

255 W 7th St



Permit #:

05010 - 10000 - 06959

Plan Check #: B05LA17785

Printed: 11/14/06 03:53 PM

Event Code:

Bldg-New
Commercial
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue

Status Date: 11/14/2006

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 5146		2		M B 55-53	015B201 212	7455 - 022 - 903
TR 5146		1		M B 55-53	015B201 213	7455 - 022 - 903

3. PARCEL INFORMATION

Area Planning Commission - Harbor
LADBS Branch Office - SP
Council District - 15
Certified Neighborhood Council - Central San Pedro
Community Plan Area - San Pedro

Census Tract - 2962.20
Census Tract - 2971.10
District Map - 015B201
Energy Zone - 6
Fire District - 1 (Entire parcel)

Near Source Zone Distance - 1.6
Thomas Brothers Map Grid - 824-C5

ZONE(S): CM-2 /

4. DOCUMENTS

ZI - ZI-2130 Harbor State Enterprise Zon MODF - 10-03-06 EMERGENCY EGR1 CPC - CPC-2000-199-CRA AFF - 06-1962705 (15% ORD AFF)
ZI - ZI-2353 Residential Hotels (ICO) MODF - 8-7-06 OPENING PROTECTIC CPC - CPC-2005-8250-ICO AFF - 06-2521326 LOT TIE
ZA - ZA-2005-1375-ZV-YV-ZAA ICO - Residential Hotels (ICO) CDBG - LARZ-San Pedro / Wilmington
ORD - ORD-177557 CRA - PACIFIC CORR REDEV PRJCT CDBG - SEZ-Harbor State Enterprise Zon

5. CHECKLIST ITEMS

Special Inspect - Anchor Bolts Special Inspect - Fire Proofing Fabricator Read - Glued-Laminated Timber
Special Inspect - Concrete > 2.5ksi Special Inspect - Masonry Fabricator Read - Prefabricated Joist
Special Inspect - Epoxy Bolts Special Inspect - Structural Observation Fabricator Read - Shop Welds

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

(Owner(s))

La Salle Loft, LLC

221 Main St

HUNTINGTON BCH, CA 92648

(Tenant)

Applicant (Relationship Architect)

Jeff Bengsma -

221 Main St "S"

HUNTINGTON BCH, CA 92648

(714) 536-5888

7. EXISTING USE**PROPOSED USE**

(05) Apartment
(16) Retail
(07) Garage - Private

8. DESCRIPTION OF WORK

PROPOSED MIXED USE BLDG- 26 UNIT RESIDENTIAL -APARTMENT, 6 UNIT
RETAIL, PARKING GARAGES TYPE III IIR OVER TYPE I CONSTRUCTION, FULLY
SPRINKLERED THROUGHOUT.

9. # Bldgs on Site & Use:**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: John Vasquez

DAS PC By: Wai Lau

OK for Cashier: John Vasquez

Coord. OK:

Signature: *[Signature]*

Date: 11-14-06

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$5,200,000

PC Valuation:

FINAL TOTAL Bldg-New	194,832.03	Arts Development	20,285.96
Permit Fee Subtotal Bldg-New	19,281.50	Arts Dev. Retail Area	
Energy Surcharge		Arts Dev. Misc Fee	40.00
Handicapped Access		School District Residential Level 2	132,723.36
Plan Check Subtotal Bldg-New	0.00	School District Commercial Area	5,275.44
Off-hour Plan Check	0.00	Dwelling Unit Construction Tax	5,200.00
Plan Maintenance	300.00	Residential Development Tax	7,800.00
Fire Hydrant Refuse-To-Pay			
E.O. Instrumentation	1,092.00		
O.S. Surcharge	413.47		
Svs. Surcharge	1,240.41		
Planning Surcharge	1,174.89		
Planning Surcharge Misc Fee	5.00		

FIRE HYDRANT FEE NOTICE

THE CITY OF LOS ANGELES MAY AMEND THE FIRE HYDRANT FEE ORDINANCE (LAMC SECTION 91.0304 (b) 8). THE OWNER OF THE PROJECT DESIGNATED IN THIS PERMIT SHALL BE OBLIGATED TO PAY THE DEPARTMENT A FIRE HYDRANT FEE IN THE AMOUNT TO BE CALCULATED PURSUANT TO ANY AMENDMENT TO THE FIRE HYDRANT FEE ORDINANCE. THIS FEE WILL BE USED TO PROVIDE ADEQUATE FIRE SAFETY FACILITIES AND SERVICES FOR NEW DEVELOPMENT EXCEPTION. THIS PARAGRAPH NUMBER 8 SHALL NOT APPLY TO ANY PERMIT FOR DEMOLITION OF A BUILDING OR STRUCTURE.

Sewer Cap ID:

12. ATTACHMENTSPlot Plan *[Signature]*

LA Department of Building and Safety
For information and/or inspection requests, please call (213) 482-0000 or visit www.ladbs.org.

Call toll-free (888) LA4BUILD

Outside LA County, call (213) 482-0000 or visit www.ladbs.org.
BUILDING PERMIT COMM PLAN MAINTENANCE

For Cashier's Use: COMMERCIAL W/O #: 510069592.00
ONE STOP SURCH \$413.47
SYSTEMS DEVT FEE \$1,240.41
CITY PLANNING SURCH \$1,174.89
MISCELLANEOUS \$5.00
ARTS DEV FEE \$20,285.96
MISCELLANEOUS \$40.00
SCHOOL DEV RES \$132,723.36
SCHOOL D-COMM \$5,275.44
DWELLING UNIT \$5,200.00
RES DEVT TAX \$7,800.00

Subtotal: \$194,832.03

Carry Over FROM Trans 186633 \$4,248.71

Total Due: \$199,080.74

Check: \$13,000.00

Check: \$186,080.74

06LA 01080



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13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")**05010 - 10000 - 06959**

(P) Floor Area (ZC): +52092 Sqft / 52092 Sqft	(P) Concentric Braced Frame	(P) Provided Standard for Bldg: +25 Stalls / 25 Stalls
(P) Height (BC): +40 Feet / 40 Feet	(P) Masonry Shearwall	(P) Type I-F.R. Construction
(P) Height (ZC): +42 Feet / 42 Feet	(P) Wood (Plywood, OSB, etc.) Shearwall	(P) Type III-1HR Construction
(P) Length: +135 Feet / 135 Feet	(P) M Occ. Group: +8574 Sqft / 8574 Sqft	(P) Floor Construction - Concrete Deck
(P) Mezzanine: +1 Levels / 1 Levels	(P) R1 Occ. Group: +33516 Sqft / 33516 Sqft	(P) Floor Construction - Concrete Slab on Grade
(P) Stories: +3 Stories / 3 Stories	(P) S3 Occ. Group: +6944 Sqft / 6944 Sqft	(P) Floor Construction - Raised Wood
(P) Width: +120 Feet / 120 Feet	(P) Parking Req'd for Bldg (Auto+Bicycle): +52 Stalls / 52 Stalls	(P) Foundation - Continuous Footing
(P) Dwelling Unit: +26 Units / 26 Units	(P) Provided Compact for Bldg: +26 Stalls / 26 Stalls	(P) Roof Construction - Wood Frame/Sheathing
(P) NFPA-13 Fire Sprinklers Thru-out	(P) Provided Disabled for Bldg: +1 Stalls / 1 Stalls	(P) Wall Construction - Masonry
(P) Sprvsd. Fire Sprinklers Thru-out per 1114.B2.1	(P) Provided Offsite for Bldg: +22 Stalls / 22 Stalls	(P) Wall Construction - Wood Stud

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. ** a supplemental permit was generated to collect add'l pc fees due to the original submittal being incomplete and due to the orig submitted type of construction of type v (in fd 1) being changed to type III 1-hr ***THAT PERMIT WILL NOT BE ISSUED*** 30 DAY NOTIF RETURN REC # 7006-0100-0007-3300-7491, 3622 NO EXCAV PRIOR TO 10-21-06 THIS GARAGE ACCROSS THE ALLEY IS PROVIDING PARKING FOR THE BLDG ACCROSS THE ALLEY PER A PLANNING CASE. THE CASE APPROVES A MIXED USE BLDG W/ PKG FOR THE RESIDENTIAL UNITS ONLY W/ NO PKG REQUIRED FOR 1

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(A) Bergsma, Jeffrey James	221 Main Street, Ste. S,		C21085	
(E) Oloumi, Mostafa	9114 Adams Ave 144.		S2827	
(O) , Owner-Builder			0	

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

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reasons: Section 7031.5, Business and Professions Code
Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.).

- ☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).
- ☒ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

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

- ☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. FINAL DECLARATION

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

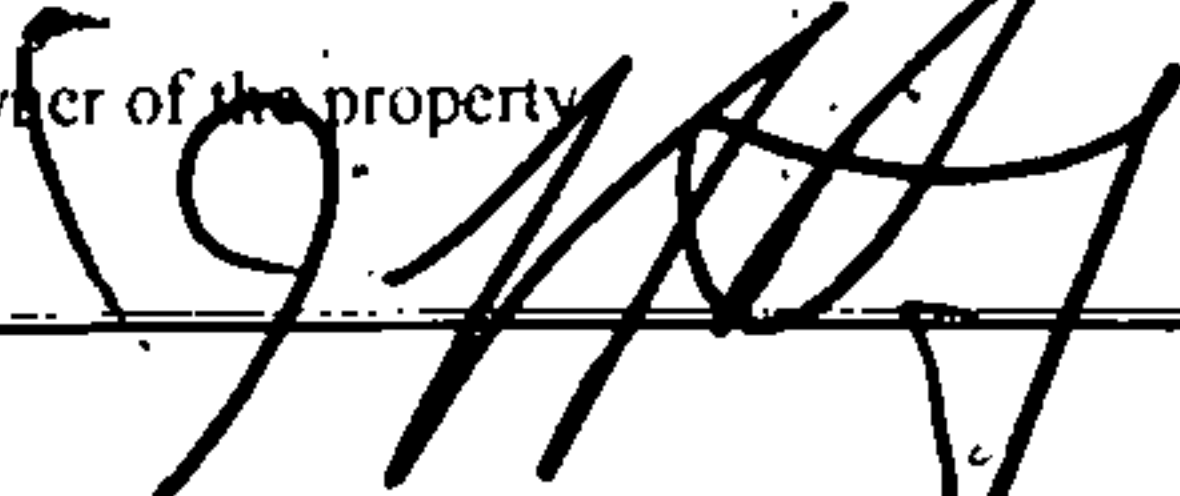
By signing below, I certify that:

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

Print Name:

Jeff Bergsma

Sign:



Date:

10/14/06

Owner

Authorized Agent

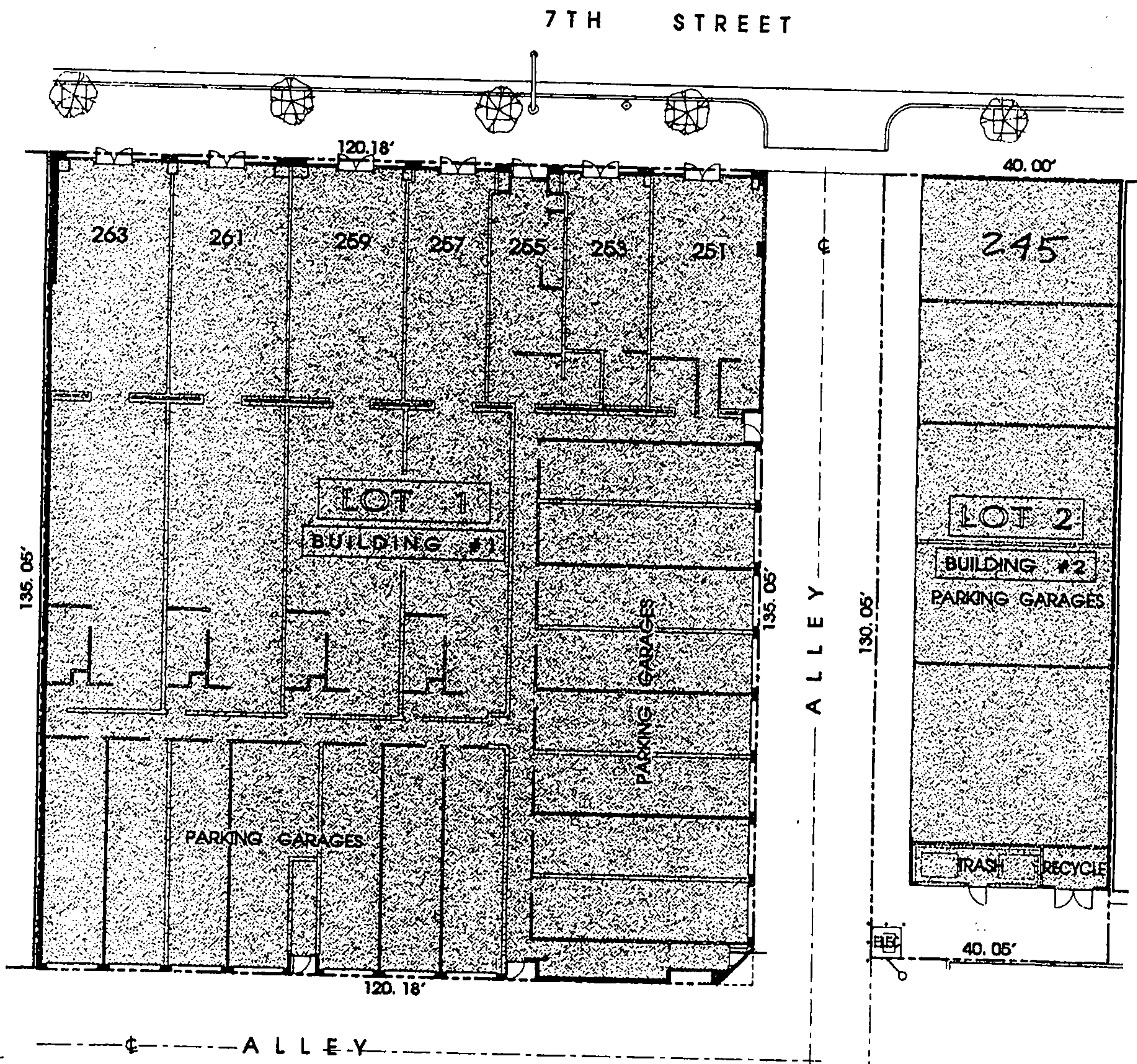
Bldg-New
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B05LA17785FO
Initiating Office: METRO
Printed on: 11/14/06 15:54:00

PLOT PLAN ATTACHMENT

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



NEW TRACT 62632

From: Aksel Palacios aksel.palacios@lacity.org

Subject: 257 W. 7th Street - ZA-2021-157-CUB

Date: May 20, 2021 at 11:16 AM

To: Theodore Irving theodore.irving@lacity.org, Jeffrey Whalen jwhalen@edgeamericas.com, Norali Martinez norali.martinez@lacity.org, Connie Chauv connie.chauv@lacity.org

AP

Hello Theodore,

I hope all is well with you, I am reaching out to you regarding the case mentioned in the subject line. I was on this morning but did not get to make a public comment on behalf of the council office due to the timing of the hearing being about 40 minutes later than expected.

On behalf of the Council Office I would like to provide our complete support for this project, it is an expansion of the Little Italy District and will create another option for those seeking to purchase Italian products in Los Angeles. The applicant met with the Joint Planning and Land Use Committee for the San Pedro Neighborhood Councils as well as the Los Angeles Police Department Vice Unit. We believe that this location will add to the diversity of the San Pedro community and add another layer to the unique businesses beginning to locate here.

