



**1212 S. Flower Street
ZA-2020-4291 CUB
PUBLIC CONVENIENCE or
NECESSITY APPLICATION**

**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:		
<input type="checkbox"/> Waived hearing	<input type="checkbox"/> Concurrent hearing	<input type="checkbox"/> 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 1212 S. Flower Street Unit/Space Number _____
Legal Description² (Lot, Block, Tract) SEE Legal metes and bounds - page 2
Assessor Parcel Number 5138026036 Total Lot Area 65,009 SF gross

2. PROJECT DESCRIPTION

Present Use Office
Proposed Use Office with Drug Store
Project Name (if applicable) CVS Pharmacy
Describe in detail the characteristics, scope and/or operation of the proposed project Tenant improvement of first floor of a five-story office building to construct a new 11,132 square-foot drug store with off-site sale of a full line of alcoholic beverages in the [Q] R5-4D-0 Zone.

Additional information attached ☐ YES ☒ NO

Complete and check all that apply:

Existing Site Conditions

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

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)

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING LOTS 1, 2, 3, 4 AND A PORTION OF LOT 5 OF H. W. MILL'S SUBDIVISION OF BLOCK 88 OF ORD'S SURVEY, AS PER MAP RECORDED IN BOOK 5 PAGE 166 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ALSO A PORTION OF TWELFTH STREET, VACATED BY ORDINANCE NO. 7159 (NEW SERIES) OF THE CITY OF LOS ANGELES, ALL DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE THAT IS PARALLEL WITH AND DISTANT 30 FEET SOUTHWESTERLY (MEASURED AT RIGHT ANGLES) FROM THE CENTER LINE OF TWELFTH STREET, WITH A LINE THAT IS PARALLEL WITH AND DISTANT 45 FEET SOUTHEASTERLY (MEASURED AT RIGHT ANGLES) FROM THE CENTER LINE OF FLOWER STREET, AS SAID CENTER LINES ARE SHOWN IN C.E.F.B. 5704-43 AND 44 ON FILE IN THE OFFICE OF THE CITY ENGINEER OF SAID CITY; THENCE ALONG SAID TWELFTH STREET, SOUTH 52° 09' 56" EAST 225.28 FEET TO THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 10 FEET OF SAID LOT 5; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 37° 50' 52" WEST 150.54 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 7.5 FEET NORTHEASTERLY (MEASURED AT RIGHT ANGLES) FROM THE CENTER LINE OF THE ALLEY AS SHOWN IN SAID C.E.F.B. 5704-43 AND 44; THENCE ALONG SAID ALLEY, NORTH 52° 22' 26" WEST 225.24 FEET TO SAID LINE THAT IS PARALLEL WITH SAID CENTER LINE OF FLOWER STREET; THENCE CONTINUING NORTH 52° 22' 26" WEST 5 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE ON SAID NORTHWESTERLY LINE AND ITS PROLONGATION, NORTH 37° 49' 34" EAST 151.39 FEET TO SAID LINE THAT IS PARALLEL WITH SAID CENTER LINE OF TWELFTH STREET; THENCE SOUTH 52° 09' 58" EAST 5 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 5 AND 6 OF H. W. MILL'S SUBDIVISION OF BLOCK 88, ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 166 OF MISCELLANEOUS RECORDS, EXCEPTING THEREFROM THE NORTHWESTERLY 10 FEET OF SAID LOT 5 DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF 12TH AND HOPE STREETS; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF 12TH STREET, 100 FEET TO THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 10 FEET OF SAID LOT 5; THENCE SOUTHERLY PARALLEL WITH HOPE STREET, ALONG SAID SOUTHEASTERLY LINE 150 FEET TO THE SOUTHERLY LINE OF SAID LOT 5; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS 5 AND 6, 100 FEET TO THE WESTERLY LINE OF HOPE STREET; THENCE NORTHERLY ALONG SAID LINE OF HOPE STREET, 150 FEET TO THE PLACE OF BEGINNING.

EXCEPT ALL INTEREST IN OIL, GAS, MINERALS AND HYDROCARBONS, WITHOUT RIGHT OF SURFACE ENTRY AS RESERVED IN DEED RECORDED AUGUST 9, 1977 AS INSTRUMENT NO. 77-865/52, OF OFFICIAL RECORDS.

PARCEL 3:

LOTS 8 AND 9 OF H. W. MILL'S SUBDIVISION OF BLOCK 88, ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 166 OF MISCELLANEOUS RECORDS.

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 0 – Demolish(ed)³ 0 + Adding 0 = Total 0
Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0
Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0
Mixed Use Projects, Amount of Non-Residential Floor Area: N/A 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)? N/A ft.If you have dedication requirements on multiple streets, please indicate: N/A**3. ACTION(S) REQUESTED**

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

Does the project include Multiple Approval Requests per LAMC 12.36? ☒ YES ☐ NOAuthorizing Code Section 12.24 W 1 (CUP allowed in R5 per ZA 2007-5927 ZAI)Code Section from which relief is requested (if any): N/A

Action Requested, Narrative: A Conditional Use Permit to allow the sale of a full line of alcoholic beverages in conjunction with the operation of an approximately 11,132 square-foot drug store with 24-hour operation in the [Q] R5-4D-0 Zone.

Authorizing Code Section N/ACode Section from which relief is requested (if any): N/AAction Requested, Narrative: N/AAdditional 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) CPC-2013-4125-TDR-MCUP-ZV-SPR, VTT-72560, ZA-2007-1362-CUB
ORD-164307-SA3025

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:

N/A

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 Supplemental Alcohol Instructions
- b. Geographic Project Planning Referral N/A
- c. Citywide Design Guidelines Compliance Review Form N/A
- d. Affordable Housing Referral Form N/A
- e. Mello Form N/A
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A
- g. HPOZ Authorization Form N/A
- h. Management Team Authorization N/A
- i. Expedite Fee Agreement N/A
- j. Department of Transportation (DOT) Referral Form N/A
- k. Preliminary Zoning Assessment Referral Form N/A
- l. SB330 Preliminary Application N/A
- m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A
- n. Order to Comply N/A
- o. Building Permits and Certificates of Occupancy Provided
- p. Hillside Referral Form (BOE) N/A
- q. Low Impact Development (LID) Referral Form (Storm water Mitigation) N/A
- r. SB330 Determination Letter from Housing and Community Investment Department N/A
- 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 Vanessa Delgado

Company/Firm CVS Health c/o Boos Development West, LLC

Address: 1 MacArthur Place Unit/Space Number 260

City Santa Ana State CA Zip Code: 92707

Telephone (562) 896-6396 E-mail: VDelgado@boosdevelopment.com

Are you in escrow to purchase the subject property? ☐ YES ☒ NO

Property Owner of Record ☐ Same as applicant ☒ Different from applicant

Name (if different from applicant) ONNI REAL ESTATE IX LLC C/O ONNI GROUP

Address 315 W 9TH STREET Unit/Space Number 801

City LOS ANGELES State CA Zip Code: 90015

Telephone (323) 905-8027 E-mail: BBRAILSFORD@ONNI.COM

Agent/Representative name MARGARET TAYLOR

Company/Firm APEX LA

Address: 11301 W OLYMPIC BLVD Unit/Space Number 700

City LOS ANGELES State CA Zip: 90064

Telephone (818) 398-2740 E-mail: MARGARET@APEX-LA.COM

Other (Specify Architect, Engineer, CEQA Consultant etc.) N/A

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 or 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 April 30, 2020

Print Name Rossano De Cotiis

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.

PROVINCE BRITISH COLUMBIA

~~State of California~~

CITY

County of

VANCOUVER

On

APRIL 30, 2020

before me,

JON BUNYAN

(Insert Name of Notary Public and Title)

personally appeared

ROSSANO DE COTIIS

, 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)

Jon Bunyan
Barrister & Solicitor
Onni Group
200 - 1010 Seymour Street
Vancouver, B.C., V6B 3M6
T: (604) 602 - 7711

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 is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- i. 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: April 29, 2020

Print Name: Vanessa Delgado

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? +/- 72,000 SF
- b. What is the total square footage of the space the establishment will occupy? 11,132 SF
- c. What is the total occupancy load of the space as determined by the Fire Department? TBD
- d. What is the total number of seats that will be provided indoors? N/A Outdoors? N/A
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? N/A
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? N/A
- i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- g. Are you adding floor area? No If yes, how much is enclosed? N/A Outdoors? N/A

h. Parking

- i. How many parking spaces are available on the site? 98
- ii. Are they shared or designated for the subject use? 25 designated
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? N/A
- iv. Have any arrangements been made to provide parking off-site? TBD
1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A

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? No
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? Yes
- 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? N/A

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	24 hours	24 hours	24 hours	24 hours	24 hours	24 hours	24 hours
Proposed Hours of Alcohol Sale	6am-2am	6am-2am	6am-2am	6am-2am	6am-2am	6am-2am	6am-2am

- 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? No If yes, what is the minimum age requirement and how will it be enforced? N/A

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

e. **Security**

- i. How many employees will you have on the site at any given time? Approximately 15

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

1. If yes, how many and when? One during all hours of operation (CVS dedicated)

- 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

- 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? N/A

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? N/A

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? N/A

- 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")? N/A

- 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? N/A

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? In prepackaged units only
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)

