

CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
OFFICE OF ZONING ADMINISTRATION

**STAFF INVESTIGATOR REPORT**

August 5, 2021

Chief Zoning Administrator (A)  
Office of Zoning Administration  
200 North Spring Street, #763  
Los Angeles, CA 90012

Chuong Xuan Mai Family Trust (O)(Op)  
Chuong Xuan Mai & Kha Thi Nguyen  
18803 Roselle Avenue  
Torrance, CA 90504

Mr. Spirit Liquor  
6818 S. Western Avenue  
Los Angeles, CA 90047

CASE NO. ZA 1997-994-RV-PA4  
REVIEW OF CONDITIONS  
6816 and 6818 South Western Avenue  
6820, 6822, 6824, 6826 South Western  
Avenue  
South Los Angeles  
Zone : C2-1VL-CPIO  
D. M. : 102B193  
C. D. : 8 – Harris – Dawson  
CEQA: ENV-2021-552-CE  
Legal Description: Fr. Lots 182-184,  
Tract 5219

**Request**

The purpose of the hearing is to obtain testimony of the property owner and/or business operator, plus affected and/or interested persons regarding the operation of Mr. Spirit Liquor, located at 6818 South Western Avenue. Following the hearing, the Zoning Administrator may require the discontinuance of the use; or modify, delete, or impose additional conditions regarding its use as a liquor store in order to mitigate any land use impacts caused by the use. The public is also invited to submit written comments prior to the hearing.

The Zoning Administrator will consider:

1. An Exemption from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15321 (Enforcement Actions by Regulatory Agencies), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Section 12.27.1 of the Los Angeles Municipal Code, an Approval of Plans (Compliance Review) for the purpose of reviewing compliance with the conditions and effectiveness of the conditions in eliminating the public nuisance problems related to the subject site.

**Authority**

The Director of Planning, through the Office of Zoning Administration, has the authority to modify or discontinue the use, or to impose corrective conditions on the operation of the existing business as a liquor store under Section 12.27.1 (land use impacts caused by any use) of the Los Angeles Municipal Code.

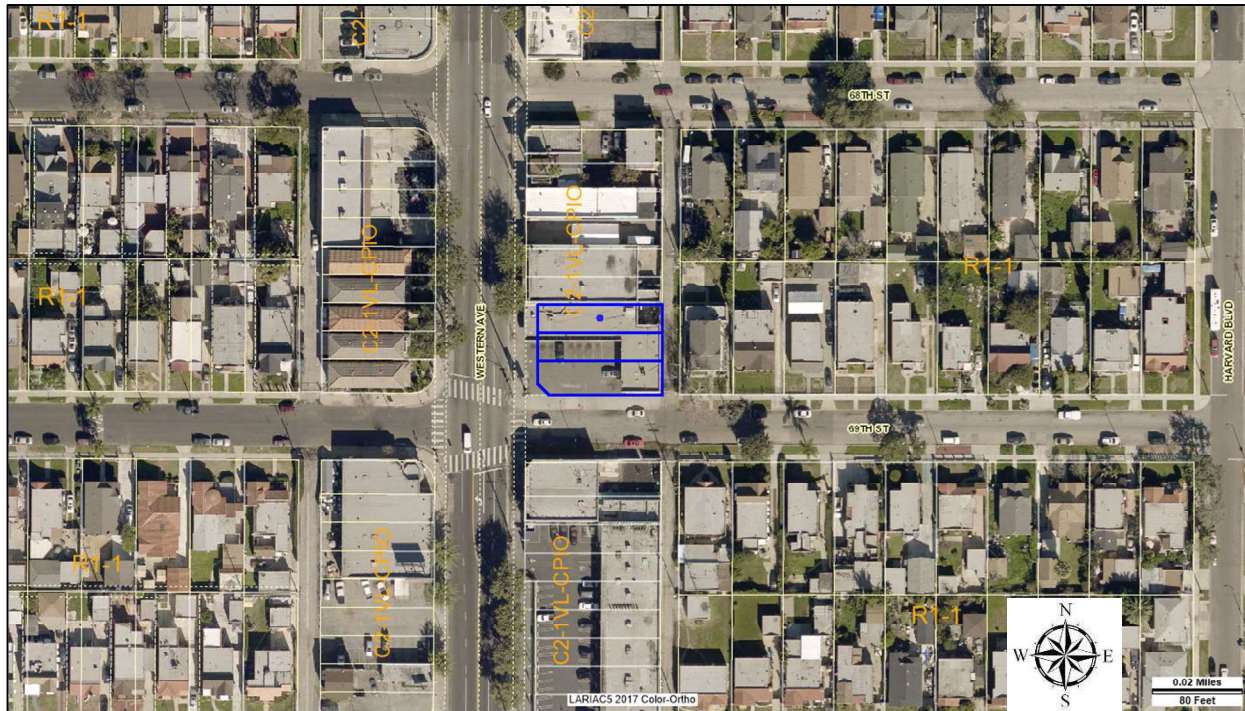
**Property Description**

The South Los Angeles Community Plan Map designates the property for Neighborhood Commercial land uses with corresponding zones of CR, C1, C1.5, C2, C4, RAS3, R3, and Height District No. 1VL. Pursuant to Ordinance No. 185,926, which became effective on December 29, 2018, the subject site (Subarea 4881) was rezoned from C2-1VL to C2-1VL-CPIO. The property is also now located within the South Los Angeles Community Plan Implementation Overlay District, pursuant to Ordinance No. 185,927. The property is within the South Los Angeles Alcohol Sales Specific Plan (ZI-1231). Additionally, the subject site is within CPC-2007-3827-ICO, which pertains to the South Los Angeles Fast Food Interim Control Ordinance, the Urban Agriculture Incentive Zone, and the Western/Slauson Redevelopment Project Area (ZI-2488). The property is approximately 2.45 km from the Newport – Inglewood Fault Zone. The subject site is in the Los Angeles Police Department’s South Bureau-77<sup>th</sup> Street Area Station and is in Crime Reporting District No. 1243.

The property is a level, corner-shaped lot, comprised of three parcels that are rectangular-shaped record lot having a frontage of approximately 110 feet on the north side of 69<sup>th</sup> Street with a depth of 80 feet, for a total approximately 8,696 square feet of lot area in the C2-1VL-CPIO Zone.



ZIMAS Generalized Zoning Map, 2017



ZIMAS Aerial, 2017

The subject property is a mini-shopping center developed with a one-story 4,598 square-foot commercial building built in 1965, and associated surface parking lot. Mr. Spirit Liquor is currently the only operating business, located at 6816, 6818, 6820, 6822, 6824, and 6826 South Western Avenue. The tenant space located at 6826 South Western Avenue was previously occupied by a nail salon (Top Nails). Tenant space located at 6828 South Western Avenue was previously occupied by a restaurant (Jan's Soul Food and Sandwiches). The surface parking lot is currently improved with 10 parking spaces. A 16-foot alley separates the subject site and the adjacent residential homes to the east. There is a wrought iron gate and wire mesh screen on the gate at the entrance of the alley. There are three points of ingress/egress: two along the 69<sup>th</sup> Street frontage and another along the Western Avenue frontage. Per Google aerial imagery and photographs provided by the operator, two commercial trash bin containers are located at the northwest portion of the property and can be accessed via the alley.

### **Streets**

Western Avenue, adjoining the property to the west, is designated by the Mobility Plan as an Avenue II, dedicated to a variable width of 80 to 90 feet and improved with curb, gutter and sidewalk.

69<sup>th</sup> Street, adjoining the property to the south, is designated by the Mobility Plan as a Local Street, dedicated to a width of 60 feet and improved with curb, gutter and sidewalk.

Alley, adjoining the property to the east, is approximately 16 feet wide.

### **Surrounding Land Uses**

Adjacent property to the north, along Western Avenue is zoned C2-1VL-CPIO and developed with a one-story commercial building that was occupied by a fish and chicken restaurant. Properties to the south across from West 69<sup>th</sup> Street are zoned C2-1VL-CPIO and developed with one and two-story commercial building and associated parking lot. Adjoining property to the east across the alley is zoned R1-1 and developed with a two-story multi-family residential structure. Properties to the west across from South Western Avenue are zoned C2-1VL-CPIO and developed with two-story residential structures.

The subject liquor store is located approximately 700 feet east of Mann UCLA Community School, located at 7001 South Saint Andrews Place.

### **Background**

The effectiveness of compliance with conditions has been previously reviewed five times. This is the 6th review. The last 2011 Plan Approval (Case No. ZA-1997-994-RV-PA3) became effective on July 21, 2011. This most recent Plan Approval did not impose a condition which required a regularly scheduled Plan Approval to be filed. However, Condition No. 27 for ZA-1997-994-RV-PA3 states that should documented evidence be submitted showing that the operation of the subject store and/or a violation of any condition(s) of the determination has resulted in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator reserves the right to require the applicant to file for a Plan Approval with the Office of Zoning Administration.