Should you have any questions regarding our office support for this project please do not hesitate to contact me.

best,

Aksel

Aksel Palacios, MPA
Planning & Economic Development Deputy
Office of Councilman Joe Buscaino
15th District, City of Los Angeles
200 N. Spring St Los Angeles, CA 90012
(213) 473-7015



**COPY OF
ADJACENT OWNERSHIP
LIST**

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OCCUPANT
333 W 8TH ST
SAN PEDRO CA 90731

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335 W 8TH ST
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255 W 7TH ST 25
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154
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200
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OCCUPANT
302 W 7TH ST
SAN PEDRO CA 90731

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24 OCCUPANT 304 W 7TH ST SAN PEDRO CA 90731	26 OCCUPANT 336 W 7TH ST SAN PEDRO CA 90731	18 OCCUPANT 345 W 6TH ST SAN PEDRO CA 90731
18 OCCUPANT 347 W 6TH ST SAN PEDRO CA 90731	18 OCCUPANT 339 W 6TH ST SAN PEDRO CA 90731	18 OCCUPANT 337 W 6TH ST SAN PEDRO CA 90731
19 OCCUPANT 333 W 6TH ST 200 SAN PEDRO CA 90731	19 OCCUPANT 333 W 6TH ST 201 SAN PEDRO CA 90731	19 OCCUPANT 333 W 6TH ST 202 SAN PEDRO CA 90731
19 OCCUPANT 333 W 6TH ST 203 SAN PEDRO CA 90731	19 OCCUPANT 333 W 6TH ST 204 SAN PEDRO CA 90731	19 OCCUPANT 333 W 6TH ST 205 SAN PEDRO CA 90731
19 OCCUPANT 333 W 6TH ST 206 SAN PEDRO CA 90731	19 OCCUPANT 333 W 6TH ST 207 SAN PEDRO CA 90731	19 OCCUPANT 333 W 6TH ST 208 SAN PEDRO CA 90731
19 OCCUPANT 333 W 6TH ST 209 SAN PEDRO CA 90731	19 OCCUPANT 333 W 6TH ST 210 SAN PEDRO CA 90731	19 OCCUPANT 333 W 6TH ST 211 SAN PEDRO CA 90731
19 OCCUPANT 333 W 6TH ST 212 SAN PEDRO CA 90731	19 OCCUPANT 333 W 6TH ST 213 SAN PEDRO CA 90731	19 OCCUPANT 333 W 6TH ST 214 SAN PEDRO CA 90731
19 OCCUPANT 333 W 6TH ST 215 SAN PEDRO CA 90731	19 OCCUPANT 331 W 6TH ST SAN PEDRO CA 90731	20 OCCUPANT 329 W 6TH ST SAN PEDRO CA 90731
21 OCCUPANT 317 W 6TH ST SAN PEDRO CA 90731	21 OCCUPANT 321 W 6TH ST SAN PEDRO CA 90731	22 OCCUPANT 315 W 6TH ST SAN PEDRO CA 90731
30 OCCUPANT 285 W 6TH ST 103 SAN PEDRO CA 90731	30 OCCUPANT 285 W 6TH ST 104 SAN PEDRO CA 90731	30 OCCUPANT 285 W 6TH ST 105 SAN PEDRO CA 90731

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OCCUPANT
285 W 6TH ST 201
SAN PEDRO CA 90731

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285 W 6TH ST 206
SAN PEDRO CA 90731

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285 W 6TH ST 207
SAN PEDRO CA 90731

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285 W 6TH ST 210
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285 W 6TH ST 213
SAN PEDRO CA 90731

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285 W 6TH ST 217
SAN PEDRO CA 90731

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285 W 6TH ST 218
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285 W 6TH ST 306
SAN PEDRO CA 90731

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285 W 6TH ST 307
SAN PEDRO CA 90731

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285 W 6TH ST 309
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285 W 6TH ST 310
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285 W 6TH ST 312
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285 W 6TH ST 314
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285 W 6TH ST 319
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285 W 6TH ST 321
SAN PEDRO CA 90731

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285 W 6TH ST 327
SAN PEDRO CA 90731

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285 W 6TH ST 331
SAN PEDRO CA 90731

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285 W 6TH ST 332
SAN PEDRO CA 90731

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285 W 6TH ST 410
SAN PEDRO CA 90731

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285 W 6TH ST 412
SAN PEDRO CA 90731

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285 W 6TH ST 413
SAN PEDRO CA 90731

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285 W 6TH ST 417
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285 W 6TH ST 420
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285 W 6TH ST 426
SAN PEDRO CA 90731

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OCCUPANT
285 W 6TH ST 501
SAN PEDRO CA 90731

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OCCUPANT
285 W 6TH ST 503
SAN PEDRO CA 90731

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OCCUPANT
285 W 6TH ST 504
SAN PEDRO CA 90731

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OCCUPANT
285 W 6TH ST 505
SAN PEDRO CA 90731

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285 W 6TH ST 506
SAN PEDRO CA 90731

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OCCUPANT
285 W 6TH ST 507
SAN PEDRO CA 90731

30 OCCUPANT 285 W 6TH ST 509 SAN PEDRO CA 90731	30 OCCUPANT 285 W 6TH ST 510 SAN PEDRO CA 90731	30 OCCUPANT 285 W 6TH ST 511 SAN PEDRO CA 90731
30 OCCUPANT 285 W 6TH ST 513 SAN PEDRO CA 90731	30 OCCUPANT 285 W 6TH ST 519 SAN PEDRO CA 90731	30 OCCUPANT 285 W 6TH ST 521 SAN PEDRO CA 90731
30 OCCUPANT 285 W 6TH ST 524 SAN PEDRO CA 90731	30 OCCUPANT 285 W 6TH ST 525 SAN PEDRO CA 90731	30 OCCUPANT 285 W 6TH ST 527 SAN PEDRO CA 90731
30 OCCUPANT 285 W 6TH ST 1 SAN PEDRO CA 90731	200 OCCUPANT 165 W 6TH ST SAN PEDRO CA 90731	200 OCCUPANT 145 W 6TH ST SAN PEDRO CA 90731
28 OCCUPANT 222 W 6TH ST 300 SAN PEDRO CA 90731	28 OCCUPANT 222 W 6TH ST 310 SAN PEDRO CA 90731	28 OCCUPANT 222 W 6TH ST 320 SAN PEDRO CA 90731
28 OCCUPANT 222 W 6TH ST 330 SAN PEDRO CA 90731	28 OCCUPANT 222 W 6TH ST 335 SAN PEDRO CA 90731	28 OCCUPANT 222 W 6TH ST 340 SAN PEDRO CA 90731
28 OCCUPANT 222 W 6TH ST 230 SAN PEDRO CA 90731	28 OCCUPANT 222 W 6TH ST 345 SAN PEDRO CA 90731	28 OCCUPANT 222 W 6TH ST 350 SAN PEDRO CA 90731
28 OCCUPANT 222 W 6TH ST 1040 SAN PEDRO CA 90731	28 OCCUPANT 222 W 6TH ST 1050 SAN PEDRO CA 90731	28 OCCUPANT 222 W 6TH ST 400 SAN PEDRO CA 90731
28 OCCUPANT 222 W 6TH ST 1 SAN PEDRO CA 90731	28 OCCUPANT 222 W 6TH ST 2 SAN PEDRO CA 90731	28 OCCUPANT 222 W 6TH ST 3 SAN PEDRO CA 90731
28 OCCUPANT 222 W 6TH ST 4 SAN PEDRO CA 90731	28 OCCUPANT 222 W 6TH ST 5 SAN PEDRO CA 90731	28 OCCUPANT 222 W 6TH ST 6 SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 7
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 8
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 9
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 1080
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 360
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 100
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 370
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 10
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 385
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 700
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 8TH FL
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 900
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 1010
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 1000
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 800
SAN PEDRO CA 90731

28
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222 W 6TH ST 375
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 380
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 600
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 410
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 1020
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 468
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 1099
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 550
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 299
SAN PEDRO CA 90731

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222 W 6TH ST 125
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28
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222 W 6TH ST 150
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28
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222 W 6TH ST 200
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28
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222 W 6TH ST 399
SAN PEDRO CA 90731

28
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222 W 6TH ST 480
SAN PEDRO CA 90731

28
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222 W 6TH ST 499
SAN PEDRO CA 90731

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222 W 6TH ST 500
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222 W 6TH ST 510
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222 W 6TH ST 520
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222 W 6TH ST 525
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222 W 6TH ST 530
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222 W 6TH ST 540
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222 W 6TH ST 555
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222 W 6TH ST 560
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222 W 6TH ST 570
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222 W 6TH ST 580
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28
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222 W 6TH ST 590
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 950
SAN PEDRO CA 90731

28
OCCUPANT
222 W 6TH ST 999
SAN PEDRO CA 90731

27
OCCUPANT
505 S CENTRE ST
SAN PEDRO CA 90731

24
OCCUPANT
615 S CENTRE ST 100
SAN PEDRO CA 90731

24
OCCUPANT
615 S CENTRE ST 101
SAN PEDRO CA 90731

24
OCCUPANT
615 S CENTRE ST 102
SAN PEDRO CA 90731

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OCCUPANT
615 S CENTRE ST 103
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615 S CENTRE ST 104
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615 S CENTRE ST 109
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615 S CENTRE ST 110
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615 S CENTRE ST 111
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615 S CENTRE ST 112
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615 S CENTRE ST 113
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615 S CENTRE ST 114
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615 S CENTRE ST 115
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615 S CENTRE ST 116
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615 S CENTRE ST 117
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615 S CENTRE ST 118
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615 S CENTRE ST 218
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615 S CENTRE ST 219
SAN PEDRO CA 90731

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24 OCCUPANT 615 S CENTRE ST 220 SAN PEDRO CA 90731	24 OCCUPANT 615 S CENTRE ST 221 SAN PEDRO CA 90731	24 OCCUPANT 615 S CENTRE ST 222 SAN PEDRO CA 90731
24 OCCUPANT 615 S CENTRE ST 223 SAN PEDRO CA 90731	24 OCCUPANT 615 S CENTRE ST 224 SAN PEDRO CA 90731	24 OCCUPANT 615 S CENTRE ST 225 SAN PEDRO CA 90731
24 OCCUPANT 615 S CENTRE ST 226 SAN PEDRO CA 90731	16 OCCUPANT 615 S CENTRE ST SAN PEDRO CA 90731	4 OCCUPANT 811 S CENTRE ST 1 SAN PEDRO CA 90731
4 OCCUPANT 811 S CENTRE ST 2 SAN PEDRO CA 90731	4 OCCUPANT 811 S CENTRE ST 3 SAN PEDRO CA 90731	4 OCCUPANT 811 S CENTRE ST 4 SAN PEDRO CA 90731
3 OCCUPANT 817 S CENTRE ST 1 SAN PEDRO CA 90731	3 OCCUPANT 817 S CENTRE ST 2 SAN PEDRO CA 90731	3 OCCUPANT 817 S CENTRE ST 3 SAN PEDRO CA 90731
3 OCCUPANT 817 S CENTRE ST 4 SAN PEDRO CA 90731	7 OCCUPANT 825 S CENTRE ST SAN PEDRO CA 90731	7 OCCUPANT 827 S CENTRE ST SAN PEDRO CA 90731
8 OCCUPANT 833 S CENTRE ST SAN PEDRO CA 90731	8 OCCUPANT 835 S CENTRE ST SAN PEDRO CA 90731	9 OCCUPANT 839 S CENTRE ST SAN PEDRO CA 90731
9 OCCUPANT 841 S CENTRE ST SAN PEDRO CA 90731	171 OCCUPANT 817 PALOS VERDES ST A SAN PEDRO CA 90731	171 OCCUPANT 817 PALOS VERDES ST B SAN PEDRO CA 90731
171 OCCUPANT 817 PALOS VERDES ST C SAN PEDRO CA 90731	171 OCCUPANT 817 PALOS VERDES ST D SAN PEDRO CA 90731	171 OCCUPANT 817 PALOS VERDES ST E SAN PEDRO CA 90731
171 OCCUPANT 819 PALOS VERDES ST A SAN PEDRO CA 90731	171 OCCUPANT 819 PALOS VERDES ST B SAN PEDRO CA 90731	171 OCCUPANT 819 PALOS VERDES ST C SAN PEDRO CA 90731

