE 108
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611 S VIRGIL AVE 109
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611 S VIRGIL AVE 110
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211
OCCUPANT
611 S VIRGIL AVE 111
LOS ANGELES, CA 90005

211
OCCUPANT
611 S VIRGIL AVE 111
LOS ANGELES, CA 90005

211
OCCUPANT
611 S VIRGIL AVE 200
LOS ANGELES, CA 90005

211
OCCUPANT
611 S VIRGIL AVE 201
LOS ANGELES, CA 90005

211
OCCUPANT
611 S VIRGIL AVE 202
LOS ANGELES, CA 90005

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611 S VIRGIL AVE 203
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611 S VIRGIL AVE 210
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OCCUPANT
611 S VIRGIL AVE 211
LOS ANGELES, CA 90005

211
OCCUPANT
611 S VIRGIL AVE 212
LOS ANGELES, CA 90005

211
OCCUPANT
611 S VIRGIL AVE 300
LOS ANGELES, CA 90005

211
OCCUPANT
611 S VIRGIL AVE 301
LOS ANGELES, CA 90005

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OCCUPANT
611 S VIRGIL AVE 307
LOS ANGELES, CA 90005

211
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3000 W 6TH ST
LOS ANGELES, CA 90020

212
VIVID BEAUTY
3000 W 6TH ST 206
LOS ANGELES, CA 90020

212
OH MY CRAB
3000 W 6TH ST 100
LOS ANGELES, CA 90020

213
LAW OFFICES OF JOHN C YE, APLC
3130 W 6TH ST
LOS ANGELES, CA 90020

213
SUE WONG-STUDIOS
3130 W 6TH ST
LOS ANGELES, CA 90020

214
CGN FOUNDATION
616 S WESTMORELAND AVE
LOS ANGELES, CA 90005

215
BANK OF AMERICA FINANCIAL CENTER
3045 WILSHIRE BLVD
LOS ANGELES, CA 90010

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APAIT
3055 WILSHIRE BLVD #300
LOS ANGELES, CA 90010

215
M & N FINANCING CORPORATION
3055 WILSHIRE BLVD #850
LOS ANGELES, CA 90010

215
TFC TITLE LOANS
3055 WILSHIRE BLVD #530
LOS ANGELES, CA 90010

215
MOSQUEDA ROMAN P LAW OFFICES
3055 WILSHIRE BLVD
LOS ANGELES, CA 90010

215
WILSHIRE LAW FIRM
3055 WILSHIRE BLVD 12TH FLR
LOS ANGELES, CA 90010

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OCCUPANT
3075 WILSHIRE BLVD 915
LOS ANGELES, CA 90010