On October 19, 2020, the Planning Department received an email correspondence from Isaias Benavides, Field Deputy for Councilmember Marqueece Harris-Dawson, requesting for the Planning Department to review compliance with conditions imposed under previous revocation actions. On January 19, 2021, the Director of Planning initiated Case No. ZA-1997-994-RV-PA4 to review compliance with conditions.

The City of Los Angeles Office of Finance LATAx Report shows that Mr. Spirit Liquor (Account #0000808114) started on July 1, 2000 at the subject property under the current ownership. The subject liquor store maintains a current Type-21 alcoholic beverage license with the State of California. The California Department of Alcoholic Beverage Control license number 448531 expires on April 30, 2022. According to the California Department of Alcoholic Beverage Control website, license number 200053 was originally issued on July 6, 1987. No records for licenses issued prior to 1987 for the subject property were available on the California Department of Alcoholic Beverage Control website.

A Certificate of Occupancy was issued on January 27, 1966 (Permit # LA-96019/65) for a one-story irregular-shaped retail store building which include a liquor store, laundromat, and food to go. Per Ordinance 159,698 (Off-site Sale of Alcoholic Beverages) and ZA Memorandum No. 61, a Conditional Use Permit for off-site sale of alcoholic beverages should be filed for applications with the California Department of Alcoholic Beverage Control (ABC) on and after April 7, 1985. Therefore, it appears that the subject business



does have deemed-to-be-approved status and does not need to file for a Conditional Use Permit for off-site sale of alcoholic beverages with the City Planning Department.

### **Nuisance Investigation**

The liquor store operations have generated consistent police enforcement, as evidenced by documentation submitted by the Los Angeles Police Department (LAPD).

Planning staff conducted a field analysis as part of the nuisance investigation on September 17, 2021, between approximately 11:00 a.m. and 12:00 p.m. accompanied by Los Angeles Police Department Senior Lead Officer. All photos included were taken on said date and time unless otherwise noted. At the time of the investigation, the liquor store was open to the public.

1. Code compliance. Area, height, and use regulations of the zone classification of the subject property shall be complied with, except as such regulations are herein specifically varied or required.

**Investigator Status:** No outstanding zoning violations were noted in the site visit.

2. 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 properties.

**Investigator Status:** This review provides a means to modify conditions or revoke the operation, as warranted in response to submitted documentation and testimony.

3. The owner of the property as well as the business owner and manager shall comply with all applicable laws and conditions and shall properly manage the use and discourage loitering and illegal and criminal activity on and adjacent to the premises.

**Investigator Status: Not in Compliance.** During the site visit on February 17, 2021, staff observed loitering and graffiti on site and adjacent premises. The operator did not present a current security guard contract and stated that the security personnel is not presently on site daily. Per testimony provided by LAPD, there has been no consistent security guard presence at the liquor store over the past few years. The wrought iron gate at the entrance of the adjoining alley was damaged and there were trash, debris, and graffiti near the gate. The damaged gate was still in place during the site visit but was removed on May 20, 2021. There was also one homeless individual sleeping on abandoned furniture next to the sidewalk near the gate. See photographs in Figure 1 and Figure 2 of this staff report.



Figure 1

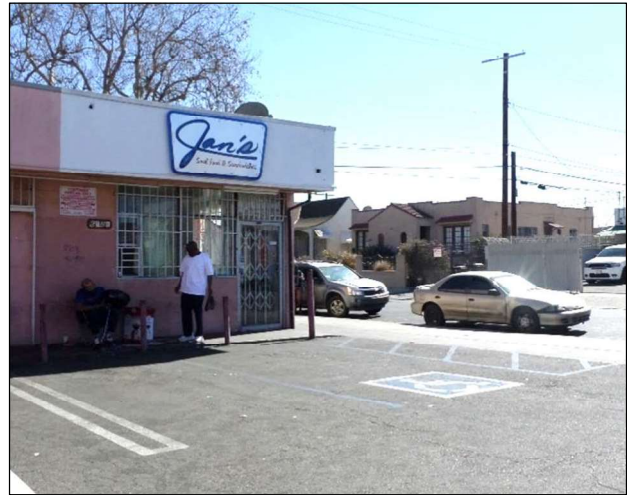


Figure 2

4. A copy of this action and all conditions shall be retained on the premises along with other permits and shall be made available to all enforcement personnel upon demand.

**Investigator Status:** In Compliance. On February 17, 2021, during the site visit, the operator provided a copy of the current conditions of approval maintained in an envelope and made them available to City staff.

5. The hours of operation of the store shall be between 8 a.m. and 10 p.m. seven days a week. The hours shall be posted.

**Investigator Status:** In Partial Compliance. During the site visit on February 17, 2021, staff observed two signage posted at the front entrance. The first signage illustrated in Figure 4 is posted behind security grills with hours of operation from 8:00 a.m. to 10:00 p.m. seven days a week. The second signage illustrated in Figure 5 is posted in front of the security grills and did not list the hours in which



Figure 3



Figure 4

the business opens. The second signage did list 10:00 p.m. as to when the business closes. The store phone number was not listed on either of the posted signage. Staff inquired about the hours of operation and the operator informed staff that the store does not open at 8:00 a.m. daily and closes before 10:00 p.m. occasionally. In an e-mail correspondence from the operator dated March 10, 2021, the liquor store currently closes at 8:00 p.m.

6. Within 30 days of the effective date of this action, the operator/owner shall hire, a State licensed uniformed security guard who shall be stationed at the exterior of the premises 2 p.m. until one-half hour past closing on any given day to patrol the exterior of the entire ownership. If the owner so desires, an additional security guard may also be provided to patrol the interior of the premises. At no time after 2 p.m. shall the exterior of the premises be left unguarded in order to guard the interior. Security guards on the premises shall not permit, and shall actively discourage, public drinking, littering, trespassing, transactions involving controlled substances, other illegal and public nuisance activities, loitering of any kind on the premises. When the security guard is not on station by reason of a break period or meal period, the owner or manager shall substitute for the security guard or shall provide a relief security guard. The guard shall not conduct any other activities while employed at the premises other than those of a security guard.

Within 30 days from the effective date of this determination, evidence of compliance with this condition such as a copy of a State guard license, a contract with the security company showing hours of security service and photographs showing a uniformed security guard on the outside the premises etc., shall be submitted to the file.

**Investigator Status: Not in Compliance.** The Letter of Determination for the previous Plan Approval (ZA-1997-994-RV-PA3) was issued on July 21, 2011. On August 22, 2011, the operator submitted a security guard contract from a California State licensed company. The documents included a service agreement and noted the schedule of services for the security guard from 2:00 p.m. to 10:30 p.m. seven days a week. It was stated on the service agreement that the contracted security guard will actively discourage loitering of any kind on the premises. A photograph of a uniformed security guard standing in the parking lot was provided by the operator on July 15, 2011.

During the site visit on February 17, 2021, staff did not observe the presence of a security personnel. The operator also stated that the security guard is not on site daily. Per testimony provided by LAPD, there has been no consistent security guard presence at the liquor store over the last few years. Subsequent to the site investigation, the operator provided a new security guard contract to staff on March 9, 2021. The security service agreement indicates that unarmed security officer(s) will be on site from 2:00 p.m. to 8:00 p.m. The operator informed staff that the current hours of operation is from 8:00 a.m. to 8:00 p.m. At the preparation of this report, staff has not received a security guard contract which satisfies the requirements for this condition.

7. The consumption of alcoholic beverages on the property is prohibited. Signage to



this effect shall be prominently posted on the property in English and the predominant language of the clientele of the facility.

**Investigator Status:** In Compliance. Signage prohibiting the consumption of alcohol is posted on the properties exterior wall facing the parking lot along West 69<sup>th</sup> Street, as well as along the building façade along South Western Avenue. See Figure 5 and Figure 6 of this staff report.



Figure 5



Figure 6

8. Loitering on the property is not permitted. One of the duties of the security guard as noted above shall be to actively participate to discourage any loitering on the store premises, the parking lot and along the sidewalk abutting the subject premises.

**Investigator Status:** Not in Compliance. During the site visit on February 17, 2021, staff observed loitering in the parking lot and along the sidewalk abutting the subject premises along 69<sup>th</sup> Street. No security guard was present during the site visit, and the operator stated that the contracted security guard is presently not on site daily. Per testimony provided by LAPD, there has been no consistent presence of uniformed security personnel at the liquor store.