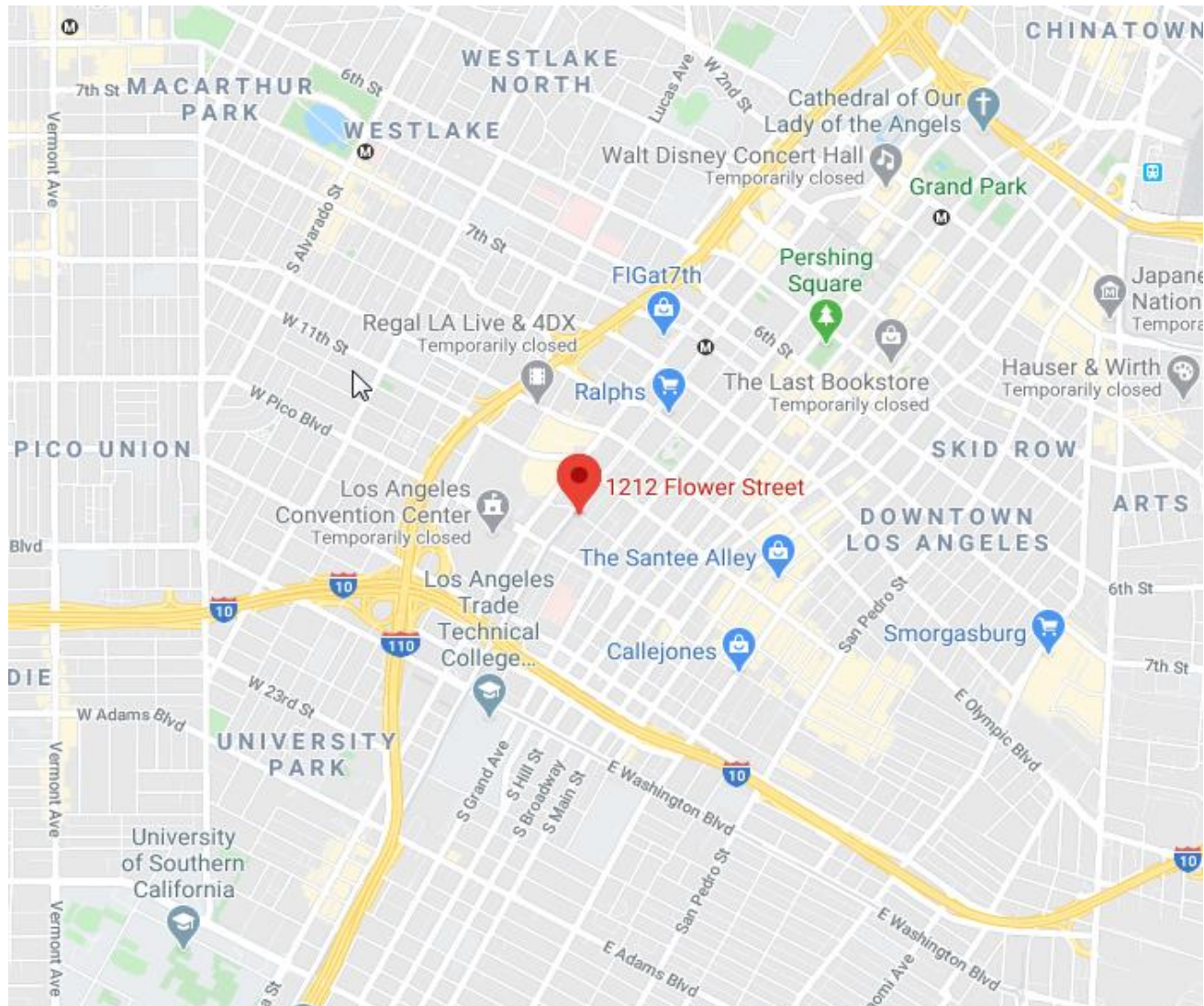
- a. Is this application a request for on-site or off-site sales of alcoholic beverages? Off-site
- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? No
 1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site 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**.

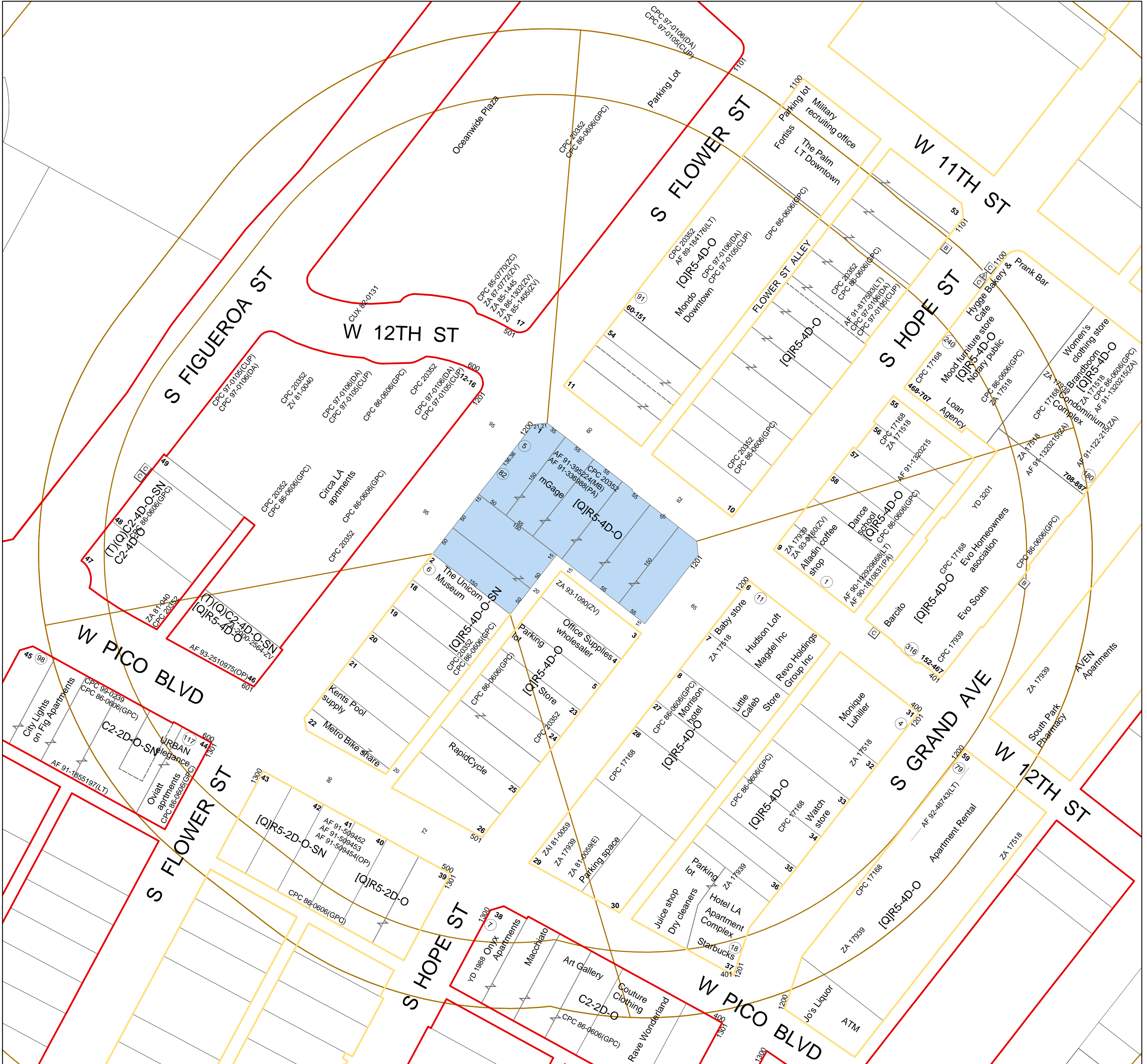
6. ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs. In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- 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.*

Vicinity Map





CONDITIONAL USE PERMIT ALCOHOLIC BEVERAGES

Map Prepared by:
APEX LA
11301 W Olympic Blvd #700
Los Angeles CA 90064
213-330-0335
mike@apex-la.com

Date: 4/27/2020
Update

Case #
Uses

LEGAL DESC: Tract: H. W. MILLS SUBDIVISION OF BLOCK 88 ORD'S SURVEY, Lot FR 1 500/600 FEET
APN: 5138026036
ADDRESS: 1212 S Flower St