216
AAGLA APARTMENT ASSOCIATION
621 S WESTMORELAND AVE 100
LOS ANGELES, CA 90005

217
KIDSBEL
609 S WESTMORELAND AVE
LOS ANGELES, CA 90005

218
24/7 COMPUTER REPAIR SERVICE
3116 W 6TH ST
LOS ANGELES, CA 90020

218
FPA WOMEN'S HEALTH
601 S WESTMORELAND AVE
LOS ANGELES, CA 90005

219
SHATTO VETERINARY CENTER
3130 W 6TH ST
LOS ANGELES, CA 90020

220
MISSION POST
610 SHATTO PL
LOS ANGELES, CA 90020

221
CAFÉ MAK
612 SHATTO PL
LOS ANGELES, CA 90020

222
LA JESUS VILLAGE CHURCH
616 SHATTO PL
LOS ANGELES, CA 90020

223
UFCW LOCAL 770
630 SHATTO PL
LOS ANGELES, CA 90020

ABUTTING OWNERSHIP LABELS
3033 W 6TH ST
LOS ANGELES, CA 90020

1
AE JA SHIN
534 S WESTMORELAND AVE
LOS ANGELES, CA 90020

2
3019 WEST 6TH ST LP
4715 S ALAMEDA ST
VERNON, CA 90058

3
KITURAMI USA
3000 W 6TH ST #100
LOS ANGELES, CA 90020

4
CALIFORNIA ASSOC OF REALTORS INC
525 S VIRGIL AVE
LOS ANGELES, CA 90020

7
JSG COMMERCIAL PROPERTIES
PO BOX 4349
ANAHEIM, CA 92803

8
JOYCE DI VITA
847 WARNER AVE
LOS ANGELES, CA 90024

9
SCOTT J & HEIKE A SUSSMAN
8028 AGNEW AVE
LOS ANGELES, CA 90045

10
523 S WESTMORELAND AVE LLC
75 BROADWAY #230
SAN FRANCISCO, CA 94111

212
KITURAMI USA
3000 W 6TH ST #100
LOS ANGELES, CA 90020

213
JOHN YE
3660 WILSHIRE BLVD #1040
LOS ANGELES, CA 90010

218
PARGOLD LP
PO BOX 10669
SAN BERNARDINO, CA 92423

OWNER
AE JA SHIN
534 S WESTMORELAND AVE
LOS ANGELES, CA 90020

APPLICANT
NESTOR ZUNIGA
3033 W 6TH ST
LOS ANGELES, CA 90020

REPRESENTATIVE
BANKS CONSULTING
709 N INGLEWOOD AVE SUITE 14
INGLEWOOD, CA 90302

Findings for 3033 W. 6th

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 property is a level irregular-shaped parcel of land consisting of three lots having approximately 21,053 square feet, having a frontage of approximately 120 feet along the north side of 6th Street and 150 feet along the eastern side of Westmoreland Avenue. The property is located within the Wilshire Community Plan and it is zoned C2-1. The property is currently developed with an approximately 4,458 square-foot one-story mini-shopping center building inclusive of multiple tenant spaces.

The existing neighborhood market currently exists in the mini-shopping center building and is seeking authorization to allow the sales of beer and wine for off-site consumption. The market will operate from 7:00 a.m. to 2:00 a.m., daily.

The project will enhance the built environment in the surrounding neighborhood and will perform a function and provide a service that is essential or beneficial to the community, city, or region. The existing market well established within the community. The current business owner has operated this market for over five years. A conditional use permit is being requested for an approval for the sale of beer and wine for off-site consumption. The proposed location is in a prime area that represents a neighborhood commercial corridor within the Wilshire area. A mix of commercial, offices, and automobile body shop/retail uses, including other restaurant uses and retail stores are located in the vicinity. The use will serve as a public convenience and welfare and as sited, the location is compatible with the character of the surrounding uses.

2. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

The project is located in the C2-1 Zone, in the Wilshire Community Plan. The subject use is located in an established commercial corridor along 6th Street. The proposed liquor store, and will be located within an existing block retail area containing multiple commercial tenants.

The proposed liquor store will operate from 7:00 a.m. to 2:00 a.m., daily.

The surrounding neighborhood is zoned for commercial, multi-residential, and automobile parking uses in the C1-2, C2, R4, R4P, and RAS4 Zones. The adjacent property to the north of the subject site is zoned R4P-1 and is developed automobile retailers and body shop. The adjacent properties to the south of the subject site, across 6th Street, are zoned C2-2 and C1-2 and are improved with office buildings. The adjacent properties to the east of the subject site, are zoned CR-1 and are developed with retail/office buildings and a fast food establishment. The adjacent property to the west of the subject site, across Westmoreland Avenue, is zoned C2-1 and R4-1 and is developed with retail shops and apartment buildings.

The applicant will accept conditions the city chooses to impose to make the use more compatible with other uses in the surrounding community. Employees are required to undergo training regarding the sale of alcohol conducted by the Los Angeles Police Department. As it was determined, the project's location, size, height, operations and significant features will be compatible with and will not adversely affect or further degrade adjacent properties. The existing site is subject to uses in the C2-1 Zone and compatible with the surrounding uses on 6th Street and the abutting properties 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 specific plan.

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The project is located in the C2-1 Zone, in the Wilshire Community Plan. The subject use is located in an established commercial corridor along 6th Street. The property is not subject to any specific plans or overlays that would otherwise impact the requested action. The Wilshire Community Plan Map designates the property as a C2-1 Zone for "Community Commercial" land uses. The subject property is planned and zoned for commercial uses. The market is located within an existing one-story commercial retail building that contains multiple tenant spaces and will occupy a tenant space located on the west side of the building. The conditional authorization for the sale of alcoholic beverages for off-site consumption is allowed through the approval of the Zoning Administrator subject to certain findings. The required findings in support will be made herein.

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

The predominant surrounding land use pattern within the Wilshire Community Plan Area is comprised of mini-shopping center land uses. The Community Plan lists issues expressed from the community such as the desire for quality and vitality of commercial area as well as planned land use and zoning that permits the appropriate type of development and mix of uses desirable for and characteristic of the Plan area's urban neighborhoods. Maintaining and expanding existing commercial amenities is intrinsic to the conservation, development, and success of a vibrant neighborhood. As conditioned, the sale of beer and wine for off-site consumption will not adversely affect the welfare of the pertinent community. Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring deterrents against loitering and responsible management. Employees will undergo training on the sale of beer and wine including training

provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program. Other conditions related to excessive noise, litter and noise prevention safeguard the residential community. Therefore, with the imposition of such conditions the continued sale of alcoholic beverages for on-site consumption at this location will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

5. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, five on-site and three off-site consumption licenses are allocated to the subject census tract (Census Tract 2111.20). Currently there are five on-site licenses and five off-site licenses in this census tract, for a total of ten licenses in the 2111.20 census tract.

According to statistics provided by the Los Angeles Police Department's West Olympic Division Vice Unit, within Crime Reporting District No. 2029, which has jurisdiction over the subject property, a total of 455 crimes were reported in 2017 (323 Part I and 132 Part II crimes), compared to the total citywide average of 191 crimes for the same reporting period.