171
OCCUPANT
819 PALOS VERDES ST D
SAN PEDRO CA 90731

171
OCCUPANT
819 PALOS VERDES ST E
SAN PEDRO CA 90731

170
OCCUPANT
827 PALOS VERDES ST
SAN PEDRO CA 90731

170
OCCUPANT
825 PALOS VERDES ST
SAN PEDRO CA 90731

29
OCCUPANT
601 PALOS VERDES ST
SAN PEDRO CA 90731

151
OCCUPANT
151 ANTE PERKOV WAY
SAN PEDRO CA 90731

198
OCCUPANT
731 BEACON ST
SAN PEDRO CA 90731

197
OCCUPANT
839 BEACON ST
SAN PEDRO CA 90731

185
OCCUPANT
295 DOCKSIDE LN
SAN PEDRO CA 90731

186
OCCUPANT
293 DOCKSIDE LN
SAN PEDRO CA 90731

194
OCCUPANT
277 DOCKSIDE LN
SAN PEDRO CA 90731

195
OCCUPANT
275 DOCKSIDE LN
SAN PEDRO CA 90731

196
OCCUPANT
273 DOCKSIDE LN
SAN PEDRO CA 90731

154
ONE NINE SAN PEDRO LLC
2736 VIA MIGUEL
PALOS VERDES ESTATES CA 90274

29
SPF CAPITAL REAL ESTATE LLC
111 S GAFFEY ST
SAN PEDRO CA 90731

30
MANUEL MARTINEZ
285 W 6TH ST UNIT 101
SAN PEDRO CA 90731

31
NICOLAS & HANIA STRAMOTAS
285 W 6TH ST UNIT 102
SAN PEDRO CA 90731

32
OBAN RENAISSANCE LLC
PO BOX 5348
SAN PEDRO CA 90733

33
OBAN RENAISSANCE LLC
PO BOX 5348
SAN PEDRO CA 90733

34
SAMUEL S LLC
19103 CLIVEDEN AVE
CARSON CA 90746

35
CENTRE & 7TH LLC
285 W 6TH ST UNIT 106
SAN PEDRO CA 90731

36
REO PROPERTIES GROUP INC
1379 W PARK WESTERN DR # 300
SAN PEDRO CA 90732

37
PHILLIP TRIGAS
285 W 6TH ST UNIT 202
SAN PEDRO CA 90731

38
JACK & CATHY BAGLIAZO
285 W 6TH ST UNIT 203
SAN PEDRO CA 90731

39
TOMOKARU IWO
285 W 6TH ST UNIT 204
SAN PEDRO CA 90731

40
BRIAN COHEN
285 W 6TH ST UNIT 205
SAN PEDRO CA 90731

41
EDWARD CHOI & CYNTHIA CHANG
2500 EL MONTE AVE
ARCADIA CA 91007

42
JOSE & ALICE VILLA
22103 RASHDALL AVE
CARSON CA 90745

43
KEITH & CLARA BASSETT
643 W 6TH ST
SAN PEDRO CA 90731

44
RAMON PIZARRO & PRECILA BALABBO
285 W 6TH ST UNIT 209
SAN PEDRO CA 90731

45
MICA PROPERTIES LLC
133 THE PROMENADE N UNIT 116
LONG BEACH CA 90802

46
BRITTANY DEAN
285 W 6TH ST UNIT 211
SAN PEDRO CA 90731

47
D ORLAC
285 W 6TH ST UNIT 212
SAN PEDRO CA 90731

48
MELISSA YOUNG
PO BOX 53366
LOS ANGELES CA 90074

49
TOBY & LETTICIA SETTLE
285 W 6TH ST UNIT 214
SAN PEDRO CA 90731

50
STEPHEN KENNEDY
285 W 6TH ST UNIT 215
SAN PEDRO CA 90731

51
MARCIELA DAVALA
285 W 6TH ST UNIT 216
SAN PEDRO CA 90731

52
DAVID ROMERO
1316 W ROBIDOUX ST
WILMINGTON CA 90744

53
MARISA ROEMER & RYAN GATTIS
1621 W 25TH ST # 220
SAN PEDRO CA 90732

54
NICOLAS HUIZAR & JUAN SANCHEZ
285 W 6TH ST UNIT 219
SAN PEDRO CA 90731

55
SUE HA
285 W 6TH ST UNIT 220
SAN PEDRO CA 90731

56
DOUG STORM
285 W 6TH ST UNIT 221
SAN PEDRO CA 90731

57
MADONNA MARCELO
285 W 6TH ST UNIT 301
SAN PEDRO CA 90731

<p>58 MARIA DYSANGCO 285 W 6TH ST UNIT 302 SAN PEDRO CA 90731</p>	<p>59 ROBERT CAMPBELL 285 W 6TH ST UNIT 303 SAN PEDRO CA 90731</p>	<p>60 ANGELA BAE 285 W 6TH ST UNIT 304 SAN PEDRO CA 90731</p>
<p>61 MIRIAM & VICTOR LAZOS 285 W 6TH ST UNIT 305 SAN PEDRO CA 90731</p>	<p>62 STEVEN CHANG 20310 ANZA AVE APT N TORRANCE CA 90503</p>	<p>63 THIRD RESTATED MARYANN CARROLL GUTHRIE D & MARYANN CARROLL GUTHRIE 212 YACHT CLUB WAY REDONDO BEACH CA 90277</p>
<p>64 JOHN PORTER & JOHN R PORTER TRUST 285 W 6TH ST UNIT 308 SAN PEDRO CA 90731</p>	<p>65 BAHMAN BANDARI & SHAHRZAD YAZDANI 30120 CARTIER DR RANCHO PALOS VERDES CA 90275</p>	<p>66 NORMAN ISHIZAKI & ISHIZAKI FAMILY TRUST 513 2ND ST MANHATTAN BEACH CA 90266</p>
<p>67 IRENE KUBERT 285 W 6TH ST UNIT 311 SAN PEDRO CA 90731</p>	<p>68 LYN HEALY & LYN COREY HEALY TRUST 4062 BLUFF PL SAN PEDRO CA 90731</p>	<p>69 MATTHEW & JUANITA ACCARDO 285 W 6TH ST UNIT 313 SAN PEDRO CA 90731</p>
<p>70 KATSUSHIRO NAKAGAWA & ZHENG SUN 652 CALLE VALLE WALNUT CA 91789</p>	<p>71 MICHAEL CHI 285 W 6TH ST UNIT 315 SAN PEDRO CA 90731</p>	<p>72 PATRICIA PARRA 285 W 6TH ST UNIT 316 SAN PEDRO CA 90731</p>
<p>73 LAURA WHITE & THE LAURA L WHITE TRUST 652 W 6TH ST # 317 LOS ANGELES CA 90014</p>	<p>74 MARK WILLIAMS 285 W 6TH ST UNIT 318 SAN PEDRO CA 90731</p>	<p>75 WILLARD HONJIYO & HONJIYO FAMILY TRUST 18427 ERIEL AVE TORRANCE CA 90504</p>
<p>76 JEFFREY & KAREN FINERMAN 285 W 6TH ST UNIT 320 SAN PEDRO CA 90731</p>	<p>77 DAVID MALMO & CELESTE SANTOS 11402 BROADVIEW DR MOORPARK CA 93021</p>	<p>78 AURORA LANDEROS 285 W 6TH ST UNIT 322 SAN PEDRO CA 90731</p>
<p>79 RHIA BELLO 285 W 6TH ST UNIT 323 SAN PEDRO CA 90731</p>	<p>80 TODD THRALL 285 W 6TH ST UNIT 324 SAN PEDRO CA 90731</p>	<p>81 HOOMAN SHAYGAN 285 W 6TH ST UNIT 325 SAN PEDRO CA 90731</p>
<p>82 NOBUAKI SOI & SAYAKA KAWASE 285 W 6TH ST # 236 SAN PEDRO CA 90731</p>	<p>83 PHILL & REX LIPMAN PO BOX 1407 SAN PEDRO CA 90733</p>	<p>84 KAREN WILKINSON JURISIC 285 W 6TH ST UNIT 328 SAN PEDRO CA 90731</p>
<p>85 JOHN DROOYAN 285 W 6TH ST UNIT 329 SAN PEDRO CA 90731</p>	<p>86 DIANA JACOBS & JULIAN KOILES 285 W 6TH ST UNIT 330 SAN PEDRO CA 90731</p>	<p>87 VICTOR & EUGENE VOCE 545 VIA MEDIA PALOS VERDES ESTATES CA 90274</p>

88
EDWARD CHOI & CYNTHIA CHANG
2500 EL MONTE AVE
ARCADIA CA 91007

89
KEVIN & BO LI
285 W 6TH ST UNIT 333
SAN PEDRO CA 90731

90
JETTA DIXON & JOHN WOLCZANSKI
285 W 6TH ST UNIT 334
SAN PEDRO CA 90731

91
FRANCIS & JEANMAIRE CENSULLO
285 W 6TH ST UNIT 335
SAN PEDRO CA 90731

92
REBECCA JOHNS & REBECCA A JOHNS REVOCABLE
LIVING TRUST
285 W 6TH ST UNIT 336
SAN PEDRO CA 90731

93
LINDA & JULIE IN
285 W 6TH ST UNIT 401
SAN PEDRO CA 90731

94
RICHARD KORZENIOWSKI
285 W 6TH ST UNIT 402
SAN PEDRO CA 90731

95
ANNE KIM
285 W 6TH ST UNIT 403
SAN PEDRO CA 90731

96
STANLEY CHIN
285 W 6TH ST UNIT 404
SAN PEDRO CA 90731

97
EMILY VUOSO
285 W 6TH ST UNIT 405
SAN PEDRO CA 90731

98
MASATAKA SUTO & SATOMI YAMADA
285 W 6TH ST UNIT 406
SAN PEDRO CA 90731

99
EILEEN CROWE
285 W 6TH ST UNIT 407
SAN PEDRO CA 90731

100
CYNTHIA BUERGI HOLLEY
285 W 6TH ST UNIT 408
SAN PEDRO CA 90731

101
MADELEINE HOLM
285 W 6TH ST UNIT 409
SAN PEDRO CA 90731

102
GLORIA SWANIGAN
718 W D ST
WILMINGTON CA 90744

103
ARMAN MANSOURI & ANGELIQUE MECOLI
285 W 6TH ST UNIT 411
SAN PEDRO CA 90731

104
RYAN GOSSEN
9504 LAGERSFIELD CIR
VIENNA VA 22181

105
TOMMY BAKIC
1628 STONEWOOD CT
SAN PEDRO CA 90732

106
ASHRAF & KIMBERLY AZMI
285 W 6TH ST UNIT 414
SAN PEDRO CA 90731

107
GEOFFREY FALK
285 W 6TH ST UNIT 415
SAN PEDRO CA 90731

108
PATTAMA LAOKARNCHANAKORN
285 W 6TH ST UNIT 416
SAN PEDRO CA 90731

109
ALEC JOHNSTON
9663 SANTA MONICA BLVD # 1081
BEVERLY HILLS CA 90210

110
THEODORE PASTRICK
285 W 6TH ST UNIT 418
SAN PEDRO CA 90731

111
FATIMA ALGENIO
285 W 6TH ST UNIT 419
SAN PEDRO CA 90731

112
EMERSON GROUP CORP
77 DOW PL APT 110
SAN FRANCISCO CA 94107

113
ANNE YI
285 W 6TH ST UNIT 421
SAN PEDRO CA 90731

114
LISA KREBS
285 W 6TH ST UNIT 422
SAN PEDRO CA 90731

115
KELLYE BACKSTROM
285 W 6TH ST UNIT 423
SAN PEDRO CA 90731

116
TYLER CHAVEZ FEIPEL
285 W 6TH ST # 424
LOS ANGELES CA 90014

117
JOHN SHERWOOD & CAROLINE SCHAD
285 W 6TH ST UNIT 425
SAN PEDRO CA 90731

118
MATTHEW CHAPARRO
254 N 79TH WAY
MESA AZ 85207

119
JIM BROWDER & BROWDER LIVING TRUST
1037 S CRESCENT HEIGHTS BLVD
LOS ANGELES CA 90035

120
JOHN BAGAKIS
285 W 6TH ST UNIT 502
SAN PEDRO CA 90731

121
CHRIS ACKOPIANTZ & CHRIS ACKOPIANTZ FAMILY TRUST
5941 ARMAGA SPRING RD UNIT D
RANCHO PALOS VERDES CA 90275

122
THOMAS PEGAN
PO BOX 6095
SAN PEDRO CA 90734

123
DONALD OMELVENY & DONALD OMELVENY REVOCABLE LIVING TRUST
2275 W 25TH ST
SAN PEDRO CA 90732

124
SCOTT MEYER
511 N IRENA AVE APT B
REDONDO BEACH CA 90277

125
VINCENT & AMY YIP
PO BOX 5806
HACIENDA HEIGHTS CA 91745

126
MICHAEL BRYSON
285 W 6TH ST UNIT 508
SAN PEDRO CA 90731

127
ADELE HEALY & ADELE COREY HEALY LIVING TRUST
4062 BLUFF PL
SAN PEDRO CA 90731

128
SUZANNE RICHMOND
PO BOX 2570
SAN PEDRO CA 90731

129
PHILL & REX LIPMAN
PO BOX 1407
SAN PEDRO CA 90733

130
KAZUE NIBUNO
285 W 6TH ST UNIT 512
SAN PEDRO CA 90731

131
ARMIDA GORDILLO
5016 HARBOR ST
LOS ANGELES CA 90040

132
MICHAEL CASSETTA
285 W 6TH ST UNIT 514
SAN PEDRO CA 90731

133
DONG ZHAO
285 W 6TH ST UNIT 515
SAN PEDRO CA 90731

134
BRUCE ECKER
285 W 6TH ST UNIT 516
SAN PEDRO CA 90731

135
LAZO FAMILY TRUST & ANA CUEVAS BAILE
285 W 6TH ST UNIT 517
SAN PEDRO CA 90731

136
SHELDON & DANA WABY
285 W 6TH ST UNIT 518
SAN PEDRO CA 90731

137
NICHOLAS & ERIKA PARIS
1737 MIRACOSTA ST
SAN PEDRO CA 90732

138
SAE HWANG
285 W 6TH ST UNIT 520
SAN PEDRO CA 90731

139
AMERICAN SERVICES LLC
PO BOX 992
HERMOSA BEACH CA 90254

140
SHERMAN WERNER & SHERMAN WERNER TRUST
285 W 6TH ST UNIT 522
SAN PEDRO CA 90731

141
KURTIS HODGINS
285 W 6TH ST UNIT 523
SAN PEDRO CA 90731

142
SYDNEY YARBROUGH BAUNE
28000 S WESTERN AVE UNIT 233
SAN PEDRO CA 90732

143
LEE HARRISON & LEE HARRISON TRUST
12029 THERMO ST
LOS ANGELES CA 90066

144
BENJAMIN & JENNIFER BALARIE
285 W 6TH ST UNIT 526
SAN PEDRO CA 90731

145
MARYANNE HARTLEY & MARYANNE HARTLEY TRUST
2191 COSMO WAY
SAN MARCOS CA 92078

146
HARRYS VISION LLC
630 S CENTRE ST
SAN PEDRO CA 90731

149
BASALTIC LLC
273 W 7TH ST
SAN PEDRO CA 90731

151
JERICO DEVELOPMENT INC
461 W 6TH ST STE 300
SAN PEDRO CA 90731

153
COMMAND LINE VENTURES
235 W 7TH ST
SAN PEDRO CA 90731

EDGE AMERICAS ONLINE LLC
6404 WILSHIRE BLVD #950
LOS ANGELES CA 90048

JEFFREY WHALEN
6404 WILSHIRE BLVD #950
LOS ANGELES CA 90048

CMS 20-8004
P O BOX 4844
CHATSWORTH CA 91313

Edge Americas Online
Attachment 1

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

The retail storefront will offer a **limited line of pre-mixed boxed cocktails**. It is not the intention nor the plan to offer and sell a partial or complete line of spirits, beer or wine. The boxed cocktails are unique products, first-of-their-kind in the USA and come packaged in a jewel case the same size as a conventional CD case. The products require minimal space for display and storage due to the small size. An image of the actual product and box appears immediately below.



The storefront will be managed by full time employees who will be trained by the company and briefed by external authorities as required and necessary.

A conditional use permit, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code, to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a 650 sq. ft retail storefront/storage and having hours of operation from 12:00pm to 9:00Pm Monday - Saturday in the CM-2D-CPIO Zone.

Edge Americas Online
Attachment 2

Action Requested, Narrative

A conditional use permit, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code, to allow the sale and dispensing of a **limited line of pre-mixed boxed cocktails**. for off-site consumption in conjunction with a 650 sq. ft retail storefront and having hours of operation from 12:00pm to 9:00Pm Monday - Saturday in the CM-2D-CPIO Zone.

This conditional use permit is requested to offer and sell a line of pre-mixed boxed cocktails for off-site consumption.

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? 16,208.51
- b. What is the total square footage of the space the establishment will occupy? 650
- c. What is the total occupancy load of the space as determined by the Fire Department? 21
- d. What is the total number of seats that will be provided indoors? 0 Outdoors? 0
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? No
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? NA
- i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? _____
- g. Are you adding floor area? No If yes, how much is enclosed? _____ Outdoors? _____

h. Parking

- i. How many parking spaces are available on the site? 52
- ii. Are they shared or designated for the subject use? Designated for use by residents
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? Not adding floor area
- iv. Have any arrangements been made to provide parking off-site? No retail parking required per permit
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? No 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? Yes park
- 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	9	9	9	9	9	9	0
Proposed Hours of Alcohol Sale	9	9	9	9	9	9	0

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: No

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? 21 If yes, what is the minimum age requirement and how will it be enforced? Employee enforcement

- d. Will there be any accessory retail uses on the site? No What will be sold? _____

e. **Security**

- i. How many employees will you have on the site at any given time? 1-2

- ii. Will security guards be provided on-site? No

1. If yes, how many and when? _____

- iii. Has LAPD issued any citations or violations? No If yes, please provide copies.

f. **Alcohol**

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

- ii. Will "fortified" wine (greater than 16% alcohol) be sold? No

- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No

- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? No

v. **Food**

1. Will there be a kitchen on the site? No

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

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

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? No

- 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? No

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? No
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? No

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? Off-site
- 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.*

City of Los Angeles – Department of City Planning

1.FINDINGS (on a separate sheet)

CP-7773 (04/24/12)

Page 1 of 4

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.

The retail storefront at 257 W 7th St is currently vacant and has been for some time. We plan to create a fun shopping experience with a novel product that will serve the community and increase foot traffic to 7th St. The surrounding neighborhood is largely multi dwelling units and we expect our business will make it most convenient for those residents to shop locally on foot.

- 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.

The storefront location is contiguous with multiple storefronts left and right with the same/similar size, height and all other significant features. There will be no degradation or adverse affects to adjacent properties, the surrounding neighborhood or the public's 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.

The project conforms with the General Plan and community plan.

Additional Findings

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

The proposed use will conform to the same appearance standards as other retail shops operating in the neighborhood and poses no danger to the surrounding community. No identical products are available in the neighborhood.

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

There is only one establishment in the general vicinity of the proposed use, a brewing company/restaurant operating in a similar business but with on site consumption. Our proposed use is for off site consumption only.

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

The proposed use is for off site consumption only, operating during normal business hours and with no noise disturbances or undue lighting.

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

Related Case Number _____

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.**Detailed filing instructions are found on form CP-7810***1. PROJECT LOCATION**Street Address¹ 257 W 7th St San Pedro, CA 90731 Unit/Space Number _____Legal Description² (Lot, Block, Tract) Lot1, TR 62632-CAssessor Parcel Number 7455022BRK Total Lot Area 16,208.51 sq ft**2. PROJECT DESCRIPTION**Present Use Vacant retail space on the ground floor of a mixed use building. Vacant for previous 12 months.Proposed Use Retail storefrontProject Name (if applicable) Edge Americas OnlineDescribe in detail the characteristics, scope and/or operation of the proposed project See Attachment 1Additional information attached ☒ YES ☐ NO

Complete and check all that apply:

Existing Site Conditions☐ Site is undeveloped or unimproved (i.e. vacant)☒ Site has existing buildings (provide copies of building permits)☐ 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 is located within 500 feet of a freeway or railroad☐ Site is located within 500 feet of a sensitive use (e.g. school, park)☒ 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

(Check all that apply or could apply)

- ☐ 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

- ☐ Removal of protected trees on site or in the public right of way
- ☐ 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 NA - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

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

Public Right-of-Way InformationHave you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☐ NOIs your project required to dedicate land to the public right-of-way? ☐ YES ☐ NOIf so, what is/are your dedication requirement(s)? NA ft.

If you have dedication requirements on multiple streets, please indicate: _____

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 Code Section _____

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

Action Requested, Narrative: _____

Authorizing Code Section LAMC 12.24 W.1

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

Action Requested, Narrative: See Attachment 2Additional 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. _____

Ordinance No.: _____

☐ 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. RELATED DOCUMENTS / REFERRALS

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

a. Specialized Requirement Form Yes, CUB Special Instructions, copy attached

b. Geographic Project Planning Referral Yes, copy attached

c. Citywide Design Guidelines Compliance Review Form _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Preliminary Zoning Assessment Referral Form _____

l. SB330 Preliminary Application _____

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

n. Order to Comply _____

o. Building Permits and Certificates of Occupancy Yes, copy attached

p. Hillside Referral Form (BOE) _____

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____

r. SB330 Determination Letter from Housing and Community Investment Department _____

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

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) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip: _____

Telephone _____ E-mail: _____

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

7. **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 the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
 - **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
 - **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
 - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

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

Signature _____

Date _____

Print Name _____

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

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

State of California

County of _____

On _____ before me, _____
(Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.