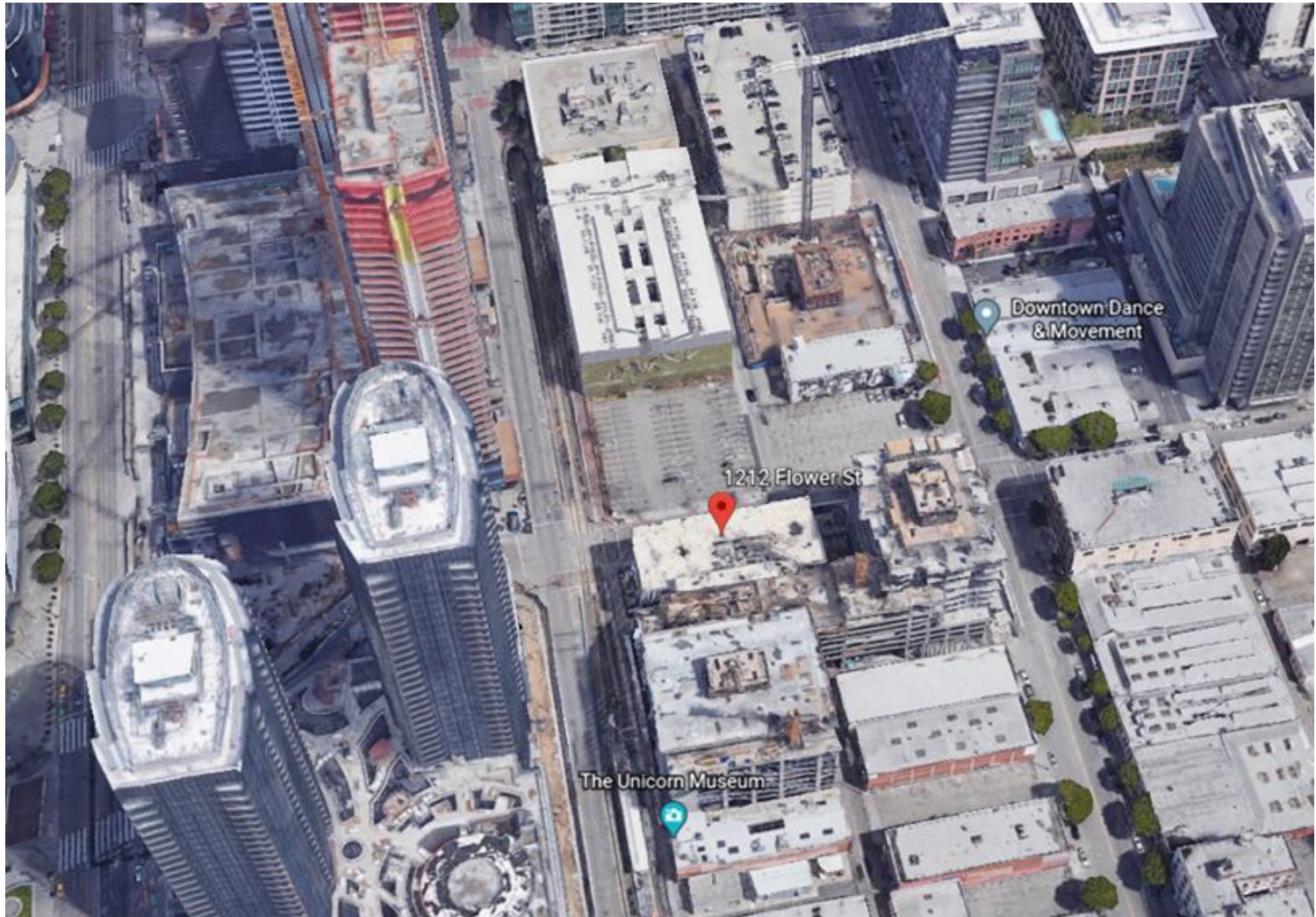
Thomas Brothers Grid
Community Plan Area
Area Planning Commission
Neighborhood Council
Council District
Census Tract #

PAGE 634 - GRID D5
Central City
Central
Downtown Los Angeles
CD 14 - Jose Huizar
2079.00