9. The business owner shall be responsible for prominently posting and maintaining signs prohibiting loitering or public drinking at the entrance of the facility and one or more signs shall be prominently in the parking area in plain view of customers advising No Trespassing, No Prostitution, No drugs or drug dealing, No Loitering, No weapons and this property is patrolled by the police and private security. All signs shall be in both English and Spanish.

**Investigator Status:** Not in Compliance. During the site visit on February 17, 2021, staff observed signages which stated No Loitering, No littering, No drinking of Alcoholic Beverage on Store Property, No Overnight Parking, No Drugs permitted on Store Property. There was no signage which states No Trespassing,



No Prostitution, No drug Dealing, No Weapons, or This Property is Patrolled by the Police and Private Security. Majority of the signage posted on site were in English and only one sign was in Spanish. See Figures 7 and 8 in this staff report.



Figure 7



Figure 8

10. The operator shall provide a phone number and name of the owner, or lessee to contact for community complaints upon request of neighbors or concerned citizens to report disturbances and efforts to correct problems before reporting to the Department of Building and Safety or the Los Angeles Police Department and this Office for enforcement.

**Investigator Status: Not in Compliance.** During the site visit on February 17, 2021, staff did not observe posted phone number and name of the owner, or lessee to contact for community complaints. Previous documents submitted on August 22, 2011 included a photograph of the posted business hours which included a phone number. Both signage currently posted in front of the store listing hours of operation do not include a contact phone number.

11. Lighting shall be sufficient to make persons who use the parking area or front of the premises easily discernible to law enforcement personnel.

**Investigator Status: In Partial Compliance.** During the site visit on February 17, 2021, staff observed two lights posted on top of the roof of the commercial building and angled toward the parking lot. There were no additional lights on the side of building which fronts 69<sup>th</sup> Street, nor were there lights at the entrance to the alley where the iron fence was located. Per testimony provided by LAPD, the lighting on the property including the parking lot area is not well lit. See Figures 9 and 10.



Figure 9

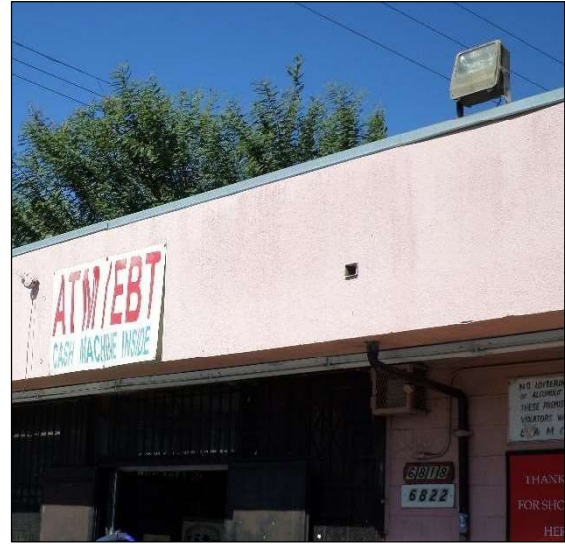


Figure 10

12. All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours of its occurrence.

**Investigator Status: Not in Compliance.** During the site visit on February 17, 2021, staff observed graffiti on the sidewalks, southern wall and wrought iron fence along West 69<sup>th</sup> Street. See Figures 11 and 12 below.

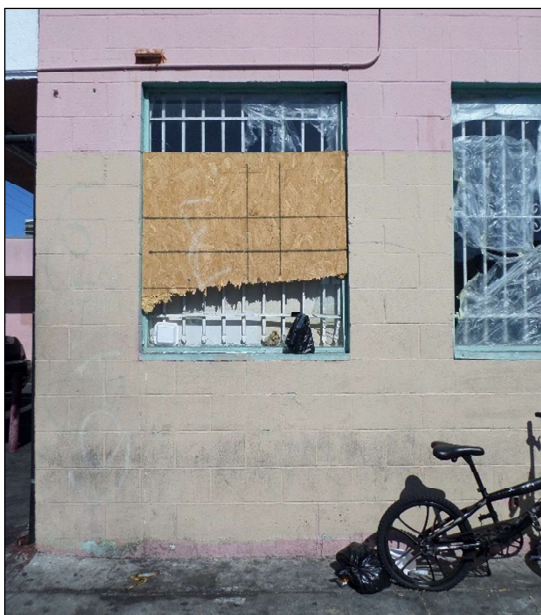


Figure 11

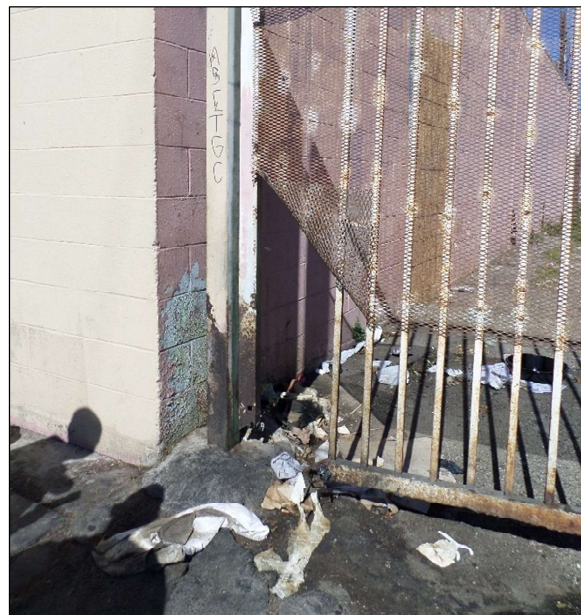


Figure 12



Subsequent to the site visit, LAPD provided photographs and correspondence showing graffiti on the walls along the alley and sidewalks. See photographs below.



Photographs provided by LAPD on April 24, 2021

13. The property, including any adjacent street, sidewalks, gutter, and parking areas shall be maintained in a neat and attractive condition at all times and shall be kept free of trash debris and weeds.

**Investigator Status: Not in Compliance.** The subject property, adjacent street, sidewalks, gutter, and parking areas were not kept in neat and attractive condition. During the site visit on February 17, 2021, staff observed trash, debris, broken



Figure 13

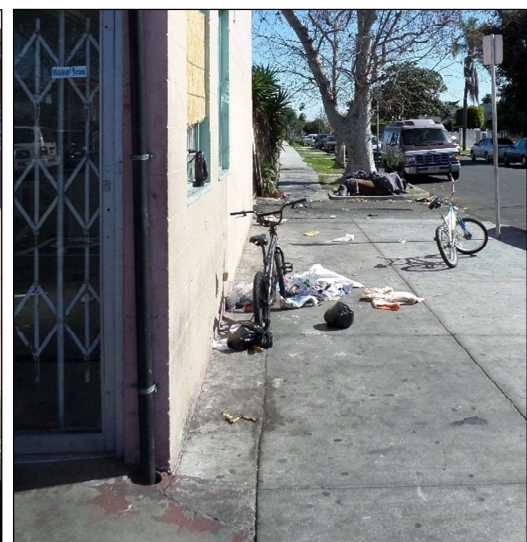


Figure 14



glass, empty alcoholic beverage bottles and cans, abandoned furniture and bicycle, in the parking lot and along the sidewalks. Per testimony provided by LAPD, the Senior Lead Officer has been cleaning the trash on the property on a regular basis.