Signature (Seal)

APPLICANT

8. **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.
 - i. 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: _____

Print Name: _____

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

9. **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).

--

CITY OF LOS ANGELES

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
ZA-2021-157-CUB

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2021-179-CE

PROJECT TITLE
La Salle Lofts

COUNCIL DISTRICT
15

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
257 West 7th Street, San Pedro, CA 90731

☐ Map attached.

PROJECT DESCRIPTION:
Conditional Use to allow sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with an approximately 650 square foot retail store with requested hours of operation from 12pm to 9pm Monday through Saturday, with zero (0) parking spaces. The project does not propose any physical exterior alterations; interior alterations will be limited to addition of ADA restroom, shelving and counters.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:
Edge Americas Distributors, LLC / One Nine San Pedro LLC

CONTACT PERSON (If different from Applicant/Owner above)
Norali Martinez

(AREA CODE) TELEPHONE NUMBER | EXT.
213-978-1346

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

STATE CEQA STATUTE & GUIDELINES

- ☐ STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____
- ☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) **Section 15301 (Class 1) and Section 15305 (Class 5)**
- ☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: ☐ Additional page(s) attached
Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration, of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at time of the lead agency's determination. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which does not result in any changes in land use or density.

- ☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
☒ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Norali Martinez, *Norali Martinez*

STAFF TITLE
City Planning Associate

ENTITLEMENTS APPROVED
Conditional Use

I hereby certify and attest this to be a true and correct
copy of the original record on file in the office of the
Department of City Planning of the City of Los Angeles

designated as 2A-2021-157-CUB R ENV-2021-179-CE

Paul 7/16/21 7/26/21
Department Representative

March 8, 2021

Jeffrey Whalen (A)
EDGE Americas Online LLC
6404 Wilshire Blvd. Ste. 950
Los Angeles, CA 91316

CASE NO. ZA-2021-157-CUB
CONDITIONAL USE
257 W 7TH ST
San Pedro, CA 90731
Zone: CM-2D-CPIO
C.D. 15
CEQA: ENV-2021-179-CE
Legal Description: Tract 62632 Lot 1

FINDINGS OF FACT

BACKGROUND

The subject property is a 16,200 square-foot rectangular-shaped parcel on 7th St. San Pedro, CA located between Centre St and Palos Verdes St. Legal Description: Lot 1, T R 62632-C. The subject site is developed with a mixed-use building containing retail on the ground floor and residential units above. The subject retail store fronts 7th St. The subject retail store was formerly a boutique apparel store and is currently vacant. The subject retail store has been vacant for the past twelve months, unoccupied, as confirmed. with the property owner.

EDGE Americas Online LLC, the applicant, is requesting a Conditional Use Permit, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code, to allow the sale and dispensing of a line of packaged alcoholic beverages for off-site consumption under a ABC license #21 in conjunction with a 650 sq. ft retail store and having the hours of operation from 12:00pm to 09:00pm Monday - Saturday.

CASE NO. ZA-2021-157-CUB

The subject parcel is located within the CM-2D-CPIO Zone.

Surrounding properties are zoned and developed with a combination of neighborhood commercial and multi-family residential uses. Abutting properties serve neighborhood commercial uses including assorted retail, offices and restaurant.

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

There are no previous CUB cases, ordinances, permits or orders on the applicant property.

Previous Cases on Surrounding Properties

Case No ZA-2107-0092-CUB-CUX-PA1 - On August 26, 2020, the Zoning Administrator approved a plan approval to allow the continued sale of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of an existing bar and a modification to a condition to extend live entertainment hours, in the CM-2-CDO Zone.

Case No ZA 2017-009 (CUB)(CUX) - On October 25, 2017, the Zoning Administrator approved a conditional use permit to allow the continued sale and dispensing of a full line of alcoholic beverages in conjunction with an existing bar in the CM-2-CDO Zone and a conditional use permit to allow continued patron dancing and live entertainment in conjunction with an existing bar in the CM-2-CDO Zone.

CASE NO. ZA-2021-157-CUB

Case No ZA 2013-3692 (CUB) - On April 24, 2014, the Zoning Administrator approved a conditional use to permit the sale and spending of beer only for on-site consumption in conjunction with a proposed coffee bar/lounge.

Case No ZA 90-1134 (CUB) (ZV) - On February 22, 2006, the Zoning Administrator approved a conditional, use permit, to modify the terms and conditions of Case No. ZA-87-0481 to permit the sale of a full line of alcoholic beverages in an expanded restaurant with a capacity of 110 persons.

Case No. ZA -97-0616 (CUB)CUX) - On October 17, 1997, the Zoning Administrator approved a conditional use to permit the continued on-site sale of a full line of alcoholic beverages in conjunction with the conversion of an approximate 725 square-foot adjacent retail area for use as a restaurant and dance hall addition to an existing 3,275 square-foot restaurant in the CM-2 Zone.

PUBLIC CORRESPONDENCE

Not available yet

PUBLIC HEARING

Not held yet

CASE NO. ZA-2021-157-CUB

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

The Zoning Administrator has identified a set of conditions related to alcohol sales for further consideration by the State of California Department of Alcoholic Beverage Control [ABC]. The Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution.

For consideration:

No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while in the premises.

Applicant shall not require a minimum number of drinks to purchase.

There shall be no exterior sign promoting the availability of alcoholic beverages.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process and requires a conditional use permit from the Zoning Administrator within Section 12.24-W of the Los Angeles Municipal Code. Certain conditional use findings have to be made immediately below.

CONDITIONAL USE FINDINGS

- 1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The subject property is a vacant retail storefront of 650 sq. ft. in a mixed-use building containing neighborhood serving restaurants, hair and nail salons, clothing boutiques and office space with residential units above and across the street, and one block from a major hotel chain. Ample street parking is available on both sides of the street.

The permit request is for the sale of off-site consumption of a pre-packaged, boxed, limited line of cocktails only. The sale of these products will not be disruptive to the community and allow for a convenient, take-away purchase catering to the local San Pedro community, employees of local businesses and the residents of all adjacent multi-dwelling units. This take-away purchase feature is especially important given the current restrictions prohibiting on-site consumption. The subject property is located on a well-travelled thoroughfare for pedestrians and passer-by. The subject property is also developed in a manner similar to all surrounding properties and will be maintained as such. The product is convenient compliment to take out food and will support bringing business and diners to the surrounding restaurants and markets.

The product being offered and sold is unique and will make its' debut in the United States, in San Pedro, CA This novelty will bring visibility to San

CASE NO. ZA-2021-157-CUB

Pedro and acclaim as an early adopter and a locale for new business startups.

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.

CASE NO. ZA-2021-157-CUB

The subject retail store is on the ground floor, street level of a mixed-use building with adjacent retail shops and residential units above. The exterior of the subject property will not be altered and the look, feel and appeal of the adjacent storefronts will not be adversely affected in any manner. The applicant will hold a Type 21 ABC license (Off-Sale-General) authorizing the sale of distilled spirits for consumption off the premises where sold and online sales. The proposed hours of operation from Noon to 9pm Monday - Saturday will not be disruptive to neighborhood commercial or multi-family residential units above and across from the subject property.

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

CASE NO. ZA-2021-157-CUB

The subject parcel is located in Zoning CM-2D-CPIO. Along with the following Zoning provisions (Z) ZI-2130 State Enterprise Zone: Harbor Gateway; ZI-2478 Community Plan Implementation Overlay: San Pedro

CASE NO. ZA-2021-157-CUB

and ZI-2488 Redevelopment Project Area: Pacific Corridor. The CPIO Community Plan Imp Overlay is San Pedro with a Subarea, Central - Commercial E.

The subject property conforms to the existing land use designation of Neighborhood Commercial. The Community Plan allows for a variety of commercial uses with regards to the off-site sale of alcohol subject to the interpretation and approval of the Zoning Administrator subject to certain findings. The subject property is located in the Business Improvement

CASE NO. ZA-2021-157-CUB

District - San Pedro Waterfront, Hubzone Qualified and in the Harbor Gateway State Enterprise Zone.

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

Conditional authorization for the sale and off-site consumption is allowed through the approval of the Zoning Administrator subject to certain findings. A variety of commercial uses are important and a necessary part of a local community. The conditional use permit sought here will not adversely affect the welfare of the neighborhood. Any negative impacts commonly associated with the sale of spirits will be addressed with employee training provided by the LAPD, responsible daily supervision and normal daily operating hours in addition to any conditions imposed by the Zoning Administrator subject to certain findings. With these actions the sale and off-site consumption at this location should not adversely affect the

CASE NO. ZA-2021-157-CUB

adjacent properties, the surrounding neighborhood, or the public's 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
CASE NO. ZA-2021-157-CUB

CASE NO. ZA-2021-157-CUB

drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

According to the California State Department of Alcoholic Beverage Control (ABC) licensing criteria for the subject Census Tract No. 2962.2, there are four on-site licenses and two off-site licenses allocated to the census tract. There are thirty-one active on-site and twenty-eight off-site licenses. The subject location is in a dense, highly populated commercial and residential corridor with numerous businesses and commercial activity which have resulted in the number of existing on-site and off-site alcohol licenses to exceed the number allocated. In these areas of high concentration of commercial activity and employment, as well as a growing resident

CASE NO. ZA-2021-157-CUB

population, the ABC has the discretion to approve an application if there is no evidence that normal operation will not be contrary to public welfare.

Any negative impacts commonly associated with the sale of spirits will be addressed with employee training provided by the LAPD, responsible daily supervision and normal daily operating hours in addition to any conditions imposed by the Zoning Administrator subject to certain findings. With these actions the sale and off-site consumption at this location should not adversely affect the adjacent properties, the surrounding neighborhood, or the public's welfare and safety.

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 property is consistent with the zoning and will serve local residents and employees as well as visitors. There are no schools or churches or similar uses in a radius around the subject property. There is a small public park in the vicinity of the subject property but not adjacent to or in front of the subject property.

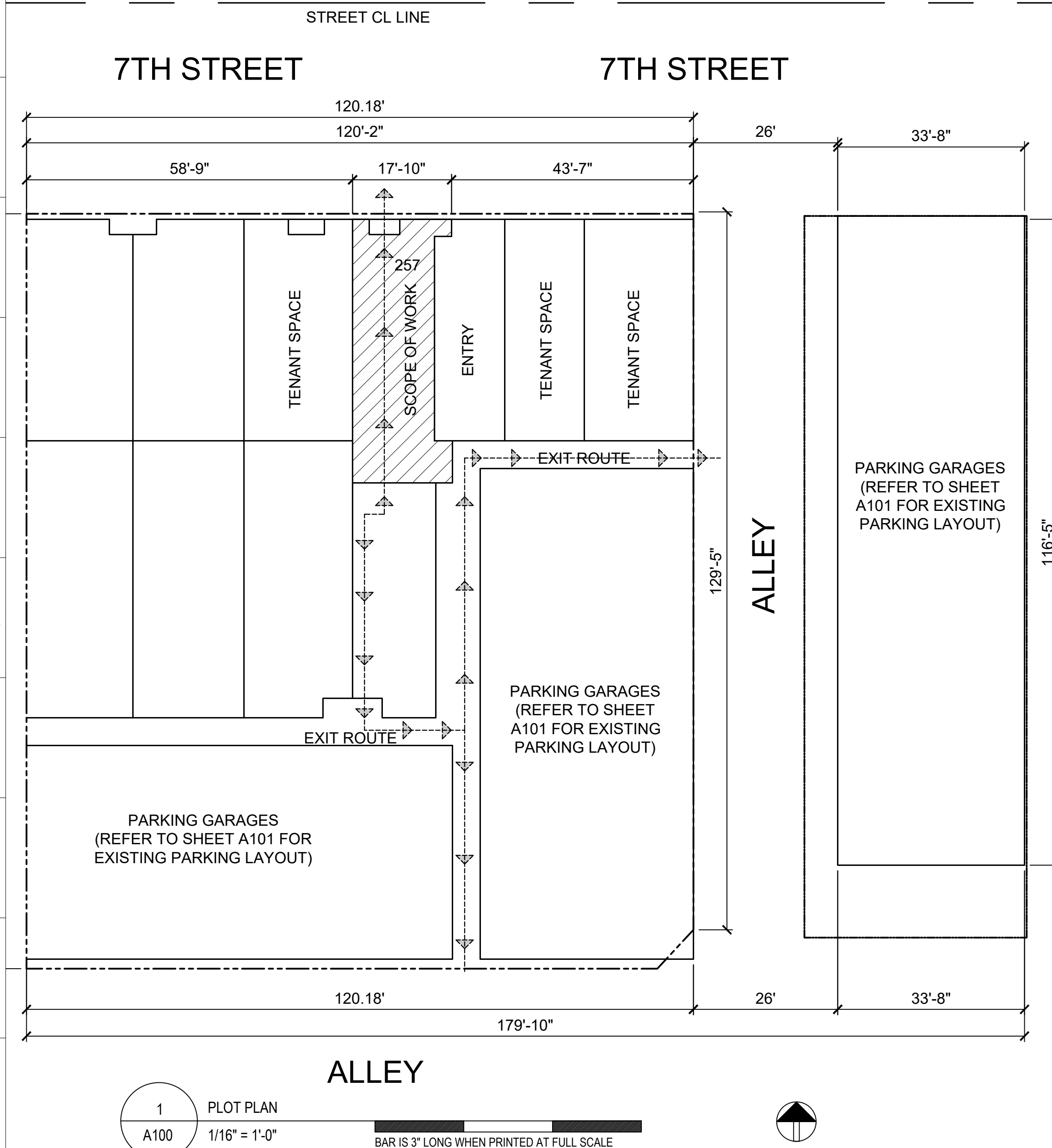
2019-06-24

LA SALLE LOFTS
257 W 7TH ST.
SAN PEDRO, CA 90731

OWNER:
EDGE AMERICAS ONLINE LLC.
6404 Wilshire Blvd, Suite 950
Los Angeles, CA 90084
Contact: Jeffrey Whalen
jwhalen@edgeamericas.com

PROJECT DESCRIPTION:
C.U.P. FOR OFF SITE ALCOHOL SALES

ARCHITECT:
Bill James and Associates Architects
415 W Ninth Street,
San Pedro, CA 90731
Contact: Bill James
billjamesandassoc@earthlink.net
310 351 9382