1 inch = 100 feet

Aerial View



Aerial View

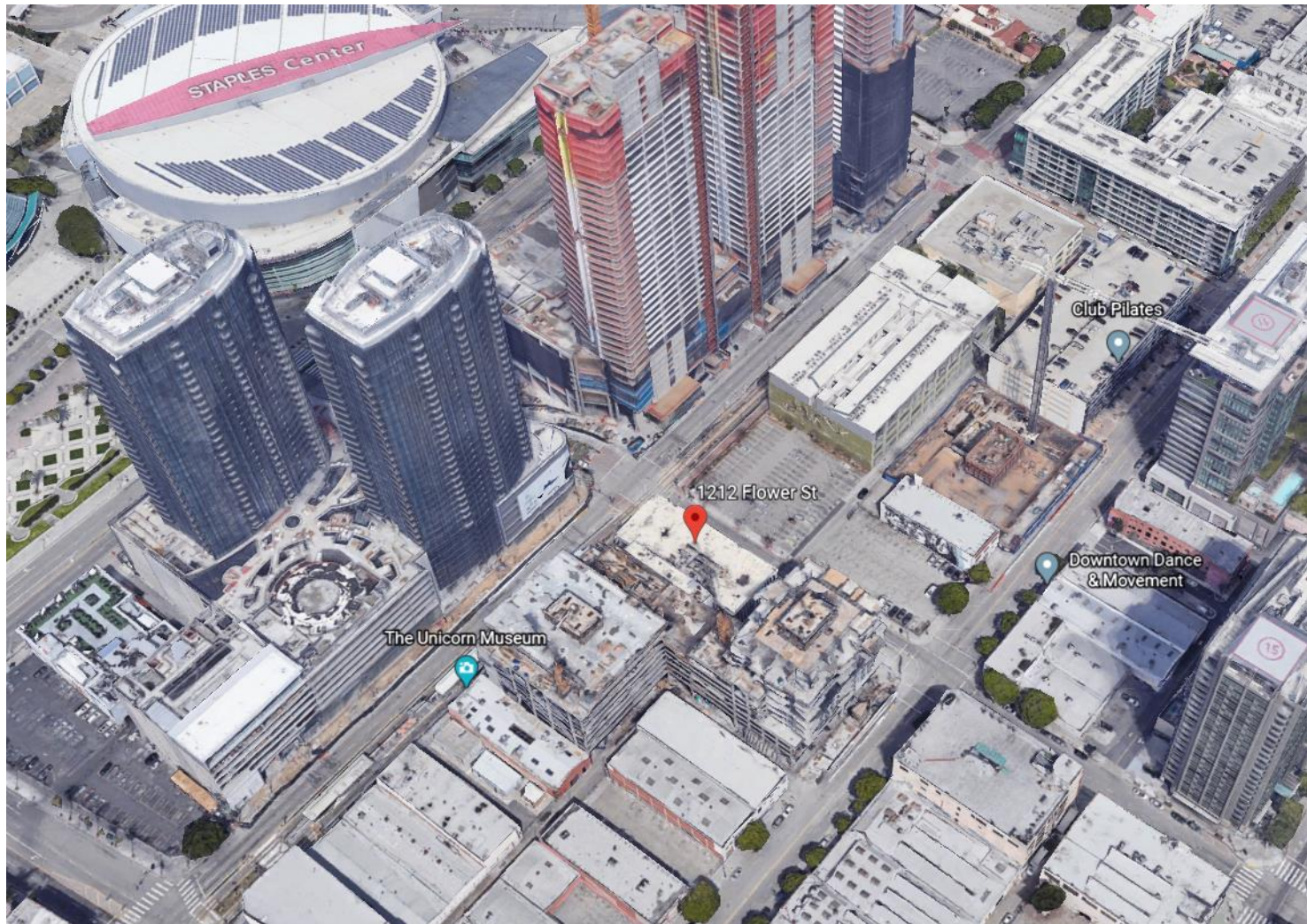


Photo Exhibit

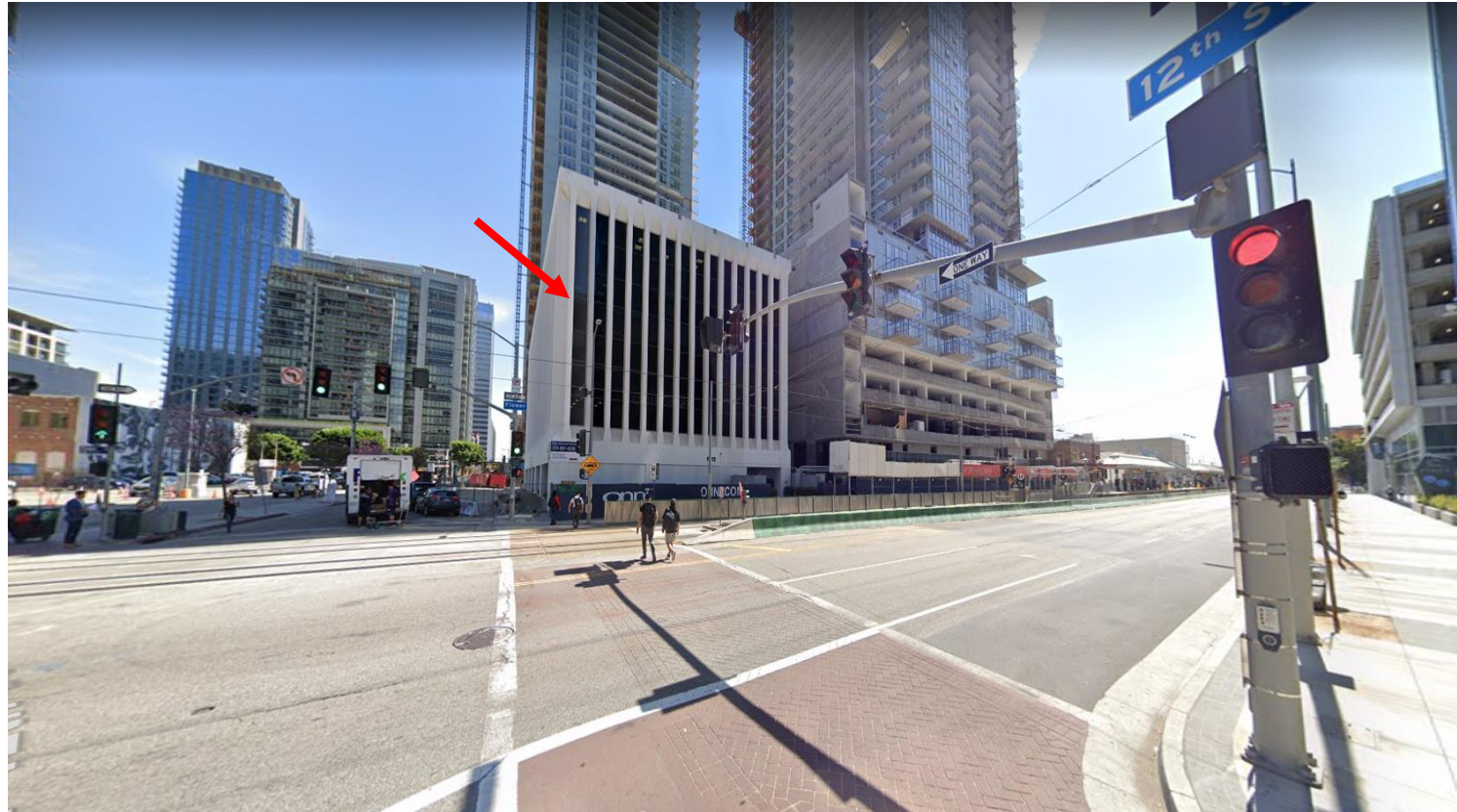


Photo Exhibit

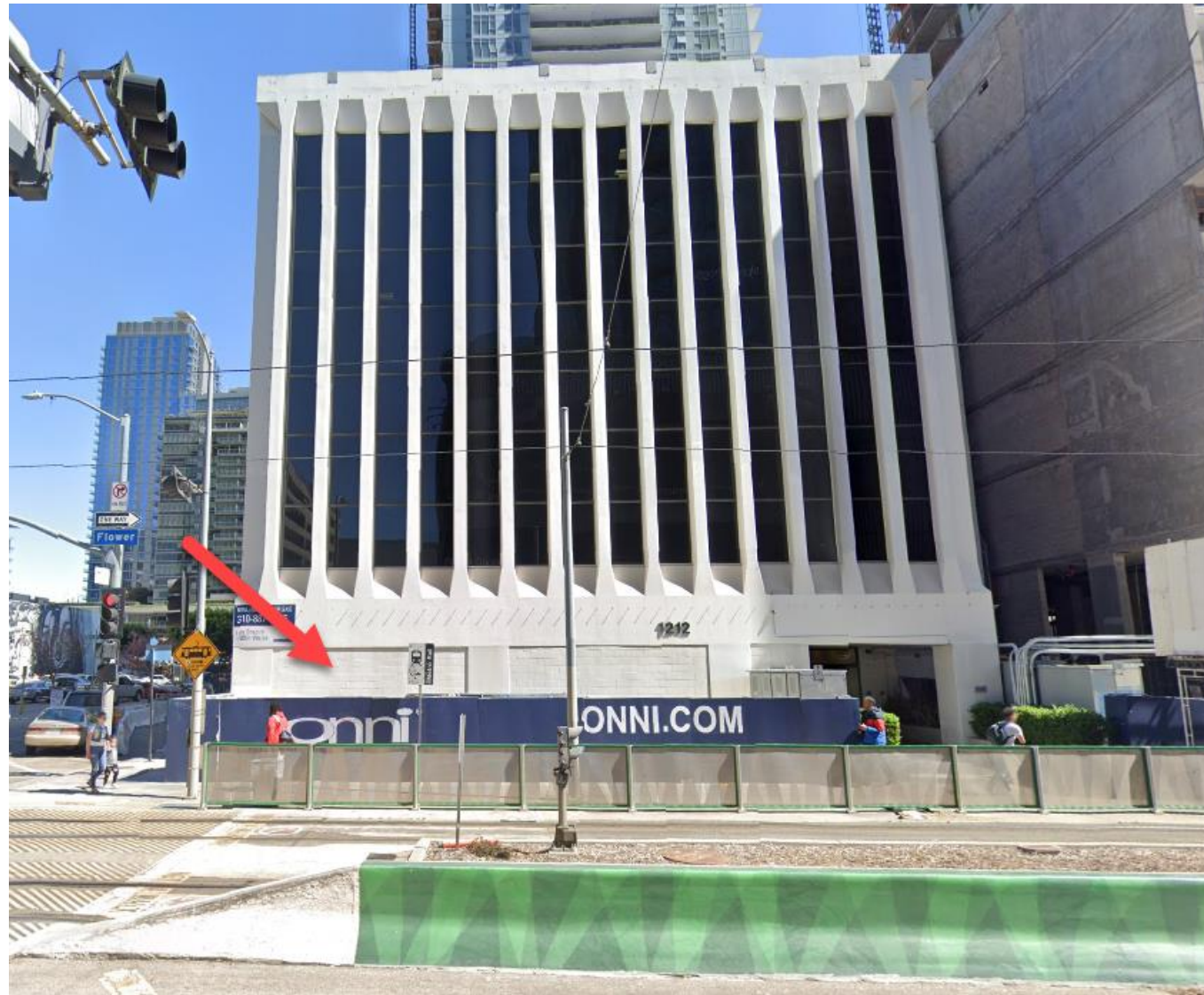


Photo Exhibit

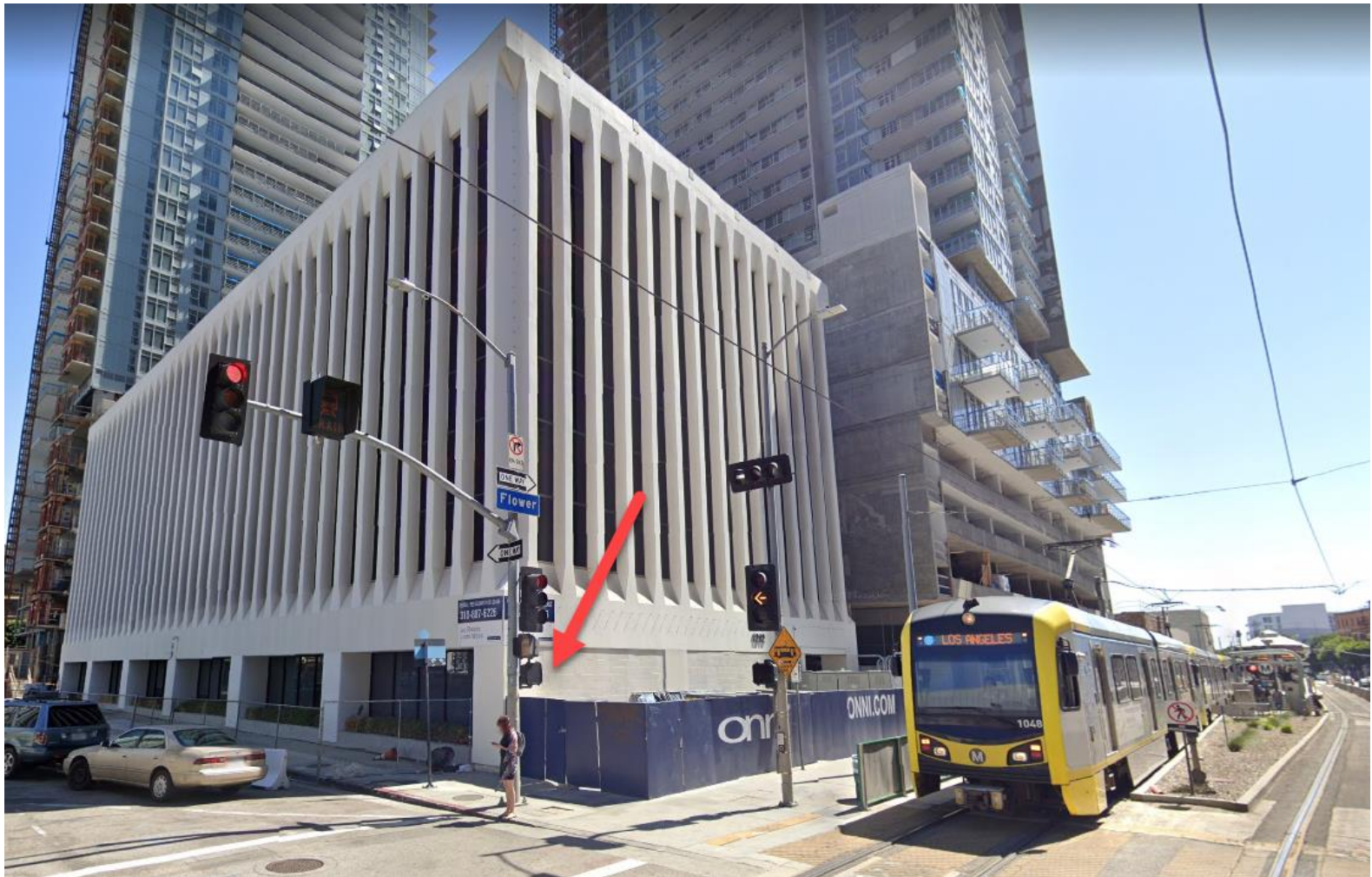


Photo Exhibit



Photo Exhibit

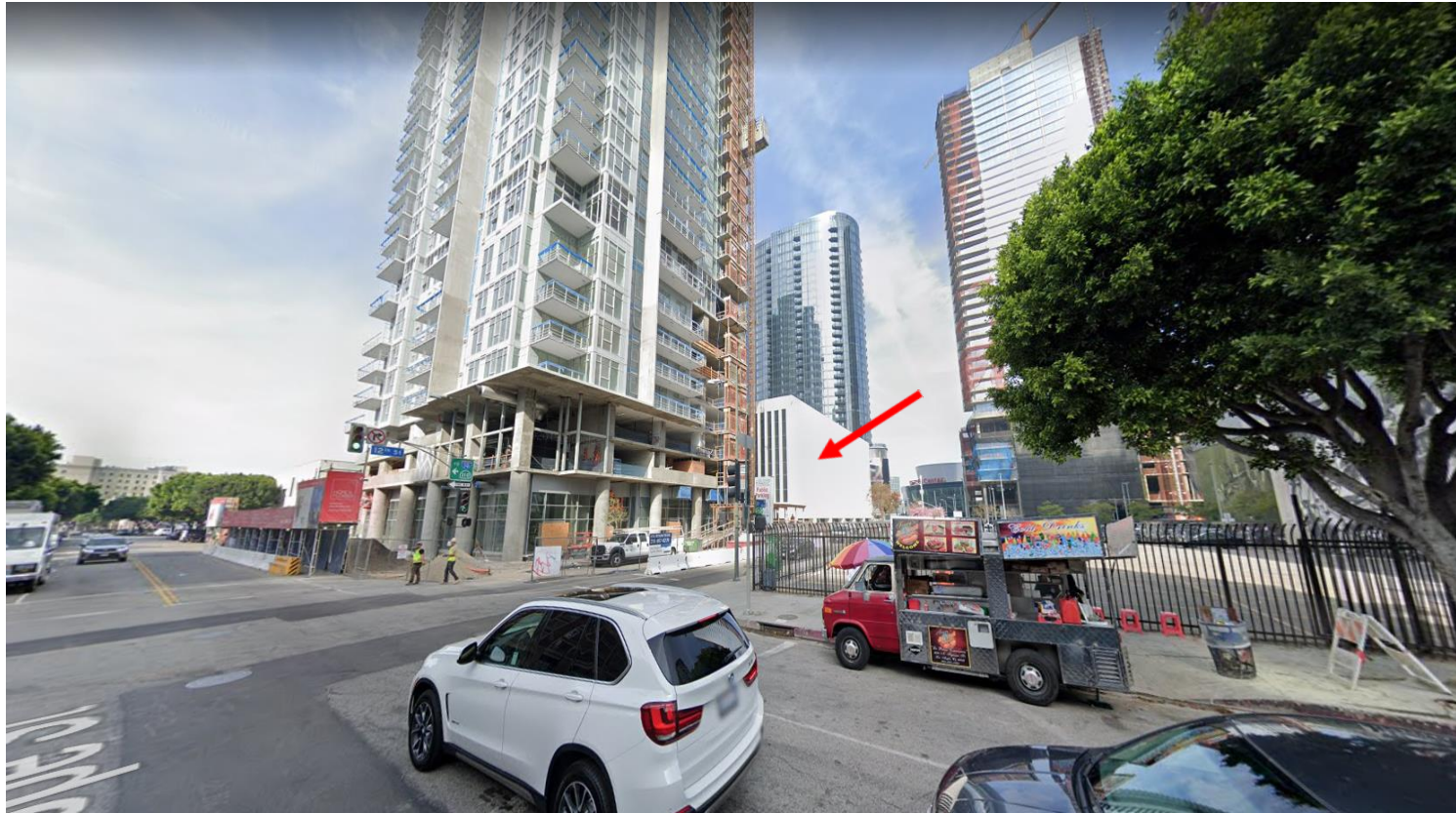


Photo Exhibit

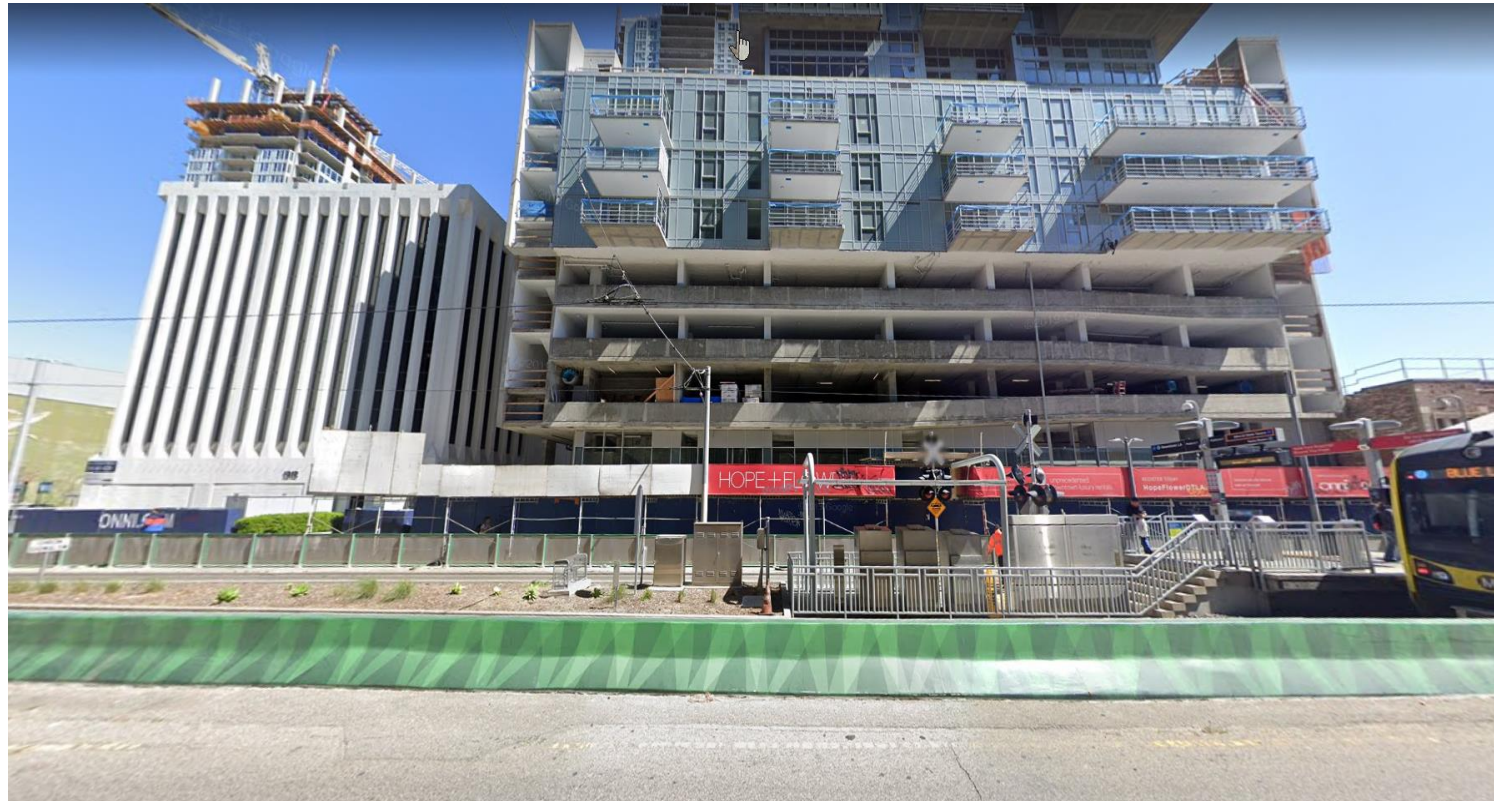


Photo Exhibit





Parking

98 required and provided (shared)

25 dedicated

Outreach Done /Commitments:

South Park BID Executive Director

- 1) No tinting or super graphics on the ground floor windows
- 2) Shelving setback on the ground floor street façade
- 3) Security guard during all hours of operation
- 4) No travelers, miniatures, single sales of beer or wine less than 1 bottle size

Downtown LA Neighborhood Council

h

hoy #

y

Conditions Recommended :

Letter dated 10/13/2020

1) \

\

hoy #

2) S

8



www.dlanc.org
P.O. Box #13096
Los Angeles, CA 90013-0096

October 13, 2020

Los Angeles Department of City Planning
Office of Zoning Administration, 7th Floor
200 North Spring Street
Los Angeles, California 90012

RE: **Planning Case No:** ZA-2020-4291 CUB
Project Address: 1212 Flower Street (CVS Health)
Applicant: Vanessa Delgado (on behalf of CVS Health C/O Boos Development West, LLC)

Project Description: In conjunction with the operation of a new proposed 11,132 square-foot CVS drug store (tenant improvement), the applicant is requesting a Conditional Use Permit to allow the sale and distribution of a full line of alcoholic beverages for off-site consumption with 24-hour operation, daily.