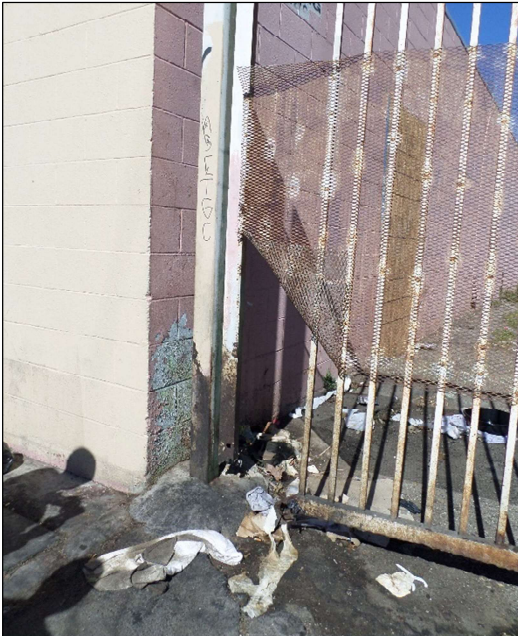


Figure 15

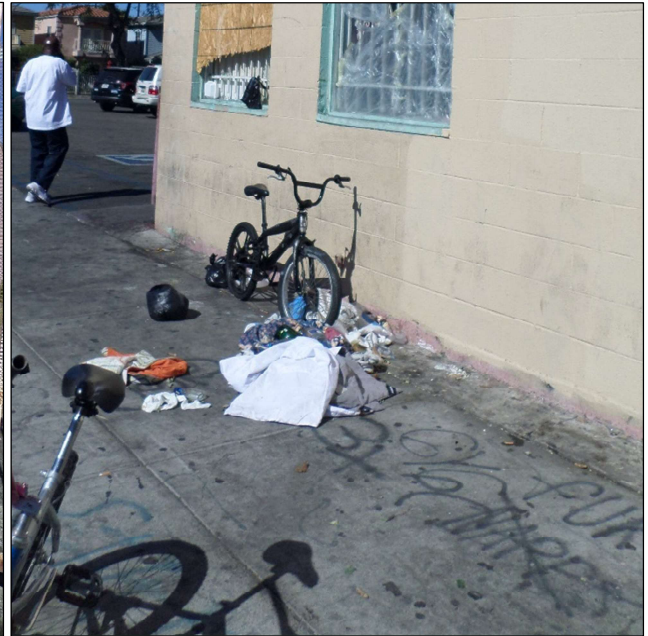


Figure 16

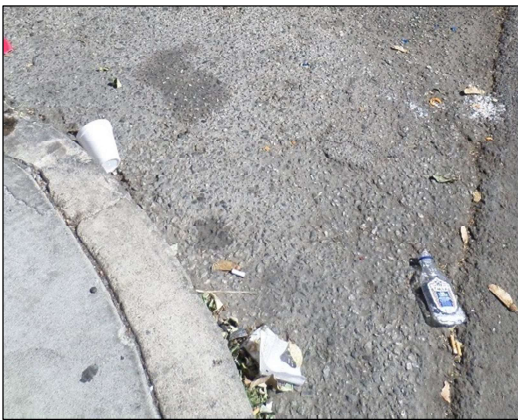


Figure 17



Figure 18

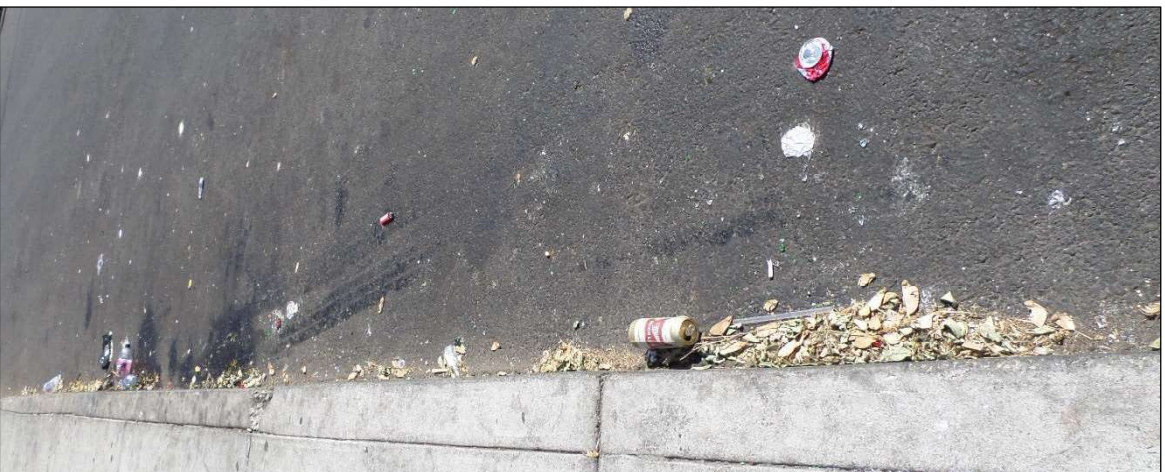


Figure 19





Figure 20

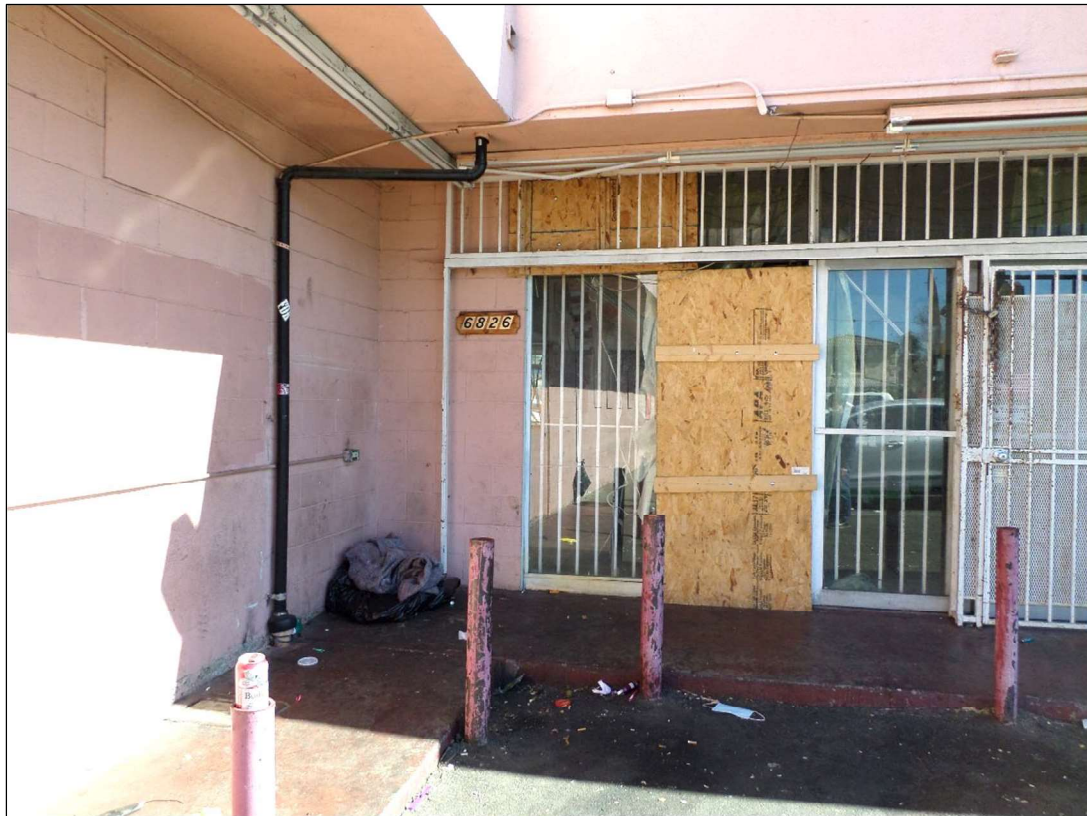


Figure 21



14. The adjacent sidewalks, along the frontage onto Western Avenue and 69<sup>th</sup> Street, the gutter, and parking area shall be swept daily, or more frequently as needed.

**Investigator Status: Not in Compliance.** During the site visit on February 17, 2021, staff observed trash, debris, broken glass, and empty bottles and cans in the parking area, and adjacent sidewalk along 69<sup>th</sup> Street. Per testimony provided by LAPD, the Senior Lead Officer has been cleaning the trash on the property on a regular basis. See Figures 13 through 21 of this staff report.

15. Open areas devoted to trash storage or other storage shall not be located adjacent to a residential use or shall be so buffered as to not result in noise, odor or debris impacts on any adjacent residential use.

**Investigator Status: In Compliance.** Per Google aerial imagery and photographs provided by the operator, two commercial trash bin containers are located at the northwest portion of the property and can be accessed via the alley. See Figures 22 and 23 below for photographs provided by the operator in March, 2021.



Figure 22

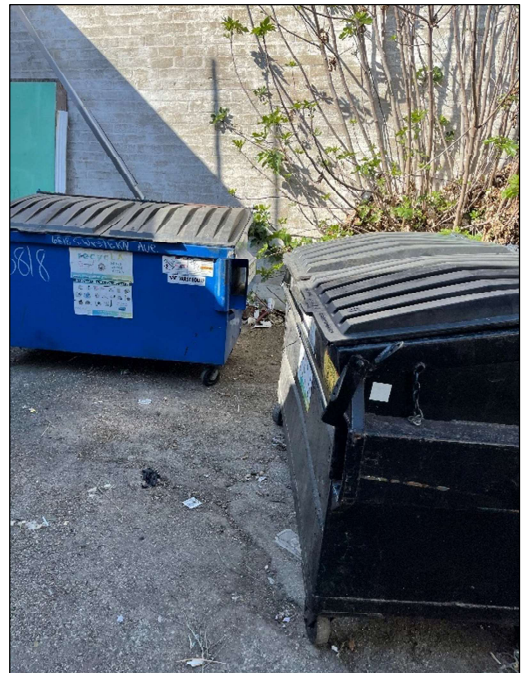


Figure 23

16. Public telephones shall not be permitted on the property.

**Investigator Status: In Compliance.** No public telephone was observed on the subject property.

17. No corkscrews or can openers of any kind or type shall be sold furnished or given away.

**Investigator Status: In Compliance.** Staff did not observe corkscrews or can openers being sold in the liquor store.

18. Any cups, glasses or other receptacles commonly used for the consumption of alcoholic beverages shall not be sold, furnished or given away except as packages for retail-wholesale sales; or except for those cups, glasses or receptacles commonly uses to dispense soft drinks, coffee or tea for immediate consumption.