Part 1 Crimes reported by LAPD include, Homicide (1), Manslaughter (0), Rape (2), Robbery (35), Aggravated Assault (28), Burglary (21), Auto Theft (34), Larceny (202). Part II Crimes reported include, Other Assault (13), Forgery/Counterfeit (1) Embezzlement/Fraud (2), Stolen Property (0), Weapons Violation (7), Prostitution Related (0), Sex Offenses (5), Offenses Against Family (2), Narcotics (18), Liquor Laws (0), Public Drunkenness (13), Disturbing the Peace (0), Disorderly Conduct (1), Gambling (0), DUI related (41), Moving Traffic Violations (3), and other offenses (17). Of the 455 total crimes reported for the census tract, 41 arrests were made for driving under the influence and 13 for public drunkenness. Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience. The subject census tract currently contains five issued on-site alcohol licenses and five off-site licenses including the current ABC license on the subject site, consistent with what has been allocated for the corresponding census tract. The applicant seeks to allow the sales of alcohol in an existing neighborhood market. The Applicant's request is for the sale of alcoholic beverages and will result in an increase in overall license counts as it involves the addition of a new ABC license.

However, no evidence was submitted for the record, by the LAPD or by adjacent residents, indicating or suggesting any link between the subject site and neighborhood crime. As conditioned, allowing the sale of beer and wine for off-site consumption at the subject location will benefit the public welfare and convenience because it would add an amenity to nearby residences.

6. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

The subject site is not immediately adjacent to a single-family neighborhood. There following sensitive uses were observed within a 0 to 600-foot radius of the subject property:

1. Young Oak Kim Academy-615 Shatto Place
2. Servant Church -2975 Wilshire Boulevard #A

The following sensitive uses were observed within a 600 to 1,000-foot radius of the subject property:

1. First Congregational Church of LA -540 Commonwealth Avenue
2. LA Open Door Presbyterian Church -515 Shatto Place
3. Central Los Angeles Middle School -615 Shatto Place
4. Pilgrim School-540 Commonwealth Avenue
5. Southwestern Law School -3050 Wilshire Boulevard

These uses are buffered from the location of the instant request. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will continue to contribute to a neighborhood and will continue to serve the neighboring residents and the local employees as well as visitors. Therefore as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

FINDINGS - MINI-SHOPPING CENTER/COMMERICAL CORNER

7. Based on data provided by the Department of Transportation or a licensed traffic engineer, ingress to, egress from and associated parking on of the automotive use will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.

Constitute, a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets as those hours are beyond any peak traffic hour. The proposed project involves the continued operation of a restaurant within an existing commercial building. There will be no added impact on traffic as a result of the proposed project. There will be no addition of floor space or exterior construction in connection with the project.

8. Project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.

The proposed project seeks an approval for sales and dispensation of beer and wine for off-site consumption. There will be no patron dancing or entertainment of any kind in the existing market. The existing market is within an existing structure and no new construction is proposed. Granting approval of this request will not add to a detrimental concentration of mini-shopping center developments as no exterior construction will occur as a result of this grant.

ADDITIONAL MANDATORY FINDINGS

9. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, areas outside of a flood zone.

10. DETERMINED based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 1, Class 5, Category 34, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT ESTABLISHMENTS (CUX) – LAMC 12.24 W.1

- i. **Explain how the proposed use will not adversely affect the welfare of the pertinent community.** The proposed use will not adversely affect the welfare of the pertinent community because, the request to sale beer and wine for off-site consumption was in response to the community. Customers would ask if beer or wine was sold at the establishment and when the owner would say “No”, often the potential customer would leave. This request is in response to the community desire to have the convenience to purchase all of their items in one location and, not have to venture to larger grocery stores where more people are which could give them a greater chance of being exposed to COVID-19. Therefore, the proposed use would not adversely affect the welfare of the pertinent community.
- ii. **Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.** The approval of this alcohol application will not contribute to an undue concentration of such establishments because the approval would provide an alcohol outlet for a neighborhood that does not have walking accessibility to a location that sells beer and wine for off-site consumption. Approval of this license would provide for the community’s convenience and potential safety by giving the residents the option to avoid larger

stores such as Target, where could come into contact with a significant amount of more people.

- iii. **Explain how the approval of the applicant will detrimentally affect nearby residential zones or uses.** The approval of the proposed use will not detrimentally affect the nearby residential zones or uses because the proposed use will operate in an existing neighborhood market. The market is in a shopping center is not near a single-family neighborhood. It is near a multifamily residential district where many of the residents are young and middle aged adults, so the sale of beer and wine will not have a negative impact on this population. Furthermore, the schools that are in the area are more than 500 feet from the market and they are currently closed due to the pandemic. When the schools are reopened the proposed use will not create a problem because the owner will operate using security measures to ensure that minors will not be sold or have easy access to alcoholic beverages.