Dear Zoning Administrator:

At our regularly held public meeting on October 13, 2020, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the below request, pursuant to the motion passed on September 15, 2020, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant's requests in Planning Case No. ZA-2020-4291 CUB. DLANC support is conditioned on Applicant agreeing to the following stipulations below for the project.

In DLANC's view, the information presented provides adequate justification for granting Applicant's requests. *Subject to the condition set forth below* and any additional conditions recommended by the LAPD or City Council, DLANC encourages the Los Angeles Department of City Planning to approve the Applicant's project.

CONDITION 1: Owner/Operator will come back and present to PLUC should owner/operator change.

CONDITION 2: storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.

CONDITION 3: ground floor elevations are well-lit at all hours.

If possible, please provide a digital copy of your decision letter by mail to planning@dlanc.com instead of sending a hard copy. Thank you in advance for your consideration of the comments presented in this Letter.

Very truly yours,

Very truly yours,

October 13, 2020

Page 2

The image shows two handwritten signatures in black ink. The signature on the left is for Patricia Berman, featuring a stylized 'P' and 'B'. The signature on the right is for Ryan Afari, featuring a stylized 'R' and 'A'.

Patricia Berman
DLANC President

Ryan Afari
DLANC Planning & Land Use Committee Chair

CC: Joella Hopkins (Council District 14) (via email)
Sgt. Rogelio De La Cruz (Los Angeles Police Department) (via email)