**Investigator Status: In Partial Compliance.** During the site visit on February 17, 2021, staff did not observe single cups or receptacles being sold. However, per testimony provided by LAPD, the Senior Lead Officer have observed single red plastic cups being sold from the liquor store.

19. All ice shall be sold in quantities of no less than three (3) pounds.

**Investigator Status: In Partial Compliance.** During the site visit on February 17, 2021, staff observed that ice in large quantities no less than three (3) pounds were observed in the freezer. According to testimony provided by LAPD, the Senior Lead Officer have observed single red plastic cups being sold from the liquor store.



Figure 24

20. As long as the stores' off-site licenses is in effect, no coin or slug operated or electrically, electronically, video or mechanically controlled game machines shall be permitted in the market. Official California lottery games and/or machines are exempt from this prohibition.

**Investigator Status: In Compliance.** None of the above was observed.

21. The business owner shall contact the 77<sup>th</sup> Division Vice Unit of the LAPD whenever any public nuisance or policing problems should occur and shall follow all reasonable recommendations so advised by the Police relative to crime prevention.

**Investigator Status: Not in Compliance.** Per correspondence provided by LAPD dated March 16, 2021, the operator has not reached out to the LAPD Vice or Narcotics team.

22. So long as the store continues to sell alcoholic beverages, the use and development of the property shall be in substantial conformance with the plot plan

and floor plan submitted with the subject application and marked Exhibit "A". any changes shall be reflected in a new plot plan and floor plan and a copy shall be provided to the Zoning Administrator and to a representative of the 77<sup>th</sup> Division Vice Unit of the LAPD.

**Investigator Status: In Partial Compliance.** A stamped Exhibit "A" dated February 9, 2011 was submitted for Case No. ZA-1997-994-RV-PA3. The Exhibit "A" included one page of Site Plan and one page of interior Floor Plan. On the Site Plan, a total of eleven (11) vehicular parking spaces are shown in the surface parking lot for the liquor store, including one ADA parking space. During the site visit on February 17, 2021, staff observed ten (10) clearly marked parking spaces. One vehicle was parked in a space which was marked with "No Parking". Said space with the marking was noted as the 11<sup>th</sup> parking space on the stamped Exhibit "A". During the site visit, staff observed layout and configuration of the interior of the store, similar to what was depicted on the stamped Exhibit "A". There are no recent building permits issued with attached plans to illustrate current site layout and parking lot configuration. At the preparation of this staff report, the operator has not submitted updated Exhibit "A" for the case file.

23. Compliance with the subject conditions is the responsibility of the property owner. The conditions shall run with the land.

**Investigator Status: Not in Compliance.** The last recorded covenant was of the July 21, 2011 determination for Case No. ZA-1997-994-RV-PA3, with the County Recorder's Office on August 18, 2011. The operator provided the recorded Covenant and Agreement to the Zoning Administrator on August 22, 2011. Since the recordation of said covenant, evidence has been submitted to planning staff showing that continuous compliance has not been attained. The property owner and operator has violated numerous conditions in the recorded covenant dated August 18, 2011.

24. DELETED 9/13/2001

25. DELETED Previously

26. Within 30 days of the effective date of this action, the property owner and/or the owner/operator of the liquor store shall maintain an acknowledgment and agreement to comply with all the terms and conditions established herein which 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 must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file. If the property owner fails to comply with this condition, the City will record the covenant.

**Investigator Status: In Compliance.** The conditions of the July 21, 2011 Plan Approval determination was recorded with the County Recorder's Office on August 18, 2011. The recorded covenant was provided to the Zoning Administrator on August 22, 2011.



27. Within 30 days from the effective date of this determination, evidence of compliance with Condition Nos. 5, 6, 26 and 30 shall be submitted to the file. If no evidence of compliance with said conditions is submitted within a specified time or if the evidence submitted to the file shows that the compliance has not been attained, within six months from the effective date of this action, the owner/operator of the subject premises and/or the property owner of the land shall file a Plan Approval with the Office of Zoning Administration together with a filing fee and a mailing list of owners and occupants within 500 feet of the premises to determine the effectiveness of compliance with the conditions herein, and to determine whether additional and more restrictive conditions or, fewer conditions need to be considered for the operation of the facility or whether revocation is appropriate. The matter shall be set for a public hearing. The operator shall submit with the application documentation including photographs of how compliance with each condition has been attained.

Further, at any time during the period of validity of this determination, should documented evidence be submitted showing that the operation of the subject store and/or a violation of any condition(s) of this determination has resulted in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator reserves the right to require the applicant to file for a plan approval application with the Office of Zoning Administration together with a filing fee and a mailing list of owners and occupants within 500 feet of the premises to determine the effectiveness of compliance with the conditions herein, and to determine whether additional and more restrictive conditions, or fewer conditions need to be considered for the operation of the premise or whether revocation is appropriate. The matter shall be set for a public hearing. The operator shall submit with the applicable support documentation including photographs of how compliance with each condition has been attained.

**Investigator Status: In Partial Compliance.** On August 22, 2011, the operator submitted documents to the Zoning Administrator for Condition Nos. 5, 6, 26, and 30 for Case No. ZA-1997-994-RV-PA3. A summary of the imposed conditions are as follow:

- Condition No. 5 - Posted hours of operation from 8 a.m. to 10 p.m. at the front entry of the premise
- Condition No. 6 - New licensed security guard contract from State licensed company
- Condition No. 26 - Recorded covenant and agreement
- Condition No. 30 - Letter acknowledging compliance and agreeing to conditions

While the operator submitted evidence of compliance in 2011, continuous compliance to recorded conditions has not been maintained. Planning staff received public comments and LAPD testimony indicating that the owner and operator has violated multiple conditions imposed under the most recent Plan Approval. Refer to investigator comments for Condition Nos. 5, 6, 26, and 30 of this staff report.

28. A video surveillance system shall be maintained on the interior and exterior of the store. The surveillance monitors shall be located in an area where the monitors are regularly monitored by the store employees and/or security personnel. The LAPD shall be immediately notified when criminal activity is observed. The video tapes/DVD shall be kept for at least 15 days, and shall be made available to the LAPD upon request.

Signs indicating the use of a 24-hour video surveillance system shall be posted at the store entrance, in the parking lot and on the outside of the wall facing the adjoining streets. The signs shall state the following:

**WARNING**  
**THIS STORE IS UNDER 24-HOUR**  
**SURVEILLANCE WITH A VIDEO MONITORING SYSTEM**

The sign(s) shall be at least 2 square feet with 2-inch block lettering. The sign(s) shall be in English and Spanish.

Within 30 days from the effective date of this determination, the business owner/operator or property owner shall submit evidence that shows compliance with this condition including but not be limited to photographs of such a posting.

**Investigator Status: Not in Compliance.** There is no evidence in the case file for Case No. ZA-1997-994-RV-PA3 that the operator submitted documents showing compliance with Condition No. 28. During the site visit on February 17, 2021, staff observed one signage in English which states that the store is under 24-hour surveillance with video monitoring system. One signage in Spanish is posted and states that the store is under video surveillance, but does not state that the store is under 24-hour surveillance.



Figure 25

29. Within 120 days from the effective date of this action, all part time and full time employees of the store shall complete the STAR (Standardize Training for Alcohol Retailers) session sponsored by the Los Angeles Police Department. All employees shall attend follow-up STAR classes every 24 months. The STAR training shall be conducted for all new hires within two months of their employment.

Within four months from the effective date of this grant, the list of employees who serve alcoholic beverages, their hire date and written confirmation of their STAR training shall be submitted to the Zoning Administrator and shall be retained on the premises at all times and be immediately made available upon request of any Los Angeles Police officer or Department of Alcoholic Beverage Control investigator. All employees shall be knowledgeable of these Conditions.

**Investigator Status: Not in Compliance.** The Letter of Determination for the previous Plan Approval (ZA-1997-994-RV-PA3) was issued on July 21, 2011. The operator was required to provide written confirmation of STAR training for employees who serve alcoholic beverages to the Zoning Administrator by November 21, 2011. There is no record in the case file of such documentation being provided by the operator. At the preparation of this staff report, it is unclear as to who the current store staff are and whether these staff have completed STAR training.