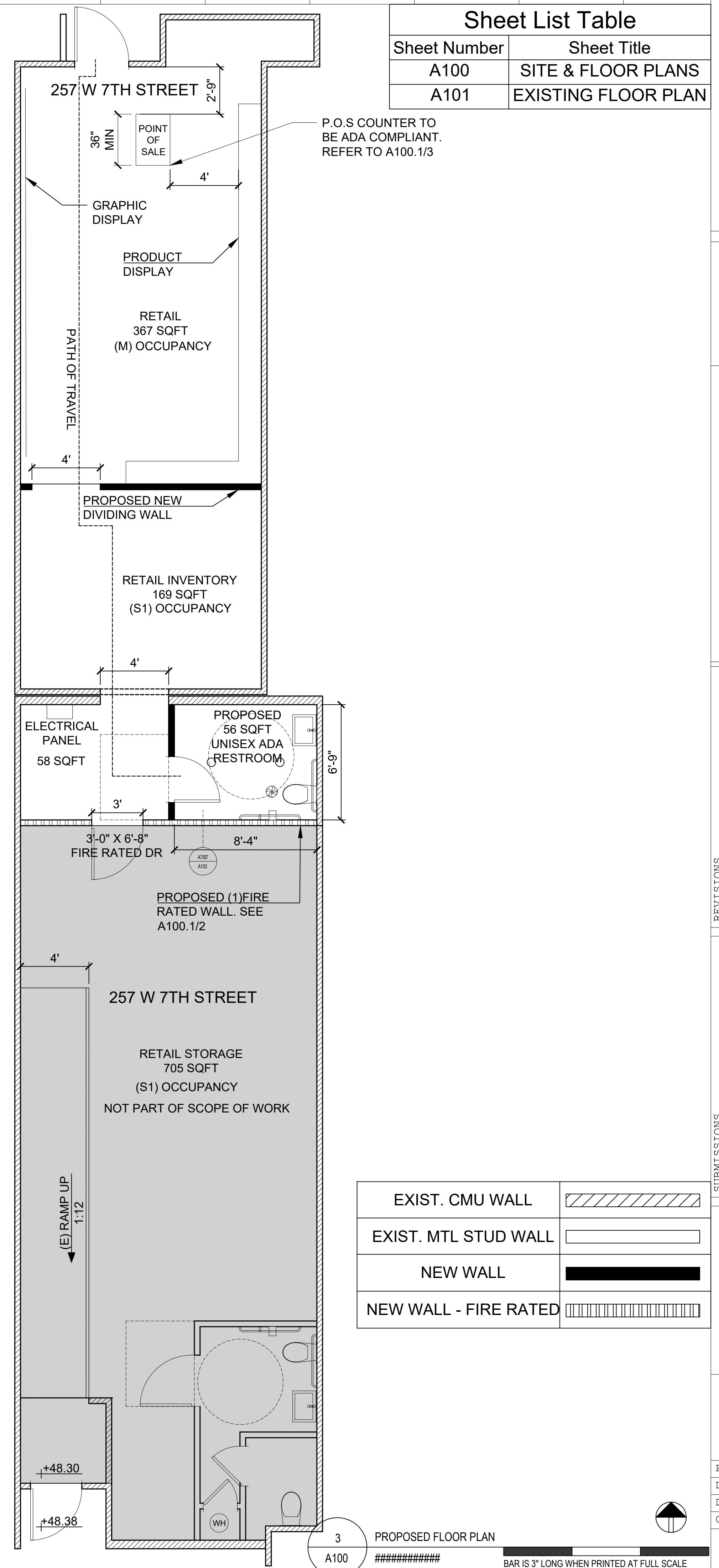
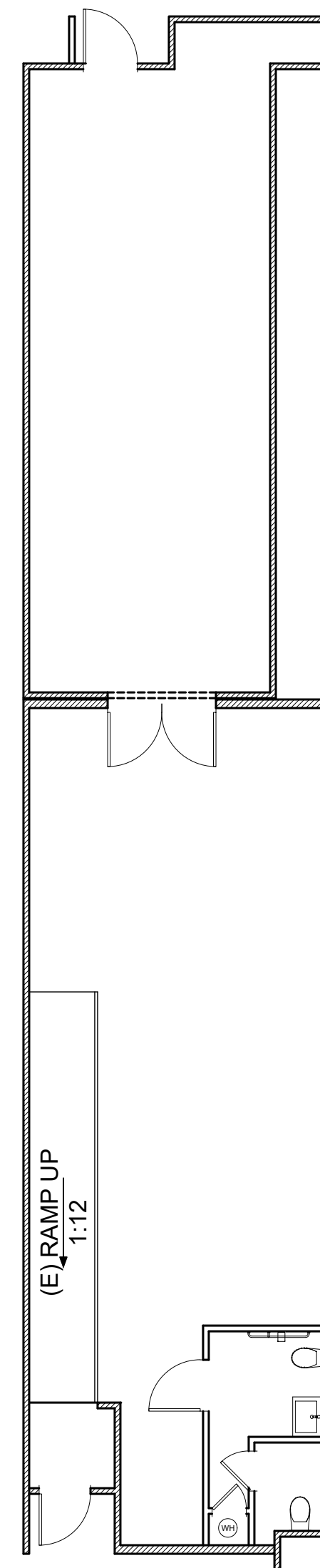
PROJECT INFORMATION

BUILDING NAME: LA SALLE LOFTS
LOCATION: 257 W 7TH STREET, SAN PEDRO, CA 90731

- RETAIL 367 SQFT
- RETAIL INVENTORY: 169 SQFT
- RETAIL STORAGE: 828 SQFT

ZONING: CM-2D-CPIO
ZONING INFORMATION (ZI) ZI-2130 STATE ENTERPRISE ZONE: HARBOR GATEWAY
ZI-2488 REDEVELOPMENT PROJECT AREA: PACIFIC CORRIDOR
ZI-2478 COMMUNITY PLAN IMPLEMENTATION OVERLAY: SAN PEDRO
BUILDING OCCUPANCY: S1, R2, S3, U
STORIES: 4 HEIGHT: 40.5'
FIRE ZONE: DISTRICT NO. 1 OF SAN PEDRO
GARAGE/PARKING: EXISTING-16 TANDEM SPACES FOR R OCCUPANCIES
LOT AREA: LOT 1 = 16,200 SQFT, LOT 2 = 5,208 SQFT
LOT SIZE: 120' X 135'
LEGAL DESCRIPTION: TRACT 62632, LOT 1 AND 2
ASSESSOR'S PARCEL #: 7455-022-059
PARKING SPACES PER PERMIT #0510-10000-06959:
PARKING REQUIRED FOR BLDG (AUTO & BICYCLE): 52 STALLS
PROVIDED COMPACT FOR BLDG: 26 STALLS
PROVIDED DISABLE FOR BLDG: 1 STALLS
PROVIDED OFFSITE FOR BLDG: 22 STALLS
PROVIDED STANDARD FOR BLDG: 25 STALLS

NO RETAIL PARKING REQUIRED PER ORIGINAL PERMIT 05010-10000-06959



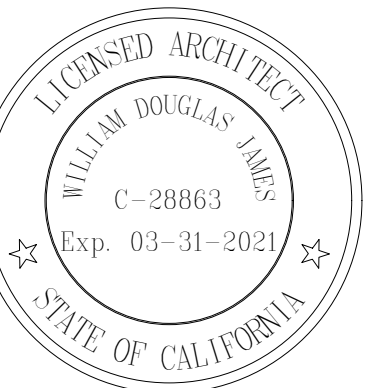
**BILL JAMES
&
ASSOCIATES**

ARCHITECTURE
PLANNING
CONSTRUCTION

415 WEST 9TH ST.
SAN PEDRO, CA 90731
T: 310-519-8938
F: 310-519-7073

EDGE AMERICAS
ONLINE LLC.

LA SALLE LOFTS
257 W 7TH ST.
SAN PEDRO, CA 90731

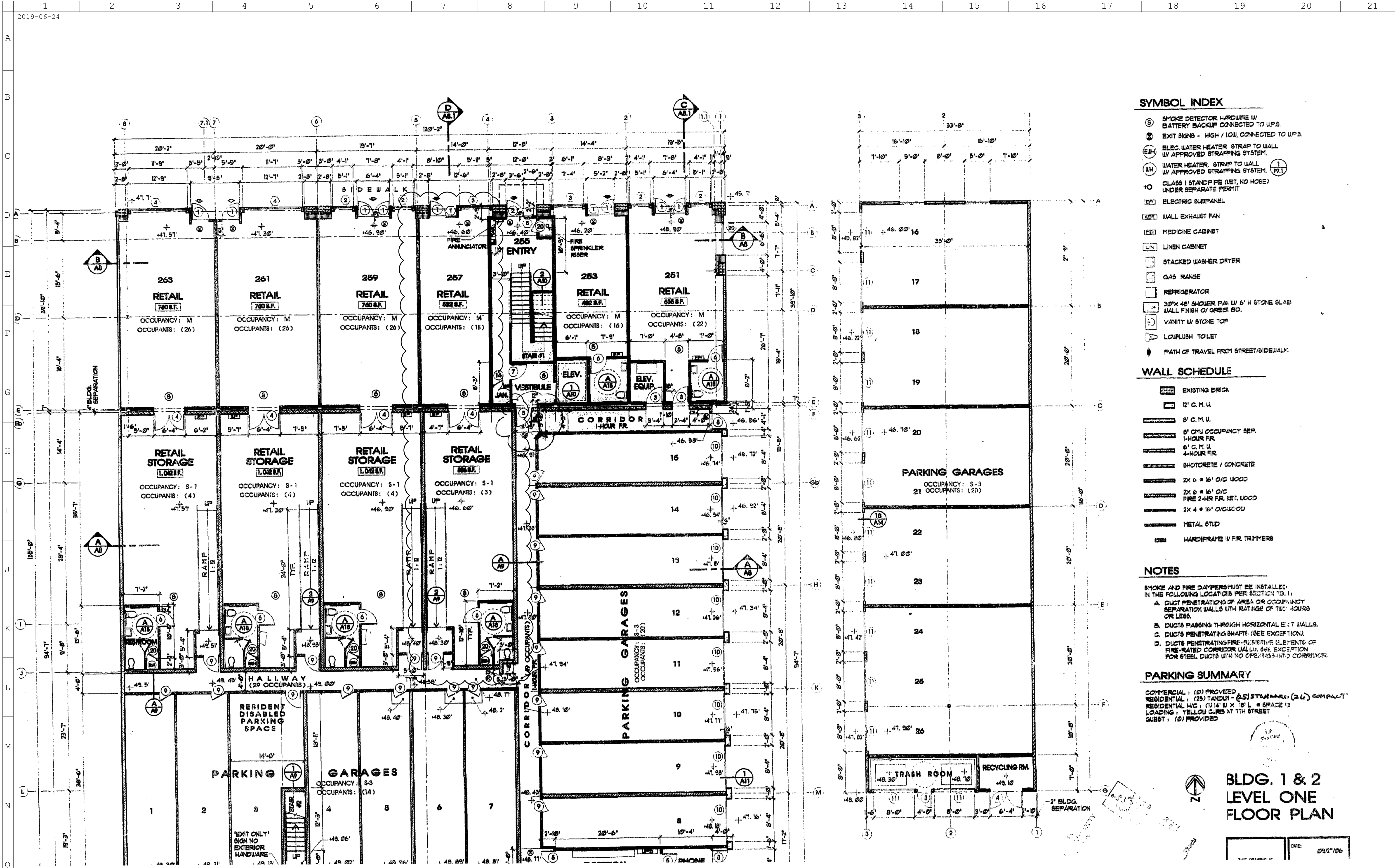
[illegible]

SITE & FLOOR PLANS

Project number
Date
Drawn by
Checked by

A100

Scale



EXISTING FLOOR PLAN

SYMBOL INDEX

- SMOKE DETECTOR HARDWARE W/ BATTERY BACKUP CONNECTED TO UPS.
- EXIT SIGNS - HIGH / LOW, CONNECTED TO UPS.
- ELEC. WATER HEATER STRAP TO WALL W/ APPROVED STRAPPING SYSTEM.
- WATER HEATER STRAP TO WALL W/ APPROVED STRAPPING SYSTEM.
- CLASS 1 STANDPIPE (NET, NO HOSE) UNDER SEPARATE PERMIT
- ELECTRIC SUBPANEL
- WALL EXHAUST FAN
- MEDICINE CABINET
- LINEN CABINET
- STACKED WASHER DRYER
- GAS RANGE
- REFRIGERATOR
- 30"X 48" SHOWER PAN W/ 6" H STONE SLAB WALL FINISH O/ GREEN BD.
- VANITY W/ STONE TOP
- LOWRUSH TOILET
- PATH OF TRAVEL FROM STREET/SIDEWALK

WALL SCHEDULE

- EXISTING BRICK
- 12" C.M.U.
- 8" C.M.U.
- 8" CMU OCCUPANCY SEP. 1-HOUR FR.
- 6" C.M.U. 4-HOUR FR.
- SHOTCRETE / CONCRETE
- 2X 6 @ 16" O/C WOOD
- 2X 6 @ 16" O/C FIRE 2-HR FR. RET. WOOD
- 2X 4 @ 16" O/C WOOD
- METAL STUD
- HARDIFRAME W/ FR. TRIMMERS

NOTES

- SMOKE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 13.1:
- A. DUCT PENETRATIONS OF AREA OR OCCUPANCY SEPARATION WALLS WITH RATINGS OF TWO HOURS OR LESS.
 - B. DUCTS PASSING THROUGH HORIZONTAL E.T. WALLS.
 - C. DUCTS PENETRATING SHAFTS (SEE EXCEPTION).
 - D. DUCTS PENETRATING FIRE-RATED ELEMENTS OF FIRE-RATED CORRIDOR WALLS, SEE EXCEPTION FOR STEEL DUCTS WITH NO OPENINGS INTO CORRIDOR.

PARKING SUMMARY

COMMERCIAL : (0) PROVIDED
RESIDENTIAL : (25) TANDUM - (25) STANBAC (24) COMPACT
RESIDENTIAL 4/2 - (10) 14' W X 10' L @ SPACE 13
LOADING : YELLOW CURB AT 1TH STREET
GUEST : (0) PROVIDED

BLDG. 1 & 2
LEVEL ONE
FLOOR PLAN

DATE: 09/27/06

BILL JAMES
&
ASSOCIATES
ARCHITECTURE
PLANNING
CONSTRUCTION

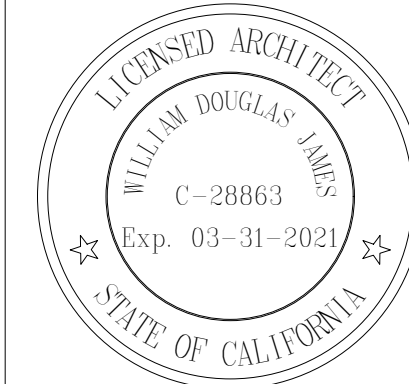
415 WEST 9TH ST.
SAN PEDRO, CA 90731
T: 310-519-8938
F: 310-519-7073

EDGE AMERICAS
ONLINE LLC.

LA SALLE LOFTS
257 W 7TH ST.
SAN PEDRO, CA 90731

REVISIONS	NO.	DESCRIPTION	DATE

SUBMISSIONS	DESCRIPTION	DATE
	DESIGNATION USE PERMIT	3-15-21
	CONDITIONAL USE CORRECTION	4-8-21



EXISTING FLOOR
PLAN

Project number
Date
Drawn by
Checked by

A101

Scale

LOS ANGELES POLICE DEPARTMENT

MICHEL R. MOORE
Chief of Police



ERIC GARCETTI
Mayor

P. O. Box 30158
Los Angeles, Calif. 90030
Telephone: (213)833-3747
TDD: (877) 275-5273
Ref#: 4.1

May 18, 2021

Office of Zoning Administration
200 North Spring Street, 7th floor
Los Angeles, California 90012

Dear Sir or Madam:

The Los Angeles Police Department (LAPD), Harbor Area, received written correspondence from the Applicant of 257 West 7th Street, San Pedro, Jeffrey Whalen, who is applying for a Type 21 License, Off-Sale retail storefront, authorizing the sale of a limited line of pre-mixed boxed cocktails for Off-Site consumption. The proposed Master Conditional Use Permit application is proposing a total of 650 square feet with hours of operation from 12:00 pm to 9:00 pm Monday-Saturday.

The premise is located at 257 West 7th Street, San Pedro CA. 90731, Case Number: ZA-2021-157-CUB

Due to the revitalization efforts in the area, the LAPD is unopposed to the issuance of this license. However, acting in the interest of the public, the Department recommends the following operating conditions be imposed, which should diminish vice-related problems that may develop at the proposed business.

1. The Master Conditional Use Beverage (MCUB) shall be subject to a required security plan approval, within one year of the approved MCUB. The administrative review is meant to determine the Applicant and/or the Applicants rate or pattern of compliance with regard to the MCUB. The Applicant shall provide the Zoning Administrator a copy within five business days of any violations issued by any City department or other public jurisdictions relating to such operation's alcohol service. Further, if documented evidence is submitted showing continued violation(s) of any of the following: MCUB Condition(s) of Approval, undue disruption of or interference with the peaceful enjoyment of adjacent neighboring properties and/or alcohol-related enforcement actions from other public jurisdictions, the Zoning Administrator reserves the right at a public hearing to revoke the applicants use or add or delete conditions. Such public hearings held in conjunction with the Plan approval and payment of associated fees shall be publicly noticed. The Petitioner shall, prior to the public hearing, submit detailed documentation as to how compliance with each condition of the grant and related enforcement action has been attained. The Zoning Administrator may upon receipt of testimony and review of the effectiveness of the conditions, modify, delete or add conditions.

