



MARQUEECE HARRIS-DAWSON
Councilmember, Eighth District

May 16th, 2022

PLUM Committee Members
Los Angeles City Council
200 N. Spring Street
Los Angeles, CA 90012

**RE: Letter of Determination Amendment for CF #: 22-0188
6816, 6818, 6820, 6822, 6824, 6826 South Western Avenue
Council District 8**

Dear Honorable PLUM Committee members,

I stand behind Associate Zoning Administrator Charlie Rausch and his decision to discontinue the operation of the liquor store known as Mr. Spirit Liquor for the sale of a full line of beer, wine, and distilled spirits for off-site consumption, in response to their failure to comply with corrective conditions and address a pattern of nuisance activity. The operator has neglected their duty to operate this business responsibly at the expense of neighbors and the community at large, but we should not neglect ours.

Therefore, I ask that the PLUM Committee imposes 23 additional conditions, Conditions numbers 5 through 27 as listed below, in addition to the four (4) conditions imposed under ZA-1997-994-RV-PA4, as an amendment to the determination made by the Associate Zoning Administrator:

Amendment to Finding No. 5: As the Zoning Administrator revoked the alcohol use for the subject liquor store, previously imposed revocation conditions were eliminated. As such, the City hereby requires the discontinuance of the alcohol use for Mr. Spirit Liquor store. In the event that the property owner and/or business owner/operator chooses to continue operation as a convenience market with no alcohol sales, the City hereby requires the addition of operational and security conditions to prevent further criminal activities on site.

5. Hours of Operation. The property shall adhere to the hours of operation from 7 a.m. to 11 p.m. daily.

6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. Loitering on the property is not permitted. The property owner and/or operator shall actively participate to discourage any loitering on the store premises, the parking lot and along the sidewalk abutting the subject premises, and the alley adjacent to the property.
12. 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. All signs shall be in both English and Spanish.
13. 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.
14. Lighting shall be sufficient to make persons who use the parking area or front of the premises easily discernible to law enforcement personnel.
15. 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.
16. The property, including any adjacent street, adjacent alley, 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.

17. The applicant shall be responsible for maintaining free of debris or litter the area adjacent to the premises over which they have control, including the sidewalk in front of the establishment and any public or temporarily closed alley which abuts the site.
18. 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.
19. Public telephones shall not be permitted on the property.
20. No corkscrews or can openers of any kind or type shall be sold, furnished or given away.
21. 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 used to dispense soft drinks, coffee or tea for immediate consumption.
22. All ice shall be sold in quantities of no less than three (3) pounds or from a beverage machine with a soft drink.
23. 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.
24. The business owner shall contact the 77th 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.
25. 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.

26. The conditions of the subject action shall be provided to employees for their review.

Within 30 days from the effective date of this grant, a statement signed by the employees stating that they reviewed and agreed to comply with the conditions shall be submitted to the Development Services Center for inclusion in the file.

Thank you for your consideration, I look forward to working with you to achieve a better livelihood by keeping nuisance businesses accountable.

Respectfully,

A handwritten signature in black ink, consisting of a stylized 'M' followed by a long horizontal flourish.

Marqueece Harris-Dawson
Councilmember, 8th District
City of Los Angeles, California