30. The conditions of the subject action shall be provided to employees, and security personnel for their review.

Within 30 days from the effective date of this grant, a statement signed by the employees and security personnel stating that they reviewed and agree to comply with the conditions shall be submitted to the Zoning Administrator for inclusion in the file.

**Investigator Status: Not in Compliance.** On August 22, 2011, the operator submitted signed statements from the owners, operator, and security personnel, which stated that the parties will abide by all conditions of Case No. ZA-1997-994-RV-PA3. As evidenced by public comments received and testimony from LAPD, continued compliance for recorded conditions has not been maintained since 2011. The owner and operator has violated multiple conditions imposed under the previous Plan Approval action.

31. Should there be a change in the ownership of the property/the store and/or the business operator, the property owner and the business owner/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. Prior to the closing of escrow for a potential change in the ownership of the property/business owner or operator, evidence showing that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Zoning Administrator for inclusion in the case file.

**Investigator Status: In Compliance.** A change in ownership occurred in 2015 when the owner transferred title property into a trust. On August 8, 2015, the subject property was sold from Chuong Mai and Kha T. Nguyen to Chuong Xuan Mai Trust. On March 3, 2021, the operator submitted a grant deed recorded on August 20, 2015, which showed the transfer of title from individuals to a family trust. The property owner and business operator remain as the same individuals when the previous Plan Approval application was processed in 2011.

**Comments from Other Departments and/or the General Public****Council District 8**

1. On September 8, 2020, the Planning Department was notified from Isaias Benavides of three constituents who contacted the Council Office in regards to loitering, drinking in public, narcotics activities, prostitution, dumping, and assault with deadly weapon.
2. On October 19, 2020, an email correspondence was received from Isaias Benavides, Field Deputy for Councilmember Marqueece Harris-Hawson, indicating their office had received numerous complaints from the community and LAPD 77<sup>th</sup> Division which included: vandalism, loitering, public intoxication, drinking in public, burglary and assault.

**Los Angeles Police Department submitted the following reports:**

Investigative Reports: There were 20 investigative reports submitted for the subject property between May 26, 2018, and July 19, 2021. In addition to these 20 reports, there were 8 investigative reports submitted for incidents which occurred within 250 feet of the liquor store.

1. May 26, 2018, 7:10 p.m. – Assault with Deadly Weapon - Suspect and victim involved in dispute. Suspect used object to stab victim in the under-chin area.
2. August 14, 2018, 10:30 p.m. – Attempted Robbery - Suspect chased victim and attempted to take her phone.
3. August 26, 2018, 7:10 a.m. – Battery - Suspect walked up to victim and asked for money. Victim did not have money and suspect got enraged and started hitting victim multiple times.
4. February 24, 2019, 8:10 p.m. – Robbery - Suspect 1 punched victim on face causing victim to fall. Suspect 2 grabbed victim and stood victim to his feet as suspect 1 reached into victim's pant pockets and retrieved victim's property.
5. April 6, 2019, 11:00 a.m. – Assault with Deadly Weapon - Suspect and victim involved in verbal altercation and escalated into physical fight. Suspect produced a gun and shot victim in leg.
6. June 6, 2019, 11:00 a.m. – Assault with Deadly Weapon - Suspect and victim engaged in physical fight. Suspect struck victim with fists multiple times. Suspect stomped on victim's head against sidewalk multiple times.
7. June 7, 2019, 10:15 a.m. – Carjacking with Firearm - Suspect approached victim and brandished handgun. Victim fled vehicle in fear. Suspect drove off victim's vehicle.



8. August 24, 2019, 5:50 p.m. – Robbery - Suspect approached victim and pointed firearm at him and demanded property. Victim stated he did not have any money and suspect took chain necklace and car keys from victim.
9. September 11, 2019, 12:30 p.m. – Theft - Suspect took victim's backpack while victim laid on the ground.
10. November 1, 2019, 5:30 a.m. - Robbery - Suspects approached victim outside of liquor store and took victim's money. When victim entered his vehicle suspect 1 stabbed victim on his neck.
11. November 10, 2019, 1:45 a.m. - Robbery - Suspect punched victim with closed fist reached into victim's pocket and stole victim's property.
12. February 21, 2020, 5:30 p.m. – Burglary from Motor Vehicle - Suspects entered victim's locked vehicle and removed victim's property.
13. March 1, 2020, 1:30 p.m. – Robbery - Suspects approached victim and struck victim multiple times. Suspects took victim's property from his person.
14. April 6, 2020, 1:50 p.m. – Assault with Deadly Weapon - Suspect entered liquor store, demanded money and threatened to vandalize store. Suspect threw large objects at victim.
15. April 2, 2021, 9:00 p.m. – Robbery - Suspect struck victim with closed fists to head area and took victim's property.
16. April 17, 2021, 8:40 p.m. – Assault with Deadly Weapon - Suspect approached victim with firearm, pointed firearm at victim and verbally threatened victim. Victim was in fear and believed suspect will carry out the threat.
17. April 19, 2021, 4:30 a.m. – Carjacking - Suspects held victim at knife point, victim in fear stepped away as suspects drove away in his vehicle. Vehicle and cellphone stolen.
18. June 9, 2021, 10:45 p.m. – Attempted Murder – Suspect exited vehicle and shot five gunshots. Victim was truck once.
19. June 9, 2021, 10:45 p.m. – Attempted Murder – Suspect exited vehicle and shot five gunshots. Victim was struck multiple times.
20. June 24, 2021, 3:00 p.m. – Carjacking – Suspect approached victim who was in vehicle. Suspect opened door and punched victim, pulled victim from vehicle. Suspect fled in victim's vehicle.

The following is a summary of eight (8) investigative reports for incidents which occurred within 250 feet of the liquor store.

1. March 8, 2018, 6:10 p.m. – Burglary from Motor Vehicle - Suspect smashed victim's vehicle window and took victim's property. Incident occurred at 6801 South Western Avenue, approximately 100 feet from Mr. Spirit Liquor Store.
2. May 25, 2018, 12:20 p.m. - Burglary from Motor Vehicle - Suspects broke windows to vehicle and removed items from vehicle. Incident occurred at 6801 South Western Avenue, approximately 100 feet from Mr. Spirit Liquor Store.
3. January 25, 2019, 10:30 p.m. - Robbery - Victim standing outside and was confronted by suspects. Suspects assault victim and took his property. Incident occurred at 6800 South Western Avenue, approximately 150 feet from Mr. Spirit Liquor Store.
4. March 14, 2019, 11:30 p.m. Sexual Battery - Victim while at bar, suspect walked over and groped his crotch without consent. Incident occurred at 6800 South Western Avenue, approximately 150 feet away from Mr. Spirit Liquor Store.
5. October 15, 2019, 9:30 p.m. - Assault with Deadly Weapon - Suspects fired gunshots at victim, striking victim on face and calf area. Incident occurred at 6800 South Western Avenue, approximately 150 feet from Mr. Spirit Liquor Store.
6. October 20, 2019, 8:25 p.m. – Grand Theft Auto - Victim left car keys in ignition and the vehicle running. Victim entered a liquor store and returned approximately five minutes later and discovered vehicle missing. No one had permission to take the vehicle. Incident occurred at 6900 South Western Avenue, approximately 100 feet from Mr. Spirit Liquor Store.
7. March 10, 2021, 8:20 p.m. - Robbery - Suspects approached victim and took victim's dog by force. Suspect brandished a knife. Incident occurred at 6916 South Western Avenue, approximately 250 feet from Mr. Spirit Liquor Store.
8. March 17, 2021, 2:30 p.m. - Robbery - Suspect punched and kicked victim and took victim's property. Incident occurred at 6903 South Western Avenue, approximately 100 feet from Mr. Spirit Liquor Store.

According to records provided by LAPD, there were 17 arrest reports submitted for Mr. Spirit Liquor Store and adjoining intersection located at Western Avenue and 69<sup>th</sup> Street.