Ō h) · #

· t y

\

· v

· t

·

·

·

-

·

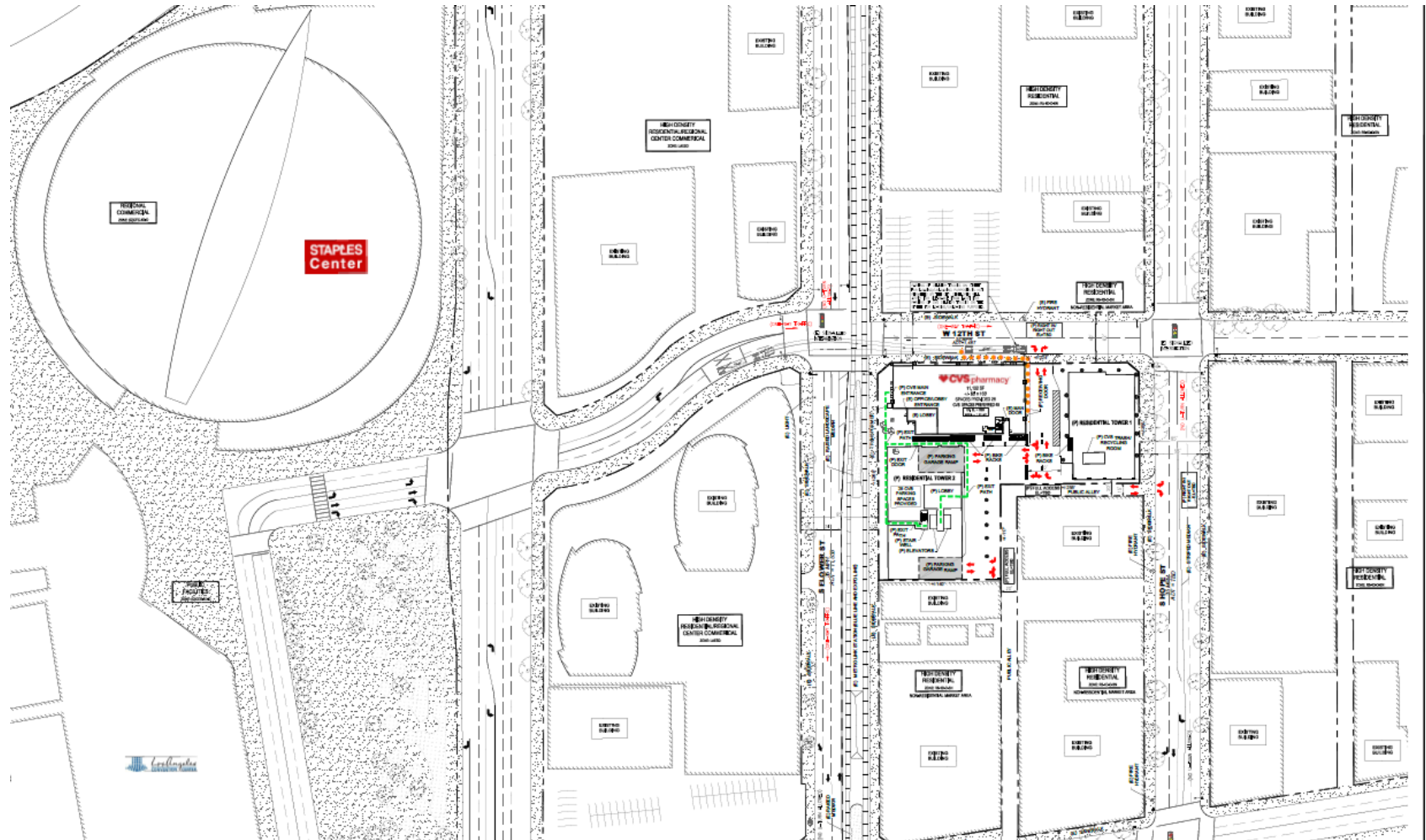
·

·

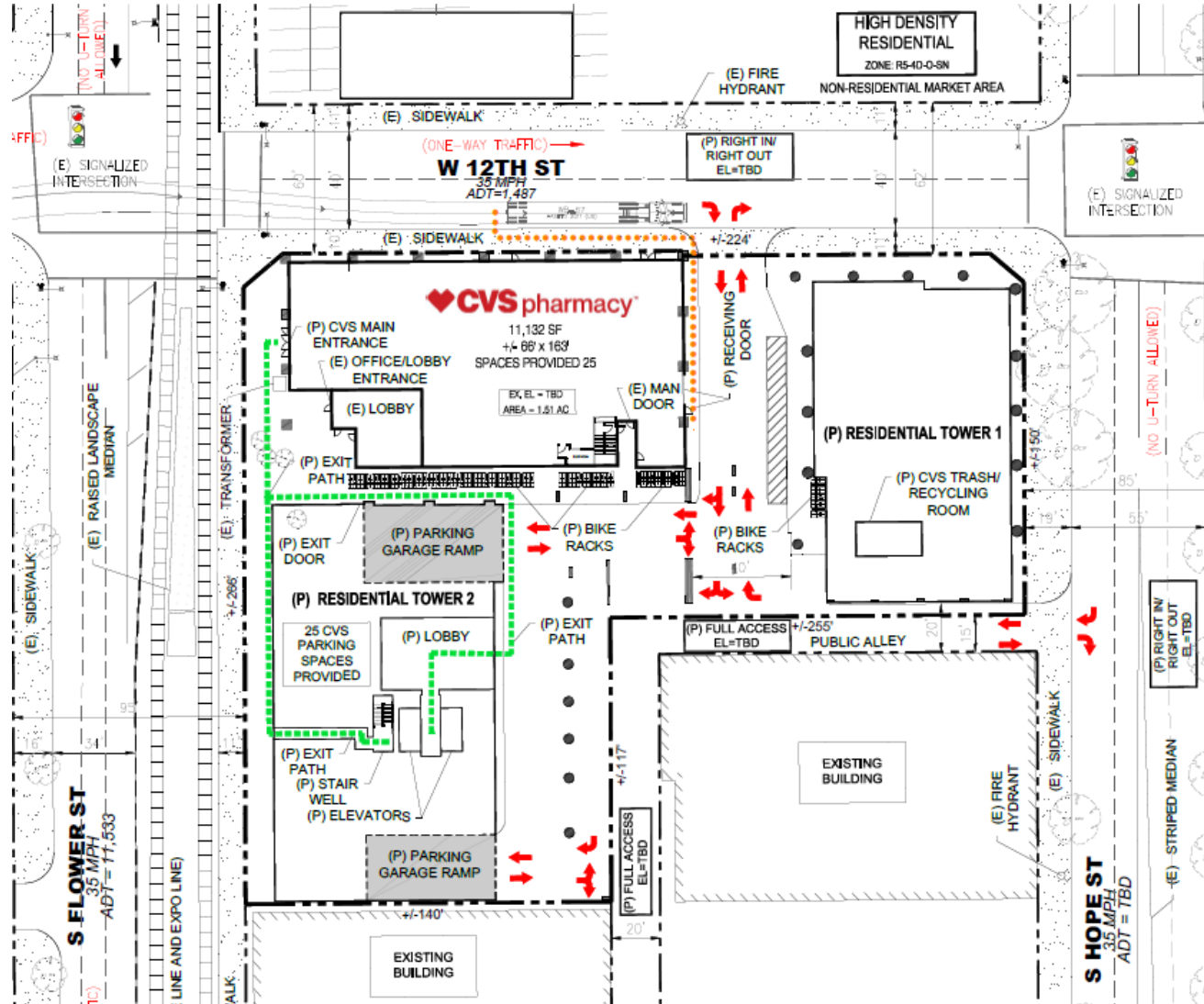
·

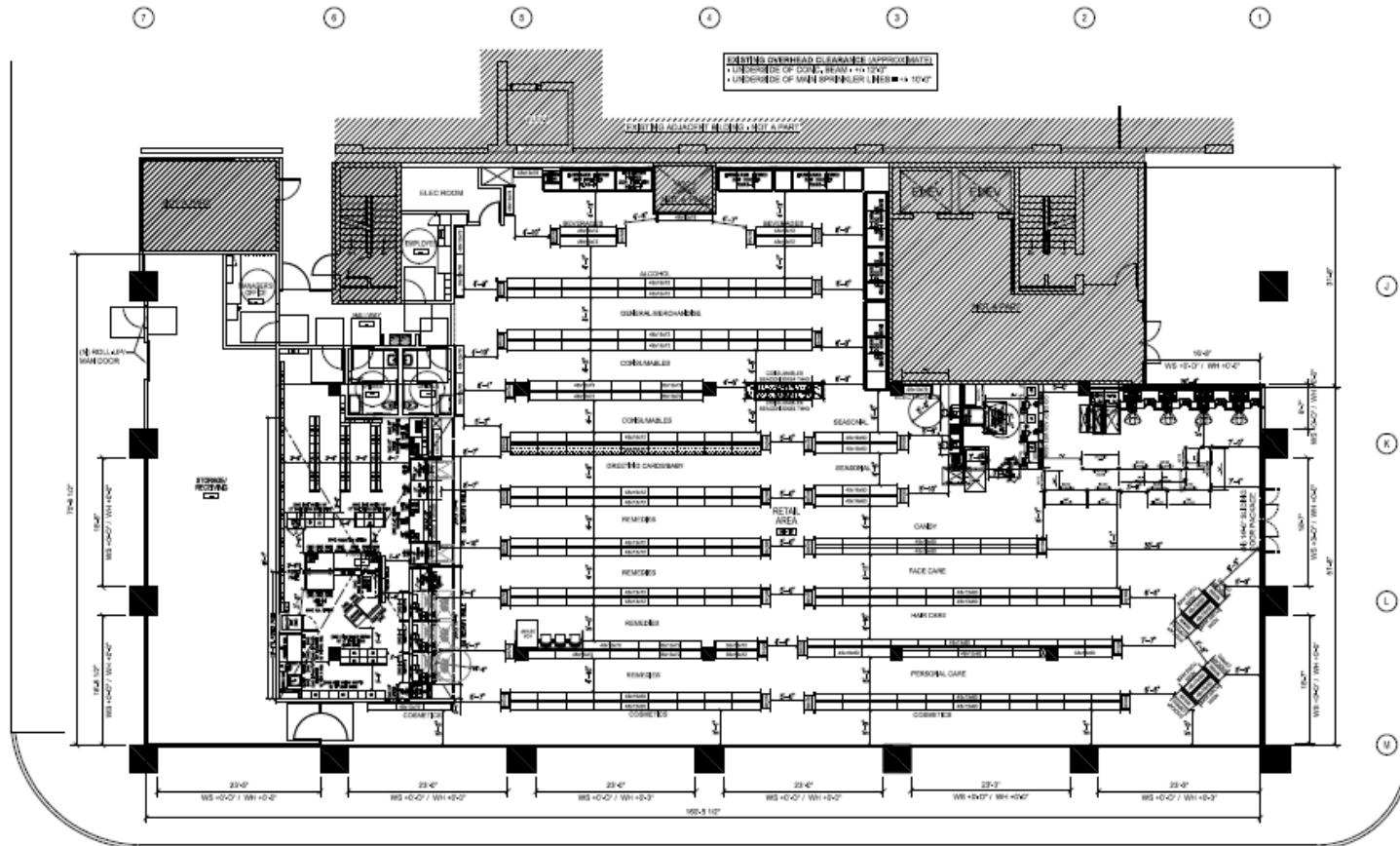
·

© 2010 Blackwell Publishing Ltd, *Journal of Internal Medicine* 267: 103–110



Site Plan





Elevation Rendering



SPANDREL
GLASS

CVS PHARMACY

NORTH ELEVATION (W. 12TH STREET)

Elevation Rendering



LEGAL DESCRIPTION

PARCEL 1:
A PARCEL OF LAND, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING LOTS 1, 2, 3, 4 AND A PORTION OF LOT 5 OF H. W. MILLS SUBDIVISION OF BLOCK 88 OF ORD'S SURVEY, AS PER MAP RECORDED IN BOOK 5 PAGE 166 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ALSO A PORTION OF TWELFTH STREET, VACATED BY ORDINANCE NO. 7159 (NEW SERIES) OF THE CITY OF LOS ANGELES, ALL DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE THAT IS PARALLEL WITH AND DISTANT 30 FEET SOUTHWESTERLY (MEASURED AT RIGHT ANGLES) FROM THE CENTER LINE OF TWELFTH STREET, WITH A LINE THAT IS PARALLEL WITH AND DISTANT 45 FEET SOUTHEASTERLY (MEASURED AT RIGHT ANGLES) FROM THE CENTER LINE OF FLOWER STREET, AS SAID CENTER LINES ARE SHOWN IN C.E.F.B. 5704-43 AND 44 ON FILE IN THE OFFICE OF THE CITY ENGINEER OF SAID CITY; THENCE ALONG SAID TWELFTH STREET, SOUTH 52' 09" 56" EAST 225.28 FEET TO THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 10 FEET OF SAID LOT 5; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 37' 50' 52" WEST 150.54 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 7.5 FEET NORTHEASTERLY (MEASURED AT RIGHT ANGLES) FROM THE CENTER LINE OF THE ALLEY AS SHOWN IN SAID C.E.F.B. 5704-43 AND 44; THENCE ALONG SAID ALLEY, NORTH 52' 22' 26" WEST 225.24 FEET TO SAID LINE THAT IS PARALLEL WITH SAID CENTER LINE OF FLOWER STREET; THENCE CONTINUING NORTH 52' 22' 26" WEST 5 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE ON SAID NORTHWESTERLY LINE AND ITS PROLONGATION, NORTH 37' 49' 34" EAST 151.39 FEET TO SAID LINE THAT IS PARALLEL WITH SAID CENTER LINE OF TWELFTH STREET; THENCE SOUTH 52' 09' 58" EAST 5 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
LOTS 5 AND 6 OF H. W. MILL'S SUBDIVISION OF BLOCK 88, ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 166 OF MISCELLANEOUS RECORDS, EXCEPTING THEREFROM THE NORTHWESTERLY 10 FEET OF SAID LOT 5 DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF 12TH AND HOPE STREETS; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF 12TH STREET, 100 FEET TO THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 10 FEET OF SAID LOT 5; THENCE SOUTHERLY PARALLEL WITH HOPE STREET, ALONG SAID SOUTHEASTERLY LINE 150 FEET TO THE SOUTHERLY LINE OF SAID LOT 5; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS 5 AND 6, 100 FEET TO THE WESTERLY LINE OF HOPE STREET; THENCE NORTHERLY ALONG SAID LINE OF HOPE STREET, 150 FEET TO THE PLACE OF BEGINNING.

EXCEPT ALL INTEREST IN OIL, GAS, MINERALS AND HYDROCARBONS, WITHOUT RIGHT OF SURFACE ENTRY AS RESERVED IN DEED RECORDED AUGUST 9, 1977 AS INSTRUMENT NO. 77-885/52, OF OFFICIAL RECORDS.

PARCEL 3:
LOTS 8 AND 9 OF H. W. MILL'S SUBDIVISION OF BLOCK 88, ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 166 OF MISCELLANEOUS RECORDS.

Project Description

1st Floor tenant improvement to the existing office tower building to construction a CVS drug store with off-site sale of a full line of alcoholic beverages and new identification signage.