AN EQUAL EMPLOYMENT OPPORTUNITY

www.LAPDonline.org
www.joinLAPD.com

2. The hours of operation of the retail storefront shall be 12:00 p.m. to 9:00 pm Monday-Saturday. Closed Sunday.
3. There shall be no business operations between the hours of 9:00 p.m. to 12:00 p.m. daily and closed on Sunday.
4. Sales, services, and consumption of alcoholic beverages shall be permitted and consistent with condition No. 2.
5. All Type 21 Licensed premises shall be maintained as a package store authorizing the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises. All sales must be during authorized operating hours.
6. A sign shall be located at the cashier's area indicating the name and phone number of a responsible person to be contacted in the event the operation of the facility is causing concerns or problems to the surrounding neighborhood. The phone number shall connect directly to the responsible person and not to an answering machine.
7. Use and development of the property shall be in substantial conformance with the plot plan submitted with the application, except as may be revised as a result of this action.
8. There shall be a working camera system that covers the property's exterior. LAPD shall have access to the system either remotely or upon request. All current video shall be stored for no less than 30 days.
9. No alcoholic beverage shall be consumed on the licensed property, nor on any property adjacent to the licensed premises under the control of the licensees.
10. No after-hour use of the establishment is permitted. This includes but is not limited to private or promotional events, excluding any activities which are issued film permits by the City.
11. No person under 21 years of age shall sell or deliver alcoholic beverages.
12. The establishment shall be limited to 21 patrons at any given time, unless otherwise determined by building and safety.
13. The establishment shall use an identification scanner for all patrons to prevent sale of alcohol to anyone underage.
14. All alcohol for sale on premises must not be directly assessable to the public and shall be purchased from a store employee behind a purchasing counter who has direct access to alcohol via a store employee only section that has clearly visible markings separating public from employees and cameras monitoring all sales within the business.

15. Any ambient music, sound, or noise emitted that is under the control of the Petitioner(s), shall not exceed decibel levels that are stated in Noise Abatement Laws and Zoning Administrative Authority Section, 12.24.2 (b) (LAMC).
16. The exterior windows and glass doors of the store shall be maintained substantially free of signs and other materials blocking the view outside, from the ground to at least 6 feet in height above the ground to permit surveillance into the store by Police and private security.
17. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Petitioner(s), shall be removed or painted over within 24 hours of being applied. This does not apply to artwork approved by the city.
18. Petitioners shall regularly police the area under their control to prevent the loitering of persons about the premises and maintaining a clean and litter free environment.
19. The business operator of said premises shall maintain on that premise and present upon request to any law enforcement officer, a copy of the Business Permit, insurance information, and a valid emergency contact phone number used by the business.
20. Conditions of this grant shall be posted in the office on the premises always and shall be made immediately available upon request by any Los Angeles Police Officer or Alcohol Beverage Control Investigator. The manager and all employees shall be knowledgeable of the conditions herein.
21. Off-street parking shall comply with the applicable provisions of the Los Angeles Municipal Code (LAMC).
22. Vendor(s) delivery of alcoholic beverages shall be permitted only between the hours of 12:00 p.m. and 9:00 p.m. each day of the week, excluding Sundays.
23. Adequate lighting shall be installed in all areas within the business in conformance with the Los Angeles Municipal Code. The lighting shall be such that it renders all objects and persons clearly visible. Lighting on exterior of business/parking shall also be maintained.
24. The operator shall be responsible for mitigating the potential negative impacts of its operation on surrounding users, especially, noise derived from patrons exiting and crowd control during entry and exiting.
25. Within 60 days of the effective date of the City's conditional use approval, Standardized Training for Alcohol Retailers (STAR) shall be requested from the LAPD and a copy of the written request shall be provided to the Zoning Administration. Upon completion of the training, the applicant shall provide evidence to the Zoning Administrator that such training was provided. Training shall be repeated on an annual basis.

26. The LAPD is requesting a review in one-year to determine compliance with the MCUB.
27. At any time, should there be a change in the ownership and/or the operator of the business, the new owner or operator shall be required to file a Plan Approval application, and pay all associated fees pursuant to Section 19.01 -1 of the Los Angeles Municipal Code at the Planning Department Public Counter. The Plan Approval application shall be submitted to the Planning Department within 30 days of the date of legal acquisition by the new owner or operator. A public hearing shall be conducted with notification of all owners and occupants of property within a 500-foot radius. The purpose of the plan approval will be to review and establish conditions deemed applicable to the use as maintained and conducted by the new owner or operator consistent with the intent of the Conditions of this grant. Upon this review the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
28. Further, the Zoning Administrator reserves the discretion to hold a public hearing if documented evidence is submitted showing continued violation(s) of any of the following: Master Conditional Use Beverage, (MCUB) Condition(s) of Approval, undue disruption of or interference with the peaceful enjoyment of adjacent neighboring properties, and/or alcohol-related enforcement actions from other public jurisdictions. Such public hearings held in conjunction with the Plan Approval and payment of associated fees, shall be publicly noticed for conducting a public review of the Petitioner's compliance with and the effectiveness of the MCUB Conditions for Approval and related enforcement actions. The Petitioner shall, prior to the public hearing, submit detailed documentation as to how compliance with each condition of the grant and related enforcement action has or will be attained.

If you have any further questions regarding this matter, please contact Officer Stephanie Nunez, Harbor Area Vice, at (310) 726-7954.

Respectively,

MICHEL R. MOORE
Chief of Police



JAY MASTICK, Captain
Assistant Commanding Officer
Harbor Area

cc: Alcoholic Beverage Control



ADMINISTRATIVE REVIEW

REDEVELOPMENT PROJECT AREA – PACIFIC CORRIDOR

Administrative Review and Referral

RELATED CODE SECTION: Los Angeles Municipal Code Section (LAMC) 11.5.14 establishes the process and procedures for implementing the Redevelopment Plan.

PURPOSE: This Administrative Review and Referral form determines the appropriate review process for proposed Projects within a Redevelopment Project Area. Proposed development activity within Redevelopment Project Areas must conform to the Permitted Land Use Section of respective Redevelopment Plan.

GENERAL INFORMATION

- A Redevelopment Plan Project (Project) includes any proposed development activity within a Redevelopment Project Area with an Unexpired Redevelopment Plan, that includes the issuance of a building, grading, demolition, sign or change of use permit. Refer to 11.5.14 for the full definition.
- Permitted Land Uses, see Section 500 of the Pacific Corridor Redevelopment Plan. Visit Planning4LA.org to review the Pacific Corridor Redevelopment Plan.
- Review process options available:
 - Administrative Review - Redevelopment Plan
 - Administrative Review - Design for Development
 - Project Compliance
 - Project Adjustment

1. APPLICANT INFORMATION

Applicant Name _____
Address _____
City _____ State _____ Zip Code _____
Telephone _____ Email _____

2. PROJECT BACKGROUND

Project Address _____
Assessor Parcel Number _____ Existing Zoning _____

Project Type:

- | | | |
|--|---|--|
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Addition | <input type="checkbox"/> Exterior Alteration |
| <input type="checkbox"/> Interior Alteration | <input type="checkbox"/> Demolition | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Use of Land | <input type="checkbox"/> New Construction | <input type="checkbox"/> Grading |

Project Description (include any additional requested entitlements) _____

+

Eligible or Identified Historic Resource (refer to <http://zimas.lacity.org/> and <https://historicplacesla.org> check one below)

☐ Yes ☐ No

Lot Area _____ Project FAR _____

Current Use _____ Proposed Use _____

Existing Residential sq.ft. _____ Proposed Residential sq. ft. _____

Existing Non-Residential sq.ft. _____ Proposed Non-Residential sq. ft. _____

Number of new residential units _____

Number of residential units to remain _____

Number of residential units to be demolished _____

Building Permit No. (if applicable) _____ ([PERMIT APPLICATION #20016-10000-33501 FOR ADA RESTROOMS](#))

Environmental Review ☐ Project is Ministerial – Environmental Review Not Required

☐ Not Yet Filed ☐ Filed (Indicate case number) _____

3. CHECKLIST - Pacific Corridor Redevelopment Plan

Complete the following checklist using the terms listed below. To see the full list of defined terms reference LAMC Section 11.5.14. To complete the checklist please refer to the corresponding Section of the Redevelopment Plan. The Redevelopment Plans are available on the Los Angeles City Planning website at Planning4LA.org.

- **N/A - Not Applicable:** This Redevelopment Plan Section does not apply to the proposed Project. No further action is required.
- **YES - Conforms:** The proposed Project conforms to the Redevelopment Plan section. The proposed Project may require Project Compliance. Not all Redevelopment Plans require additional action.
- **NO - Does Not Conform:** The proposed Project DOES NOT conform to the Redevelopment Plan section. The proposed Project will require a Project Adjustment. Alternatively, modify the proposed Project and resubmit this form demonstrating compliance with the Redevelopment Plan.

Redevelopment Plan Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
		N/A	YES	NO	
501. General Controls and Limitations	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
502. Redevelopment Plan Map • Input the Redevelopment Plan Land Use Designation		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	INDUSTRIAL, CM-2D-CPIO
503.1. Residential Uses • Input the City Zone designation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
503.2. Commercial Uses • Input the City Zone designation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
503.3. Industrial Uses • Input the City Zone designation		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing retail space proposes interior alteration and Conditional Use for sale of alcohol
503.4. Residential Uses within Commercial and Industrial Areas • Findings Required – Project Compliance • Refer to Criteria 1-4		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
503.5. Commercial Uses within Industrial Areas • Findings Required – Project Compliance • Refer to Criteria 1-4		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PROPOSED PROJECT PERMITTED, SEE STAFF NOTE PAGE 5.
503.6. Restricted Commercial/Industrial Uses • Reference restricted list in Section		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PROPOSED PROJECT PERMITTED, SEE STAFF NOTE PAGE 5.
504.1. Public and Open Space • Findings Required if other use – Project Compliance • Refer to Criteria 1-4		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
504.2. Public Street Layout, Rights-of-Way and Easements	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
504.3. Other Open Space, Public and Quasi-Public Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
505. Interim Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
506. Nonconforming Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
507. New Construction and Rehabilitation of Properties	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
508. Limitation on Type, Size and Height of Buildings	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
511. Open Spaces, Landscaping, Light, Air and Privacy	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
512. Signs and Billboards • Billboards prohibited • Check Sign DFD if applicable	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A, NOT A SIGN
513. Utilities	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A

Redevelopment Plan Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
		N/A	YES	NO	
514. Parking and Loading Facilities	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A scope of work limited to interior alteration and proposed sale of alcohol.
515. Setbacks	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
516. Incompatible Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
517. Resubdivision of Parcels	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
518. Variations	<i>Applicant must review this Redevelopment Plan section. Findings in this Section must be prepared for any sections of this Form checked "NO" unless the Project is modified.</i>				N/A
520. Design Guidelines and Development Controls	<i>Applicant must review the Design Guidelines and Development Controls Redevelopment Plan section.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scope of work limited to interior alteration. Show conformance, ZI-2478 (CPIO Overlay).
521. Variances, Conditional Use Permits, Building Permits and Other Land Developments Entitlements	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	Pending request per case ZA-2021-157-CUB
522. Buildings of Architectural and Historic Significance	<i>Applicant must review Survey LA.</i>	-	-	-	Site is not identified as an eligible historic resource and is not located in a potential historic district. No additional historic review is required.

4. PROJECT REVIEW REQUIREMENTS

SUBMITTAL PACKAGE (check all that apply)

☐ A. **Administrative Review for the Redevelopment Plan**

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for the Administrative Review and Referral Form, listed in the Administrative Review Instruction (CP-3540).

*NOTE: For an Administrative Review **clearance**, the project must conform to the Permitted Land Uses section of the relevant Redevelopment Plan, and if applicable the Administrative Review and Referral Design for Development.*

☐ B. **Administrative Review for the Design for Development (DFD)**

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for Design for Development, listed in the Administrative Review Instruction (CP-3540).

☐ C. **Project Compliance and/or Project Adjustment**

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for *Project Compliance and/or Project Adjustment*, listed in the Administrative Review Instruction (CP-3540).

All forms and related materials shall be submitted to the Development Services Center public counter.

- CITY STAFF USE ONLY -

NOTE: Signature below only indicates that the Redevelopment Plan Unit staff reviewed proposed project. All official clearances are noted on the clearance summary sheet for issuance of a permit from LADBS on PCIS, including Administrative Sign-Off/Approval.

ADDITIONAL STAFF NOTES

Site is not identified as an eligible historic resource and is not located in a potential historic district. No additional historic review is required. Proposed project entails a new retail store in an existing commercial building space requesting a conditional use permit to allow the sale of alcoholic beverages for off-site consumption per LAMC SECTION 12.24.W.1, pending entitlement case ZA-2021-157-CUB, per Section 503.5 and 503.6 of the Pacific Corridor Redevelopment Plan the use may be permitted as long as the Zoning Administrator's case listed herein is approved. If the proposed project with case ZA-2021-157-CUB is not approved then this referral is REFERRAL IS VOID. Report to describe general conformance to the objectives of the Pacific Corridor Redevelopment Plan. Administrative, no fee.

CASE NUMBER: **PAR-2021-2616-RDP**
2021-2616-RDP

Section 5 - ADMINISTRATIVE REVIEW – Project Conforms to Plan. No Referral Required – Section 6 N/A. No fee is collected.

Staff Signature

Date

Phone Number

Print Name

GRACIELA ACOSTA **04/05/2021**

Email

Section 6 - PROJECT PLANNING REFERRAL - Choose one: If Project Compliance or Project Adjustment is required. Please collect required fee(s) prior to filing.

☐ **Project Compliance Required**

☐ **Project Adjustment Required**

INITIAL REVIEW BY

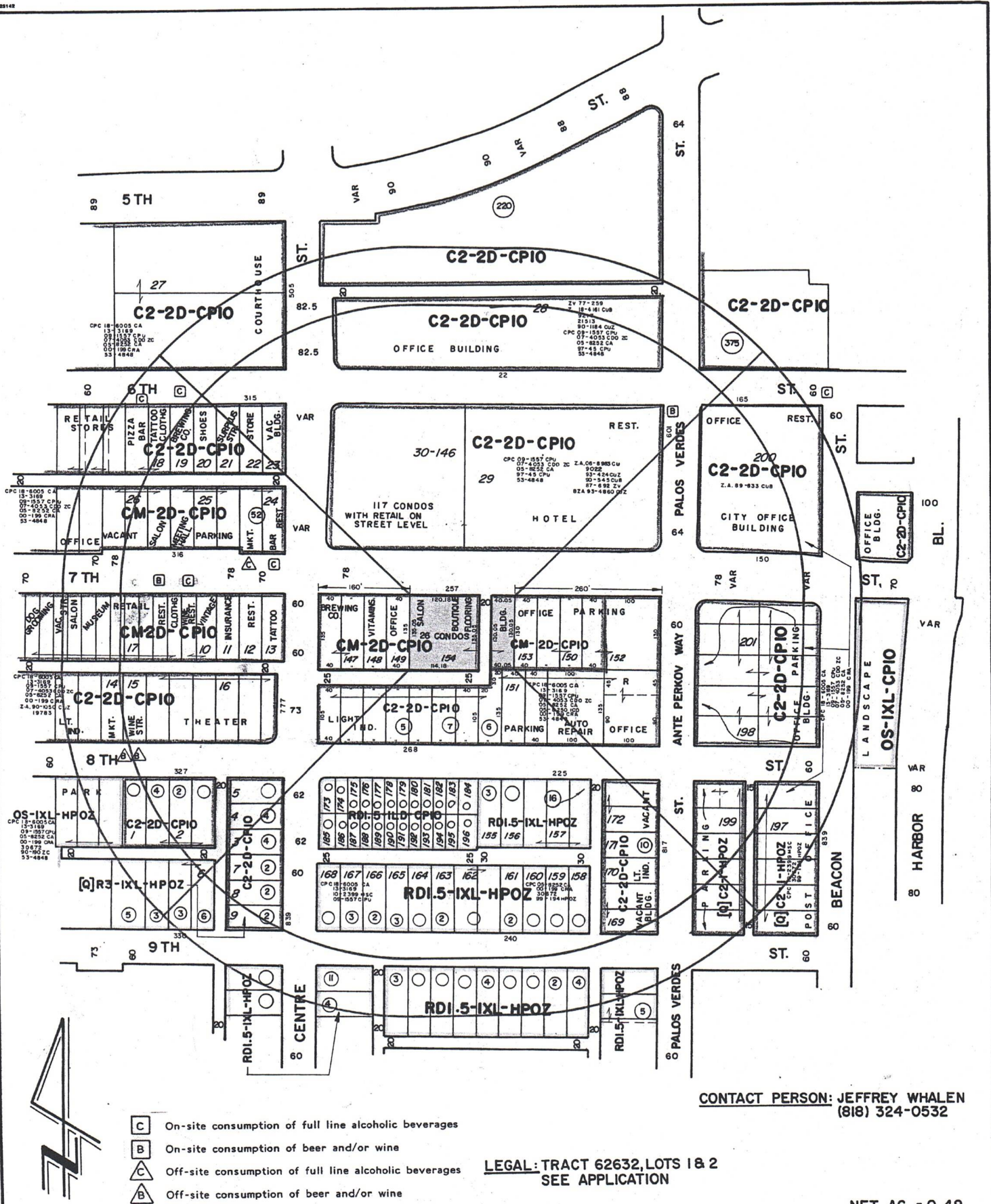
Staff Signature

Date

Phone Number

Print Name

Email



THOMAS BROS.