1	01/04/2018	6:30 PM	SALES OF CONTROLLED SUBSTANCE
2	01/18/2018	9:00 PM	ATTEMPTED MURDER AND PAROLE VIOLATION
3	04/11/2018	6:30 PM	POSSESSION OF COCAINE FOR SALES
4	01/31/2019	2:00 AM	ASSAULT WITH DEADLY WEAPON
5	05/26/2019	10:00 AM	ROBBERY
6	06/05/2019	8:00 PM	CONCEALED WEAPON
7	01/03/2020	8:20 PM	EX-CON WITH FIREARM
8	02/10/2020	10:05 PM	ASSAULT WITH DEADLY WEAPON

9	06/11/2020	3:00 AM	POSSESSION OF CONTROLLED SUBSTANCE
10	06/11/2020	3:00 AM	POSSESSION OF FIREARM BY FELON
11	06/21/2020	1:00 PM	OBSTRUCTING PUBLIC OFFICER
12	07/07/2020	6:45 AM	POSSESSION OF CONCEALED FIREARM
13	10/15/2020	2:05 PM	POSSESSION OF COCAINE BASE FOR SALES
14	03/11/2021	9:30 PM	CARRYING CONCEALED WEAPON ON PERSON
15	03/19/2021	3:00 PM	NARCOTICS SALES; SALES OF COCAINE BASE
16	04/07/2021	9:10 PM	FELONY WARRANT
17	07/11/2021	4:20 PM	CARRYING CONCEALED WEAPON IN VEHICLE

In addition to the aforementioned arrest reports, eight (8) arrest reports were submitted for incidents which occurred at 6900 South Western Avenue, located approximately 100 feet from Mr. Spirit Liquor Store. Two (2) arrest reports were submitted for incidents which occurred at 6918 South Western Avenue, located approximately 250 feet from Mr. Spirit Liquor Store.

1	04/11/2018	6:30 PM	SALES OF CONTROLLED SUBSTANCE
2	04/11/2018	6:30 PM	POSSESSION OF COCAINE FOR SALES
3	04/11/2018	6:30 PM	MAINTAINING LOCATION FOR NARCOTIC SALES
4	08/29/2018	5:10 PM	SALES OF COCAINE BASE
5	08/29/2018	5:10 PM	SALES OF COCAINE BASE
6	07/11/2019	4:40 PM	MAINTAINING LOCATION FOR NARCOTIC SALES
7	07/11/2019	4:40 PM	SALES OF CANNABIS
8	01/07/2020	1:20 PM	MAINTAINING LOCATION FOR NARCOTIC SALES
9	01/13/2020	1:20 PM	MAINTAINING LOCATION FOR NARCOTIC SALES
10	01/13/2020	1:30 PM	MAINTAINING LOCATION FOR NARCOTIC SALES

Furthermore, four (4) arrest reports were submitted for events which occurred at the intersection of Western Avenue and 68<sup>th</sup> Street, as well as Western Avenue and 70<sup>th</sup> Street. Both intersections are located within 320 feet from Mr. Spirit Liquor Store.

1	03/27/2019	8:20 AM	ASSAULT WITH DEADLY WEAPON
2	07/03/2019	11:00 AM	KIDNAPPING FOR RAPE
3	09/10/2020	8:45 PM	DRIVING WITHOUT OWNER CONSENT
4	04/03/2021	9:45 AM	CRIMINAL THREATS

Crime Analysis Mapping System Crime Summary Report: There were 2 arrests, 4 incidents, and 14 calls for service, for the property located at 6818 South Western Avenue between January 1, 2018 and February 24, 2021 that include: homicide, assault, battery, robbery, burglary from motor vehicle, aggravated assault, assault with deadly weapon, burglary, and prowler trespassing.

Crime Analysis Mapping System Crime Summary Report: There were 17 arrests, 11 incidents, and 207 calls for service, for the adjoining intersection located at 69<sup>th</sup> Street and Western Avenue between January 1, 2018 and February 24, 2021 that include: assault with deadly weapon, aggravated assault, animal injured, assault, domestic violence, attempted robbery, battery, burglary, dispute, disturbance, fights, driving under

influence, indecent exposure, grand theft auto, intoxicated group, intoxicated man in vehicle, kidnapping, mental illness, moving traffic violation, narcotic activities, prostitution, prowler trespassing, robbery, runaway juvenile, screaming woman, theft, traffic hazardous conditions, vandalism, vicious animal, carrying and possession of weapons.

On February 12, 2020, planning staff was notified of a correspondence from LAPD in regards to nuisance activities occurring at Mr. Spirit Liquor Store. LAPD received numerous complaints from community members which include: loitering, drinking in public, prostitution, transients sleeping in vehicles in the parking lot, and narcotic activities. The Senior Lead Officer also provided the photographs shown below.



*Photographs provided on February 12, 2020*

On July 29, 2020, planning staff was notified of a correspondence from LAPD with the following statements from the Senior Lead Officer:

*I am out there on regular basis, picking up trash, having the pan handlers disperse, drinking alcohol on the premises, and the street girls who hang out waiting for johns to pick them up ... I spoke to the owner and suggested ideas to make this a safer and secured location. I have not seen anything done, and at this point I am almost like his security/janitor ... I received 6 emails yesterday about people fighting, and where at one point shooting was mentioned. I had to create a radio call from home for these community members who were afraid.*





Photographs provided on July 29, 2020

On October 29, 2020, planning staff was notified of a correspondence from LAPD with the following statements from the Senior Lead Officer:

*I was at the liquor store at 69<sup>th</sup> Street and Western Avenue ... I continuously work on keeping this location clean, and I get no help from the owner. It seems they pretty much depend on me being their clean up and security personnel. This is ongoing and has become quite the nuisance for the neighborhood of 69<sup>th</sup> Street.*

On December 15, 2020, planning staff was notified of a correspondence from LAPD which stated that the store owner has done nothing to control the problem at the liquor store parking lot. LAPD had to pick up all the trash after the loiters leave. Below are photographs provided by LAPD.





On February 19, 2021, LAPD Senior Lead Officer provided photograph shown below.



*Photograph taken on February 19, 2021.*

On March 16, 2021, LAPD Senior Lead Officer provided email correspondence to planning staff and stated the following:

*I have observed single red plastic cups that were being sold from the location... The lighting on the property including the parking lot is not well lit at all. The operator of the property has not reached out to the vice or narcotics team ... I also clean the trash on the property on regular basis.*

On April 16, 2021, a LAPD Senior Lead Officer provided an Officer's Declaration which stated that LAPD received numerous calls, emails, and letters from members who reside in the area near the liquor store. Many of the complaints related to individuals smoking narcotics, selling narcotics, consuming alcohol, fights, shootings, and prostitution. The crimes are being conducted in the parking lot of Mr. Spirit Liquor Store. LAPD was also advised of transients sleeping in the parking lot and leaving trash all around the lot. Community members have advised that there is nothing being done by the business owner to resolve these issues. Per LAPD testimony, the Senior Lead Officer have conducted daily checks on the liquor store, issued citations to individuals who consume alcohol in the parking lot, and clean up daily all the trash that goes unattended. The Senior Lead Officer also advised the owner of the property on several occasion that a security guard shall be on premises from 2:00 p.m. until closing time of the business. LAPD did not observe any security guard up until approximately two months ago. However, the Senior Lead Officer still observes local transients hanging out in the parking lot, drinking alcohol, and local gang members selling narcotics. LAPD also notified the property owner to repair the alley gate which the store uses to access the trash bins. The gate has not been repaired and there are transients accessing the alley to use narcotics, urinate, and

conduct prostitution activity. The property owner has been notified several times that it is his responsibility to maintain the alley. The LAPD has not seen any attempt from the owner to improve the condition on site.

On April 24, 2021, LAPD Senior Lead Officer provided photographs of graffiti, trash, debris, and broken gate at the adjoining alley.



Photographs taken on April 24, 2021

Department of Public Works

On June 7, 2021, planning staff was notified by Bureau of Street Services, Department of Publics Works, of the removal of the alley gate which occurred on May 20, 2021.

General Public

On February 6, 2020, a community member who resides in the neighborhood emailed LAPD and requested for more patrol in the area. The neighborhood had two shootings in the past seven months and both incidents occurred in the afternoon. The resident stated that there were lots of activities occurring at the intersection of 69<sup>th</sup> Street and Western Avenue.

On February 28, 2020, a community member who resides in the neighborhood emailed LAPD and requested for more patrol in the area as there were lots of activities at the intersection of 69<sup>th</sup> Street and Western Avenue.

On March 2, 2020, a community member who resides in the neighborhood emailed LAPD in regard to disturbances which include: narcotics activities, loitering, prostitution, littering, fights, unusual heavy flow of vehicle and foot traffic, public urination.

On May 3, 2020, a community member who resides in the neighborhood emailed LAPD and stated that there are issues occurring at 3:30 p.m. on a Sunday afternoon, with a van parked in the Mr. Spirit Liquor Store parking lot. There was a couch, chair, and motor home. Gambling and drinking in the public was taking place and one cannot drive through Western Avenue due to the activities. There were women changing clothes in the street.