PAGE: 824 , GRID: 5/C

C.D. 15 C.T. 2971.10 P.A. 340

CONDITIONAL USE-ALCOHOLIC BEVERAGES



CONTINENTAL MAPPING SERVICE

6315 Van Nuys Boulevard, Van Nuys, CA 91401

(818) 787-1663

CASE NO.:

DATE: 12-4-2020

SCALE: 1" = 100'

USES: FIELD

D.M.: 015B201

OFFICE OF ZONING ADMINISTRATION
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1318

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
JONATHAN A. HERSHEY, AICP
THEODORE L. IRVING, AICP
CHARLES J. RAUSCH JR.
CHRISTINA TOY LEE

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CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
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SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

www.planning.lacity.org

July 8, 2021

Jeffrey Whalen (A)
EDGE Americas Distributors, LLC
6404 Wilshire Boulevard, Suite 950
Los Angeles, CA 91316

One Nine San Pedro LLC (O)
1412 West 7th Street
San Pedro, CA 90732

CASE NO. ZA-2021-157-CUB
CONDITIONAL USE BEVERAGE
257 West 7th Street
San Pedro Community Plan
Zone: CM-2D-CPIO
D. M.: 015B201
C. D.: 15 - Buscaino
CEQA: ENV-2021-179-CE
Legal Description: Lot 1, Block None,
Tract TR 62632-C

Pursuant to CEQA Guidelines Section 15601, I hereby **DETERMINE**:

based on the whole of the administrative record, the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15301 (Class 1 - Existing Facilities) and Section 15305 (Class 5 - Minor Alterations in Land Use Limitations), there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous wastes sties, or historical resources applies.

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

a Conditional Use to permit the sale and dispensing of full line of alcoholic beverages in the form of pre-package cocktails for off-site consumption, in conjunction with a 650 square foot retail store in the CM-2M-CPIO-Zone;

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.
7. Authorized herein is the sale of a full line of alcoholic beverages in the form of prepackage cocktails for off-site consumption, in conjunction with a 650 square-foot retail store from the effective date of this grant. The grant shall be subject to the following limitations:
 - a. The hours of operation shall be limited to 12:00 p.m. to 9:00 p.m., Monday through Saturday, and closed on Sunday.
 - b. There shall be no business operations between the hours of 9:00 pm and 12:00pm daily and closed on Sunday.
8. All Type 21 Licensed premises shall be maintained as a packages store authorizing the sale of beer, wine, and distilled spirits for off the premises where sold. Minors are allowed on the premises. All sales must be during the authorized operating hours.
9. A sign shall be located at the cashier's area indicating the name and phone number of a responsible person to be contacted in the event the operation of the facility is causing concerns or problems to the surrounding neighborhood. The phone number shall connect directly to the responsible person and not to answering machine.

10. Use and development of the property shall be in substantial conformance with the plot plan submitted with the application, except as may be revised as a result of this action.
11. No alcoholic beverages shall be consumed on the licensed property, nor on any property adjacent to the licensed premises under the control of the licensees.
12. No after-hours use of the establishment is permitted. This includes but is not limited to private or promotional events, excluding any activities which are issued filed permits by the City.
13. No one under 21 years of age shall sell or deliver alcoholic beverages.
14. The establishment shall be limited to 21 patrons at any given time, unless otherwise determined by building and safety.
15. The exterior windows and doors of the store shall be maintained substantially free of signs and other materials blocking the view outside, from the ground to at least 6 feet in height above the ground to permit surveillance into the store by Police and private security.
16. The petitioners shall regularly police the area under their control to prevent loitering of persons about the premises and maintaining a clean and litter free environment.
17. The business operator of said premises shall maintain on that premises and present upon request to any law enforcement office, a copy of the Business Permit, insurance information, and a valid emergency contact number used by business.
18. Conditions of this grant shall be posted in the office on the premises always and shall be made immediately available upon request by any Los Angeles Police Officer or Alcohol Control Investigator. The manager and all employees shall be knowledgeable of the conditions herein.
19. Off-street parking shall comply with the applicable provisions of the Los Angeles Municipal Code (LAMC).
20. Vendor(s) delivery of alcoholic beverages shall be permitted only between the hours of 12:00pm and 9:00pm, each day of the week, excluding Sundays.
21. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the city.
22. A camera surveillance system shall be installed to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.

23. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.

24. **Complaint Log.** Prior to the utilization of this grant, a telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:

- a. Entry, visible to pedestrians
- b. Customer service desk, front desk or cashier

Complaints shall be responded to within 24 hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint; and (3) the manner in which the complaint was resolved.

25. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.

26. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.

27. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.

28. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.

- 29. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, or the Department of Building and Safety. The on-site Manager and employees shall be knowledgeable of the conditions herein.
- 30. The applicant shall be responsible for maintaining the premises and adjoining sidewalk free of debris or litter.
- 31. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
- 32. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.
- 33. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.

ADMINISTRATIVE CONDITIONS

- 34. **MVIP - Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per L.A.M.C Section 19.01-E,3 - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations, and Section 19.04 - Miscellaneous ZA Sign Offs shall be paid to the City.
 - a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
 - b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
- 35. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the

prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30-days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.

36. At the time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon his/her initiative, or upon written request by the LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-E, the purpose of which will be to review the applicant's compliance with and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, Council Office and Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

37. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- i. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- ii. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- iii. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a

deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- iv. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (ii).
- v. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

“A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after July 23, 2021, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.**

Public offices are located at:

Figueroa Plaza 201 North Figueroa Street 4 th Floor Los Angeles, CA 90012 (213) 482-7077	Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Blvd., Room 251 Van Nuys, CA 91401 (818) 374-5050	West Los Angeles Development Services Center 1828 Sawtelle Blvd., 2 nd Floor West Los Angeles, CA 90025 (310) 231-2912
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If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

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

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on May 20, 2021, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements and prerequisites for granting conditional use permits under the provisions of Section 12.24-W.1 have been established by the following facts:

BACKGROUND

The subject site consists of one level, square-shaped lot located to the southeast of the intersection of Centre Street and 7th Street. The site consists of approximately 16,208 square feet or approximately 0.372 acres, having approximately 120 feet of frontage on the north side along 7th Street, and a lot depth of approximately 132 feet, wrapped by an alley along the east and south side that is 20 feet and 25 feet in width, respectively. The project site is located in the San Pedro Community Plan, which designates the site for Hybrid Industrial Land Uses. The property is zoned CM-2D-CPIO, which is a corresponding zone. The site is located in the San Pedro Community Plan Implementation Overlay (“CPIO”) within the Central Commercial Subarea “E”. The site is also within the Pacific Corridor Redevelopment Project Area and Harbor Gateway State Enterprise Zone.

Surrounding properties are improved with a mix of residential and commercial uses. The neighboring property to the north across from 7th Street is zoned C2-2D-CPIO and developed with a 5-story mixed-use building with 146 live/work and commercial condominiums. The neighboring property to the west is zoned CM-2D-CPIO and improved with a one-story commercial office building. The neighboring property across the alley to the east is zoned CM-2D-CPIO and improved with one- and two-story office buildings. Properties directly south across the alley are zoned C2-2D-CPIO and are improved with one-to two-story multifamily buildings. The ground floor along 7th Street is improved with primarily commercial uses including (offices, restaurants, and a brewery).

7th Street, adjoining the property to the north is designated Avenue II, with a designated right-of-way width of 86 feet and roadway width of 56 feet, and is currently dedicated to a 78-foot-right-of-way and roadway width of 55 feet, and improved with curb, gutter and sidewalk.

Alley, adjoining the property, is 20 feet to the east and 25 feet to the south.

The property is currently improved with a three-story, mixed-use building with residential condominiums above grade and commercial space on the ground floor of the building. The building was constructed in 1923 and is listed on SurveyLA as a potentially significant historic resource ("La Salle Lofts" or "Hotel La Salle" or "Mission Hotel").

The request herein includes a Conditional Use for Beverage for the sale of a full line of alcohol in the form of pre-package cocktails for off-site consumption in conjunction with a 650 square foot retail store on the ground floor of the building. The store's hours of operations will be limited to 12:00 p.m. to 9:00 p.m., Monday through Saturday, and will be closed on Sundays. The project proposes to maintain zero (0) parking spaces for the non-residential square footage on the subject site as authorized pursuant to Case No. ZA-2005-1375-ZV-YV.

Previous zoning related actions on the site / in the area include:

Subject Property:

Building Permit No. 20016-10000-33501: On January 14, 2021, an application was filed for a Building Permit for tenant remodel and adding (1) ADA bathroom at the subject site. The permit is pending and not issued at the time of preparing this report.

Case No. ZA-2005-1375-ZV-YV: On August 5, 2005, the Zoning Administrator approved a Zone and Yard Variance case to allow the following: 1. Residential density of Lots 1 and 2 to be constructed on Lot 1 of Tentative Tract Map No. 62632; 2. Permit 18 tandem parking spaces to be located off-site on Lots across an alleyway from the main residential building on Lot 1 of Tentative Tract No. 62632; 3. Permit zero (0) off-street parking spaces in lieu of the required 16 spaces for 4,000 square feet of ground floor retail and retail storage areas; 5. Permit no loading space in the rear alleyway for the proposed three story mixed-use building; 6. Reduction in rear yard setback from 15 feet to 12 feet 6 inches from center of

alley and side yard setbacks of zero (0) foot on the west interior lot line and east lot line; 7. and a Plan Approval for the reduction of open space to allow 2,400 square feet in lieu of the required 2,600 square feet.

Surrounding Properties:

Case No. ZA-2018-4161-CUB: On February 13, 2019, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed restaurant in the C2-2D-CPIO-Zone, for a project located at 222 West 6th Street.

Case No. ZA-2018-4697-CUB: On February 7, 2019, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant/bakery having live entertainment in the CM-2D-CPIO Zone, for a project located at 335 West 7th Street.

Case No. ZA-2017-92-CUB-CUX: On August 22, 2017, the Zoning Administrator approved a Conditional Use to permit the continued sale and dispensing of a full line of alcoholic beverages and a Conditional Use permit to allow the continued patron dancing and live entertainment in conjunction with an existing bar in the CM-2-CDO Zone, for a project located at 302 West 7th Street.

Case No. ZA-2017-383-CUB: On June 23, 2017, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for onsite consumption in conjunction with a restaurant in the C2-2-CDO zone, for a project located at 301-303 West 6th Street.

Case No. ZA-2015-1809-ZV-CUB: On November 2, 2015, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a beer and wine for on-site consumption and tasting and to permit beer and wine for off-site sales in conjunction with a new micro-brewery and restaurant in the CM-2-CDO Zone, for a project located at 285 West 7th Street.

PUBLIC HEARING

A Notice of Public Hearing was mailed to property owners and/or occupants residing near the subject site for which an application, as described below, had been filed with the Department of City Planning. All interested parties were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Office of Zoning Administration Public Hearing was conducted telephonically on May 20, 2021, at approximately 10:00 a.m. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. The hearing was conducted by Associate Zoning Administrator Theodore L. Irving, AICP for Case No. ZA-2021-157-CUB and CEQA No. ENV-2021-179-CE. The following testimony was provided at the hearing:

CORRESPONDENCE

In its May 18, 2021 letter, the LAPD stated it is unopposed to the issuance of the license but recommends a set of 28 operating conditions be imposed.

In its May 20, 2021 email, the Council District Office expressed complete support for the project.

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

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

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

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

- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant
- The alcoholic beverage license shall not be exchanged for a public premises type license nor operated as public premises
- No signs are permitted on the outside of the building or directed from the inside to outside which
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for the sale of a full line of alcoholic beverages for on-site consumption, certain designated findings have to be made. In these cases, there are additional findings supplemental to the standard findings for most other conditional use categories.

FINDINGS

Following is a delineation of the findings and the application of the relevant facts to same:

- 1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The property is currently developed with a three-story mixed-use building with residential condominiums and commercial space on the ground floor of the building. The building was constructed in 1923 and is listed on SurveyLA as a potentially significant historic resource (“La Salle Lofts” or “Hotel La Salle” or “Mission Hotel”). The request herein includes a Conditional Use for Beverage for the sale of a full line of alcohol for off-site consumption in conjunction with a 650 square foot store. The project will maintain zero parking spaces for non-residential square feet on the subject site per Case No. ZA-2005-1375-ZV-YV.

The subject site consists of one level, square-shaped lot located to the southeast of the intersection of Centre Street and 7th Street. The site consists of approximately 16,208 square feet or approximately 0.372 acres, having approximately 120 feet of frontage on the north side along 7th Street, and a lot depth of approximately 132 feet, wrapped by an alley along the east and south side that is 20 feet and 25 feet in width, respectively. The project site is located in the San Pedro Community Plan, which designates the site for Hybrid Industrial Land Uses. The property is zoned CM-2D-CPIO, which is a corresponding zone. The site is located in the San Pedro Community Plan Implementation Overlay (“CPIO”) within the Central Commercial Subarea “E”. The site is also within the Pacific Corridor Redevelopment Project Area and Harbor Gateway State Enterprise Zone.

Surrounding properties are improved with a mix of residential and commercial uses. The neighboring property to the north across from 7th Street is zoned C2-2D-CPIO and developed with a 5-story mixed-use building with 146 live/work and commercial condominiums. The neighboring property to the west is zoned CM-2D-CPIO and improved with a one-story commercial office building. The neighboring property across the alley to the east is zoned CM-2D-CPIO and improved with one-

and two-story office buildings. Properties directly south across the alley are zoned C2-2D-CPIO and are improved with one-to two-story multifamily buildings.

The request herein includes a Conditional Use Permit for the sale for full line of alcohol for off-site consumption and hours of operation from 12:00 p.m. to 9:00 p.m. daily in conjunction with an 800 square foot store. The applicant's store will specialize in pre-mixed alcohol drinks to go. The retail store will offer a limited line of pre-mixed boxed cocktails which are unique products. No seating, entertainment, or other features which would characterize the premises as other than a store have been proposed.

As noted, the area serves a mixture of commercial and residential uses. The proposal for the retail store to sell full line of alcohol for off-site consumption is in keeping with the nature of the development in the area. The retail storefront was formerly a boutique apparel store but has been vacant for the past year. The request will allow the applicant to establish the business in what otherwise is a vacant retail storefront. The project will establish an active business that will help increase foot traffic along 7th Street. It will also help provide a convenient shopping experience for local residents and help establish the corridor of business along 7th street as the Little Italy. The approved grant is in keeping with the nature of the development in the area, which caters to a variety of needs. As such, the use will serve a public convenience and welfare and as sited and conditioned, the location will remain compatible with the character of the surrounding uses. In addition, the proposed use in conjunction with the imposition of a number of conditions addressing operational and alcohol-related issues will safeguard public welfare and enhance public convenience.

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 subject site consists of one level, square-shaped lot located to the southeast of the intersection of Centre Street and 7th Street. The site consists of approximately 16,208 square feet or approximately 0.372 acres, having approximately 120 feet of frontage on the north side along 7th Street, and a lot depth of approximately 132 feet, wrapped by an alley along the east and south side that is 20 feet and 25 feet in width, respectively. The property is currently developed with a three-story mixed use condominium and commercial space on the ground floor building. The project site is located in the San Pedro Community Plan, which designates the site for Hybrid Industrial Land Uses. The property is zoned CM-2D-CPIO, which is a corresponding zone. The site is located in the San Pedro Community Plan Implementation Overlay ("CPIO") within the Central Commercial Subarea "E". The site is also within the Pacific Corridor Redevelopment Project Area and Harbor Gateway State Enterprise Zone.

Surrounding properties are improved with a mix of residential and commercial uses. The neighboring property to the north across from 7th Street is zoned C2-

2D-CPIO and developed with a 5-story mixed-use building with 146 live/work and commercial condominiums. The neighboring property to the west is zoned CM-2D-CPIO and improved with a one-story commercial office building. The neighboring property across the alley to the east is zoned CM-2D-CPIO and improved with one- and two-story office buildings. Properties directly south across the alley are zoned C2-2D-CPIO and are improved with one-to two-story multifamily buildings. The ground floor along 7th Street is improved with primarily commercial uses including offices, restaurants, and a brewery.

The request herein includes a Conditional Use Permit for the sale for full line of alcohol for off-site consumption and hours of operation from 12:00 p.m. to 9:00 p.m. daily in conjunction with a 650 square foot store. The project proposes a retail store in an existing vacant tenant space at the ground floor a 3-story building constructed in 1923 and identified on SurveyLA as a potentially significant historic resource (“La Salle Lofts” or “Hotel La Salle” or “Mission Hotel”). However, the Office of Historic Resources has determined no historic review is required. The SurveyLA flag notes the building has been too altered to convey significance, and therefore does not retain sufficient integrity for listing as historic resource. The project does not propose any physical exterior alterations; interior alterations will be limited to addition of ADA restroom, shelving and counters. Therefore, the project will not adversely affect the historic character of the existing building.

As noted, the area serves a mixture of commercial and residential uses. The proposal to sell full line of alcohol for off-site consumption is in keeping with the nature of the development in the area. Conditions including noise control, security measures and good management have been imposed that will continue to safeguard the community and insure an operation consistent with adjacent properties and the surrounding neighborhood ensuring no degradation of the public health, welfare and safety.

The application for the proposed project submitted to the Los Angeles Police Department; they expressed no opposition to the project. Therefore, as conditioned, it is not anticipated that the request will 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 project site is located in the San Pedro Community Plan, which designates the site for Hybrid Industrial Land Uses. The property is zoned CM-2D-CPIO, which is a corresponding zone. The site is located in the San Pedro Community Plan Implementation Overlay (“CPIO”) within the Central Commercial Subarea “E”. The site is also within the Pacific Corridor Redevelopment Project Area and Harbor Gateway State Enterprise Zone.

The Framework Element of the General Plan includes a number of Goals related to facilitating the request, including:

- Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.
- Goal 7A: A vibrant economically revitalized City.
- Goal 7C: A City with thriving and expanding businesses.

The San Pedro Community Plan also includes a number of Goals, Objectives, and Policies related to the request, including:

- Goal LU9: A revitalized Downtown Community Center that serves as the heart of San Pedro and is attractive to residents and visitors.
- Policy LU11.1: Commerce and jobs. Develop regional shopping and office projects in the Regional and Community Centers that provide shopping and jobs for both San Pedro residents and those of nearby communities.
- Policy LU11.4: Expand visitor-serving opportunities. Encourage a variety of shopping dining, entertaining, lodging and visitor-oriented activities to increase tourism and enhance economic activity in San Pedro.
- Goal LU11: A distinct, mixed-use, transit and pedestrian-oriented Regional Center that serves as a civic, cultural and entertainment destination for City, and provides a vibrant mix of retail, employment, entertainment, and residential uses that are a complement to, and extension of waterfront attractions.
- Goal LU15: Land use compatibility between industrial, residential and commercial uses, improving the aesthetic quality and design of industrial areas.

The subject site is also located within the San Pedro Community Plan Implementation Overlay ("CPIO") Central Commercial Subarea "E", which contains additional regulations for use, height, density, floor area, building disposition, building design, and parking. The project is subject to administrative review for compliance with the CPIO. Therefore, as conditioned and required by LAMC

Section 13.14 G.2 and CPIO, the project will be subject to an administrative review and clearance process for CPIO compliance prior to the issuance of building permits.

The project site is located within the Pacific Corridor Redevelopment Project Area; accordingly, the project has been reviewed for consistency and compliance with the Pacific Corridor Redevelopment Plan. The project is consistent with the goals of the Redevelopment Plan which seeks to retain and expand businesses, to develop a variety of consumer retail, shopping and entertainment opportunities, and to preserve the unique cultural, social, and physical features of the community.

The subject property is planned and zoned for commercial manufacturing uses. The request aligns with the goals and objectives of the general plan and community plan. The conditional use authorization for the sale of alcoholic beverages for off-site is allowed through the approval of the Zoning Administrator subject to certain findings. The required findings in support have been made herein.

CONDITIONAL USE BEVERAGE FINDINGS

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

The grant authorized herein incorporates a number of conditions which have been imposed upon the use. No live entertainment or on-site consumption of alcohol is proposed or permitted. The conditions will make the use compatible with other uses in the surrounding community.

The grant includes a set of operational conditions to ensure the safety of the community and patrons. A condition allowing the City to cite the establishment when the mode and character is changed or if evidence collected shows that the establishment is causing nuisances to the immediate community. The Zoning Administrator has the authority to require the applicant to file a plan approval with a hearing to examine the effectiveness of the conditions of approval and modify these conditions. The requested entitlement is carefully conditioned to reflect the mode of operation stated in the application for a retail store, which is compatible with the welfare of the community. Therefore, as conditioned herein, the proposed use will not adversely affect the welfare of the pertinent community.

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

and whether revocation or nuisance proceedings have been initiated for any use in the area.

According to the State of California Department of Alcoholic Beverage Control (ABC) licensing criteria, four (4) on-sale and two (2) off-sale licenses are allocated to Census Tract No. 2971.10. There are currently three (3) on-sale and six (6) off-sale licenses in this Census Tract. The subject location within an area where the threshold of allocated licenses has been reached.

The following are alcohol-serving establishments within a 1,000-foot radius of the site:

- San Pedro Brewing Co (331 West 6th Street)
- Crimson (345 West 6th Street)
- Godmothers (302 West 7th Street)
- 7 Days Food Store (304 West 7th Street)
- Compagnon Wine Bistro (335 West 7th Street)
- The Whale and Ale (327 West 7th Street)
- Port Town Brewing Co (285 West 7th Street)
- Green Onion Mexican Restaurant (145 West 6th Street)
- A1 Imported Groceries & Deli (348 West 8th Street)
- Marabello Vineyard Co (344 West 8th Street)
- Blu Restaurant & Lounge (601 Palos Verdes Street)
- Goodfellas (601 Palos Verdes Street)
- Baramée Thai Restaurant (354 West 6th Street)
- Niko's Pizzeria (399 West 6th Street)

Undue concentration can occur 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. With the approval of the request herein, the number of active licenses for off-site sales within the census tract will be modestly above the number allocated by ABC guidelines.

As reported by the Los Angeles Police Department, within Crime Reporting District No. 566, which has jurisdiction over the subject property, a total of 399 crimes were reported in 2020 (142 Part I and 257 Part II crimes), compared to the citywide average of 141 crimes and the high crime reporting district average of 169 crimes for the same period. Part II alcohol-related crimes reported include: Other Assault (1), Forgery/Counterfeit (1), Embezzlement/Fraud (1), Stolen Property (2), Weapons Violation (13), Prostitution Related (0), Sex Offenses (0), Offenses Against Family (2), Narcotics (116), Liquor Laws (8), Public Drunkenness (5), Disturbing the Peace (0), Disorderly Conduct (16), Gambling (0), DUI related (5), Moving Traffic Violations (0), Miscellaneous Other Violations (44), and other offenses (32). These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The crime rate in the census tract where the existing retail store is located is above the citywide average and is a high crime area; however, the crime in the area is not directly related to alcohol consumption and overuse. The alcohol retail store will also serve a large constituency that extends beyond the boundaries of the crime reporting district in which it sits. The alcohol retail store is located within an existing mixed use building within a controlled and secured environment that serves several commercial retail tenants. The subject property has not been the subject of any criminal or nuisance activity and no site-specific evidence was submitted for the record to suggest that the off-site sale of specialty alcohol drinks in connection with retail store would result in an over-concentration that would contribute to crime or nuisance activity in the area. Moreover, the conditions of approval will ensure that the retail store is operated with due regard for surrounding uses and does not contribute to crime or nuisance activity.

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 project site is zoned for commercial manufacturing uses and will continue to be utilized as such, a new retail store.

The following sensitive uses are located within a 1,000-foot radius of the site:

- Marymount California University Waterfront Campus (222 West 6th Street)
- The Guidance Center (222 West 6th Street)
- Anderson Memorial Senior Citizen Center (828 Mesa Street)

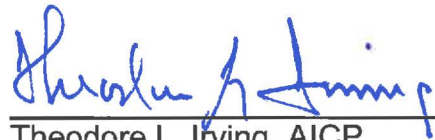
Consideration has been given to the distance of the subject establishments from the above-referenced sensitive uses. No communication in opposition to the request has been received. The site is located in a commercial corridor where the diversity amongst the uses is not uncommon. The project is appropriate given the surrounding context and commercial corridor it is located. The proposed project is a locally owned business that is less than 1,000 square feet in size with limited hours of operation from 12:00 p.m. to 9:00 p.m. Monday through Friday, and will be closed on Sundays. This grant has placed numerous conditions on the project and has not authorized uses of the property which might create potential nuisances for the surrounding area. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise, loitering, and security. The project is consistent with the zoning and in keeping with the form and function of the surrounding area. The project will contribute to the neighborhood character and will serve neighboring residents and local employees as well as visitors. Such imposition of conditions will make the retail store a more compatible and accountable neighbor to the surrounding uses than would otherwise be the case. Therefore, as conditioned, the project will not detrimentally affect nearby residentially zoned communities, schools, or any other

sensitive uses in the area.

ADDITIONAL MANDATORY FINDINGS

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, areas determined to be of minimal flood hazard.
8. The City of Los Angeles determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Article 19, Section 15301 (Class 1 – Existing Facilities) and Section 15305 (Class 5 - Minor Alterations in Land Use Limitations), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The project was found to be exempt as provided in the Notice of Exemption for ENV-2021-179-CE.

Inquiries regarding this matter shall be directed to Norali Martinez, Planning Staff for the Department of City Planning at Norali.Martinez@lacity.org.



Theodore L. Irving, AICP
Associate Zoning Administrator

TLI:MS:cc:nm

cc: Council District 15
Adjoining Property Owners

LA SALLE LOFTS
257 W 7TH ST.
SAN PEDRO, CA 90731

PROJECT DESCRIPTION:
C.U.P. FOR OFF SITE ALCOHOL SALES

STREET CL LINE

7TH STREET

7TH STREET

120.18'

120'-2"

58'-9"

17'-10"

43'-7"

26'

33'-8"

TENANT SPACE

SCOPE OF WORK

ENTRY

TENANT SPACE

TENANT SPACE

EXIT ROUTE

129'-5"

ALLEY

PARKING GARAGES
(REFER TO SHEET A101 FOR EXISTING PARKING LAYOUT)

PARKING GARAGES
(REFER TO SHEET A101 FOR EXISTING PARKING LAYOUT)

120.18'

179'-10"

26'

33'-8"

116'-5"

1
A100

PLOT PLAN
1/16" = 1'-0"

ALLEY

BAR IS 3" LONG WHEN PRINTED AT FULL SCALE

PROJECT INFORMATION

BUILDING NAME: LA SALLE LOFTS
LOCATION: 257 W 7TH STREET, SAN PEDRO, CA 90731

- RETAIL 367 SQFT
- RETAIL INVENTORY: 169 SQFT
- RETAIL STORAGE: 828 SQFT

ZONING: CM-2D-CPIO
ZONING INFORMATION (ZI) ZI-2130 STATE ENTERPRISE ZONE: HARBOR GATEWAY
ZI-2488 REDEVELOPMENT PROJECT AREA: PACIFIC CORRIDOR
ZI-2478 COMMUNITY PLAN IMPLEMENTATION OVERLAY: SAN PEDRO
BUILDING OCCUPANCY: S1, R2, S3, U
STORIES: 4 HEIGHT: 40.5'
FIRE ZONE: DISTRICT NO. 1 OF SAN PEDRO
GARAGE/PARKING: EXISTING-16 TANDEM SPACES FOR R OCCUPANCIES
LOT AREA: LOT 1 = 16,200 SQFT, LOT 2 = 5,208 SQFT
LOT SIZE: 120' X 135'
LEGAL DESCRIPTION: TRACT 62632, LOT 1 AND 2
ASSESSOR'S PARCEL #: 7455-022-059
PARKING SPACES PER PERMIT #0510-10000-06959:
PARKING REQUIRED FOR BLDG (AUTO & BICYCLE): 52 STALLS
PROVIDED COMPACT FOR BLDG: 26 STALLS
PROVIDED DISABLE FOR BLDG: 1 STALLS
PROVIDED OFFSITE FOR BLDG: 22 STALLS
PROVIDED STANDARD FOR BLDG: 25 STALLS

NO RETAIL PARKING REQUIRED PER ORIGINAL PERMIT 05010-10000-06959

Floor plan of the second floor. The plan shows a large rectangular area with a ramp labeled "(E) RAMP UP 1:12" on the left side. The ramp leads to a series of rooms on the right, including a room with a desk and chair, a room with a desk and chair, a room with a desk and chair, and a room with a desk and chair. There are also several smaller rooms and a large open area at the bottom right.

2 EXISTING FLOOR PLAN
A100 $1/8" = 1'-0"$

BAR IS 3" LONG WHEN PRINTED AT FULL SCALE

Sheet List Table	
Sheet Number	Sheet Title
A100	SITE & FLOOR PLANS
A101	EXISTING FLOOR PLAN

BILL JAMES
&
ASSOCIATES
ARCHITECTURE
PLANNING
CONSTRUCTION
415 WEST 9TH ST.
SAN PEDRO, CA 90731
T: 310-519-8938
F: 310-519-7073

EDGE AMERICAS
ONLINE LLC.

LA SALLE LOFTS
257 W 7TH ST.
SAN PEDRO, CA 90731

[illegible][illegible]SITE & FLOOR
PLANS

Project number

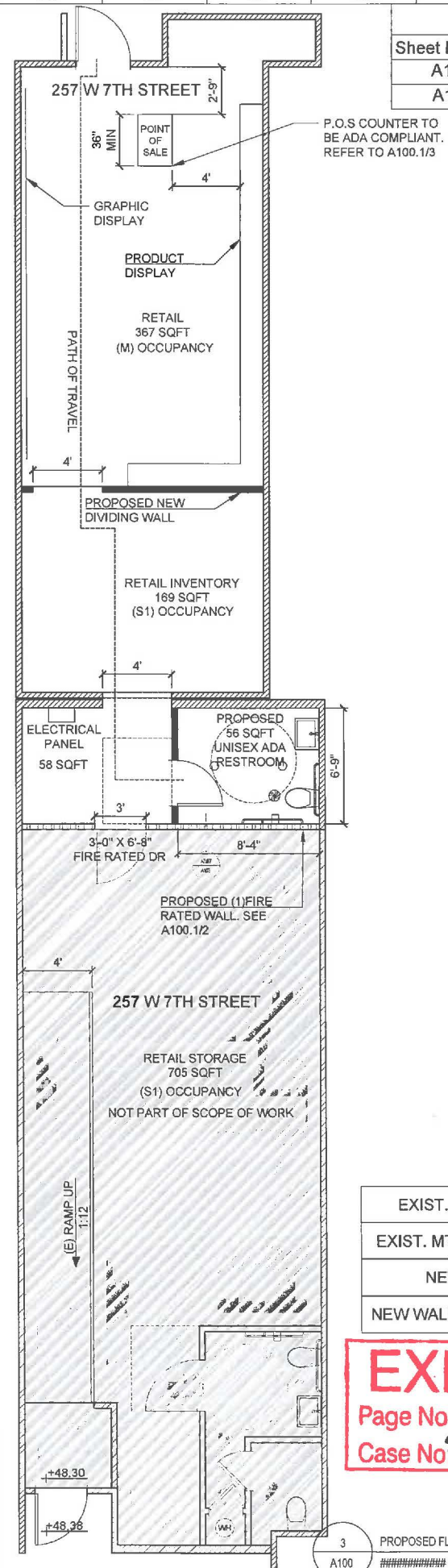
Date _____

Drawn by

Checked by	
------------	--

A100

Scale







EXIST. CMU WALL	
EXIST. MTL STUD WALL	
NEW WALL	
NEW WALL - FIRE RATED	

EXHIBIT "A"
Page No. 1 of 2
Case No. 2A-2021-0157(CUD)

A. PROPOSED FLOOR PLAN

BAR IS 3" LONG WHEN PRINTED AT FULL SCALE