On May 18, 2020, a community member who resides in the neighborhood emailed LAPD and stated that there were lot of commotion occurring at the Mr. Spirit Liquor Store parking lot.

On June 1, 2020, a community member who resides in the neighborhood emailed LAPD and stated that the intersection at 69<sup>th</sup> Street and Western Avenue was pretty active and wished for the people to leave before curfew.

On June 18, 2020, a community member who resides in the neighborhood emailed LAPD and stated there was a group carrying on in the Mr. Spirit Liquor Store parking lot.

On July 7, 2020, a community member who resides in the neighborhood emailed LAPD and stated that a patrol car went by not too long ago but there were lots of commotion near 69<sup>th</sup> Street and Western, and requested for another patrol car to come by,

On July 9, 2020, a community member who resides in the neighborhood emailed LAPD and stated that there was a situation between a prostitute and pimp blocking the street.

On July 18, 2020, a community member who resides in the neighborhood emailed LAPD and stated that there always seem to be a gathering early in the morning with people yelling and hollering between 6:00 a.m. to 9:00 a.m.

On July 21, 2020, a community member who resides in the neighborhood emailed LAPD and stated there were lots of commotion at the intersection of 69<sup>th</sup> Street and Western Avenue and people were blocking the street and carrying on.

On July 28, 2020, a community member who resides in the neighborhood emailed LAPD and stated that she visited Mr. Spirit Liquor Store and there were about 3 to 4 females who she believed were prostitutes. There were also men loitering around the liquor store.

On July 28, 2020, a community member who resides in the neighborhood emailed LAPD and requested for patrol as there were people fighting in nearby and she was afraid of another shooting.



On August 4, 2020, a community member who resides in the neighborhood emailed LAPD and stated that there was a lot of activity on the corner of 69<sup>th</sup> Street and Western Avenue, and there was a lady with see through gown washing herself in public.

On August 17, 2020, a community member who resides in the neighborhood emailed LAPD and stated that there were all kinds of activity going on such as drug use, drug sell, prostitution, exposing body parts, and blocking of public street.

On August 27, 2020, a community member who resides in the neighborhood emailed LAPD in regards to activities occurring surrounding a man who was laid out in the Mr. Spirit Liquor Store parking lot.

On October 13, 2020, a community member emailed LAPD and stated that the gate for the alleyway next to Mr. Spirit Liquor Store is broken. There were transients and drug addicts that walk from 68<sup>th</sup> Street to the alley and crawl out of the alley gate to 69<sup>th</sup> Street.

On October 24, 2020, a community member who resides in the neighborhood emailed LAPD and stated there was a lot of hollering and carrying on near the intersection of 69<sup>th</sup> Street and Western Avenue. Ladies were seen washing themselves and exposing body parts.

On December 15, 2020, a member of the community who resides in the neighborhood emailed LAPD in regards to issues related to narcotics activities, prostitution, speeding, and loitering.

On April 20, 2021, Crystal Martinez, the property owner of the triplex building adjacent to the alley, located at 1743 West 69<sup>th</sup> Street, provided the following comments:

- No security is present
- Continuous loitering from business patrons on the street in front of my triplex
- Continuous littering of beer cans and trash
- Constant urination and defecation in the street and alley- indecent exposure
- Constant noise from car radios
- Trespassing on my property
- Constant sale and usage of drugs
- The alley gate is falling apart. Individuals enter and exit freely. The vegetation is extremely overgrown. The alley needs to be repaved.

Ms. Martinez also submitted additional email correspondence and photographs showing the trash and debris along the alley and gate. These photographs can be viewed in the case file.

On June 3, 2021, a community member who resides in the neighborhood emailed LAPD and stated that there is a lot of activity at the intersection of 69<sup>th</sup> Street and Western Avenue, and people were blocking the street conducting their business.

On July 7, 2021, a community member who resides in the neighborhood emailed LAPD and stated the residents were not able to travel down the 69<sup>th</sup> Street as it was blocked off



by individuals selling narcotics and prostitution. Photographs were provided showing vehicles blocking the driveway to Mr. Spirit Liquor Store parking lot and 69<sup>th</sup> Street.

### **On-Site Cases, Affidavits, Permits, and Orders**

- On August 20, 2020, LADBS received request to investigate hazardous conditions, located at 6822 South Western Avenue. The investigation was referred for citations and inspection did not find any violations.
- On July 22, 2020, LADBS received request to investigate problems that occur from 5:00 p.m. to 7:00 a.m. or on weekends, located at 6820 South Western Avenue. The investigation closed and no violation was found at the time of inspection which occurred on April 23, 2021.
- ZA-1997-994-RV-PA3 – On July 21, 2011, the Zoning Administrator conducted a review of the effectiveness of the conditions of the determination dated April 16, 2009. The Zoning Administrator determined that the operation of Mr. Spirit Liquor located at 6818 South Western Avenue, has operated in partial but not full compliance with the terms and conditions set forth in the last determination.
- DIR-1997-994-RV-PA2 – On April 16, 2009, the Zoning Administrator issued a determination requiring the modification of the operation of a liquor store known as Mr. Spirit Liquor, located at 6818 South Western Avenue. It was further determined that the operation has operated in partial but not full compliance with the terms and conditions set forth in the last determination therefore the Zoning Administrator retained, added and modified the existing conditions.
- ABC License # 448531 (Type 21) – Issued on December 12, 2006 and expires on April 30, 2022. Transferred from License # 396349 on December 12, 2006.
- ABC License # 396349 (Type 21) – Issued on May 5, 2003 and expired on April 30, 2007. Transferred from License # 372140 on May 5, 2003.
- ZA-1997-994-RV-PA – On October 3, 2001, the Zoning Administrator conducted a review of the effectiveness of the conditions of the determination dated April 30, 2000. The Zoning Administrator found that no additional review was necessary and modified the conditions of operation.
- ABC License # 372140 (Type 21) – Issued on December 26, 2000 and expired on November 30, 2003. Transferred from License # 346775 on December 26, 2000.
- ABC License # 370085 (Type 21) – License withdrawn. Transferred from License # 346775.
- ZA-1997-994-RV-PAD – On May 26, 2000, the Zoning Administrator issued a Letter of Correction for determination dated April 13, 2000, amending Condition No. 5 for the hours of operation to be between 8 a.m. and 11 p.m., seven days a week. All other conditions shall remain as originally written.

- ZA-1997-994-RV-PAD – On April 13, 2000, the Zoning Administrator retained, added, and/or amended the conditions of operation applicable to Mr. Spirit Liquor. Conditions of operation remained in effect.
- ZA-1997-994-RV-PAD – On June 23, 1999, the Zoning Administrator retained, added, and/or amended the conditions of operation applicable to Mr. Spirit Liquor. Conditions of operation remained in effect.
- ZA-1997-994-RV – On November 12, 1998, the Zoning Administrator required the modification of the operation of Mr. Spirit Liquor, located at 6818 South Western Avenue, in order to mitigate adverse impacts caused by the operation on adjacent and nearby residential and commercial uses.
- ABC License # 346775 (Type 21) – Issued on November 2, 1998 and expired on October 31, 2001. Transferred from License # 200053 on November 2, 1998.
- ABC License # 200053 (Type 21) – Issued on July 6, 1987 and expired on March 31, 1999.
- Permit No. LA96019/65 – On January 27, 1966, a Certificate of Occupancy issued for a one-story, 80- by 120-foot irregular-shaped retail store building for liquor store, laundromat and food to go, located at 6816 South Western Avenue.

#### **Surrounding Cases, Affidavits, Permits, and Orders**

- On July 7, 2019, LADBS received request to investigate problems that occur from 5:00 p.m. to 7:00 a.m. at night or on weekends, located at 6900 South Western Avenue. Current status is pending investigation.
- On April 20, 2019, LADBS received request to investigate building or property converted to another use, located at 6806 South Western Avenue. Current status is under investigation.
- On June 18, 2018, LADBS received request to investigate buildings in need of general repair, located at 1750 West 68<sup>th</sup> Street. Current status is under investigation.
- ZA-1998-92-RV-PAD-PA1 – On November 12, 2010, the Zoning Administrator modified conditions of operation for Payless Market, located at 5714 South Western Avenue, and determined that the operation of Payless Market has operated in general compliance with the terms and conditions set forth in the last determination.
- ZA-1998-92-RV-PAD – On February 11, 2000, the Zoning Administrator modified conditions of operation for Payless Market, located at 5714 South Western Avenue.

- ZA-1998-92-RV – On July 14, 1998, the Zoning Administrator required the modification of the operation of Payless Market, located at 5714 South Western Avenue, in order to mitigate adverse impacts on the residential uses adjacent to its operation.

*Iris Wan*

IRIS WAN  
Staff Investigator