SITE PLAN LEGEND

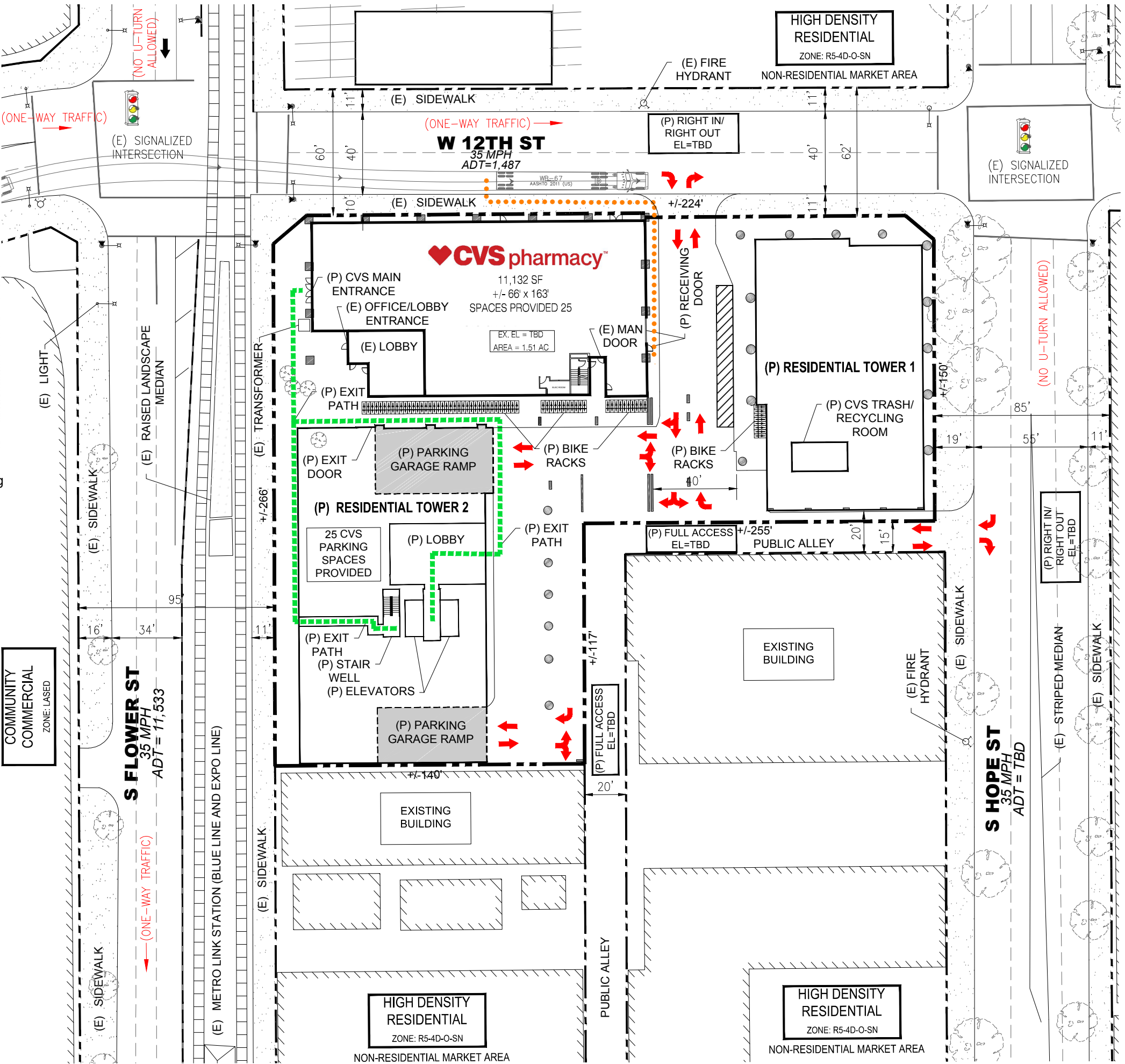
	CONCRETE PAVING/ SIDEWALK		TRANSFORMER ON CONCRETE PAD
	STANDARD A.C. PAVING		ACCESSIBLE PARKING SPACE
	HEAVY DUTY PAVEMENT		TRASH/RECYCLE ENCLOSURE
	DECORATIVE PAVEMENT		WB-67 DELIVERY TRUCK (73'-6")
	LANDSCAPE AREA		PROPOSED PEDESTRIAN SITE ACCESS
	EXISTING TREE		PROPOSED LOADING PATH
			PROPERTY LINE

Site Data

Assessor's Parcel Number:	5138-026-036
Lot Area (per VTT 72560)	62,295 SF
Building Area (all 3 buildings)	716,000 SF
FAR (No change proposed)	10.97:1
Per CPC 2013 4125 TDR MCUP ZV SPR	
Building Area (Subject site - no changes proposed):	66,647 SF
CVS Tenant Area:	11,132 SF
Height (existing):	5 stories
Parking	
Parking required (all 3 buildings):	843 spaces
Parking required subject site building:	98 spaces
Parking provided subject site building:	98 spaces
Parking dedicated to CVS retail use:	25 stalls



SCALE: 1"=50'



11,132 SF.
SEC 12TH ST & FLOWER ST
STORE NUMBER: -

1212 S. FLOWER STREET, LOS ANGELES, CA
LOS ANGELES, LOS ANGELES COUNTY, CA 90015
PROJECT TYPE: NEW
DEAL TYPE: AB-18
CS PROJECT NUMBER: 128330

WestLAND
Group, Inc.
Land Surveyors • Civil Engineers • GIS
4150 CONCOURS S.100, ONTARIO, CA 91764
PHONE: (909) 989-9789 FAX: (909) 989-9660

BOOS
DEVELOPMENT WEST
701 N. PARKCENTER DRIVE, SUITE 110
SANTA ANA, CA 92705
TEL 714.953.0004

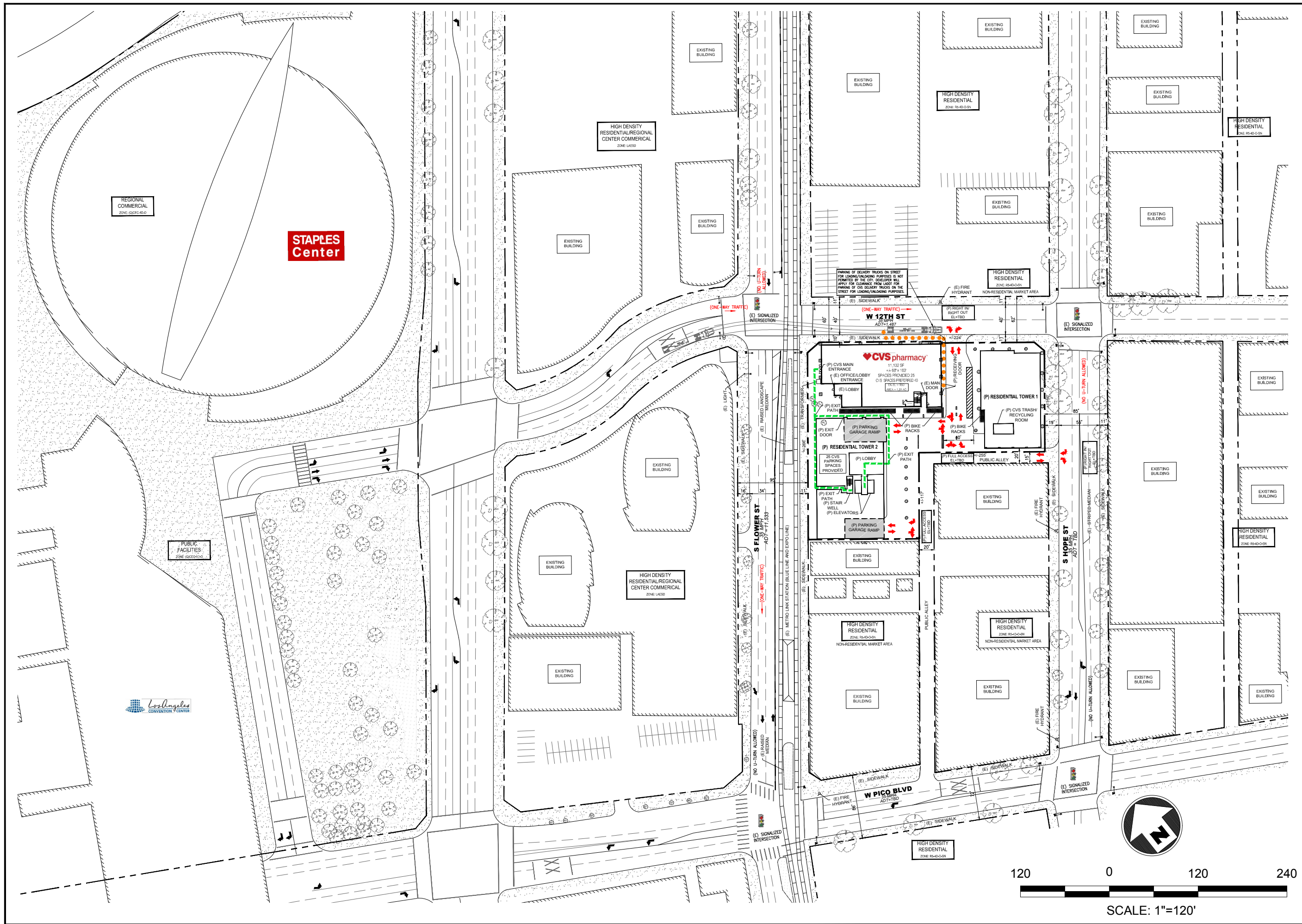
SEAL:

DRAWING BY: SEU
DATE: 6/1/2020
JOB NUMBER: 2018-294
TITLE:

CONCEPTUAL
SITE PLAN

SHEET NUMBER:
SK-1

COMMENTS:
1 OF 1



11,132 S.F.
SEC 12TH ST & FLOWER ST
STORE NUMBER: -

1212 S. FLOWER STREET, LOS ANGELES, CA
LOS ANGELES, LOS ANGELES COUNTY, CA 90015
PROJECT TYPE: NEW
DEAL TYPE: AS-IS

CS PROJECT NUMBER: 128330

WestLAND
Group, Inc.

Land Surveyors • Civil Engineers • GIS
4150 CONCOURS S.100, ONTARIO, CA 91764
PHONE: (909) 989-9789 FAX: (909) 989-9660

DEVELOPER:
BOOS
DEVELOPMENT WEST
701 N. PARKCENTER DRIVE, SUITE 110
SANTA ANA, CA 92705
TEL 714.953.0004

SEAL:

REVISIONS:

DRAWING BY: AUL

DATE: 6/1/2020

JOB NUMBER: 2018-294

TITLE: CONCEPTUAL
SITE PLAN

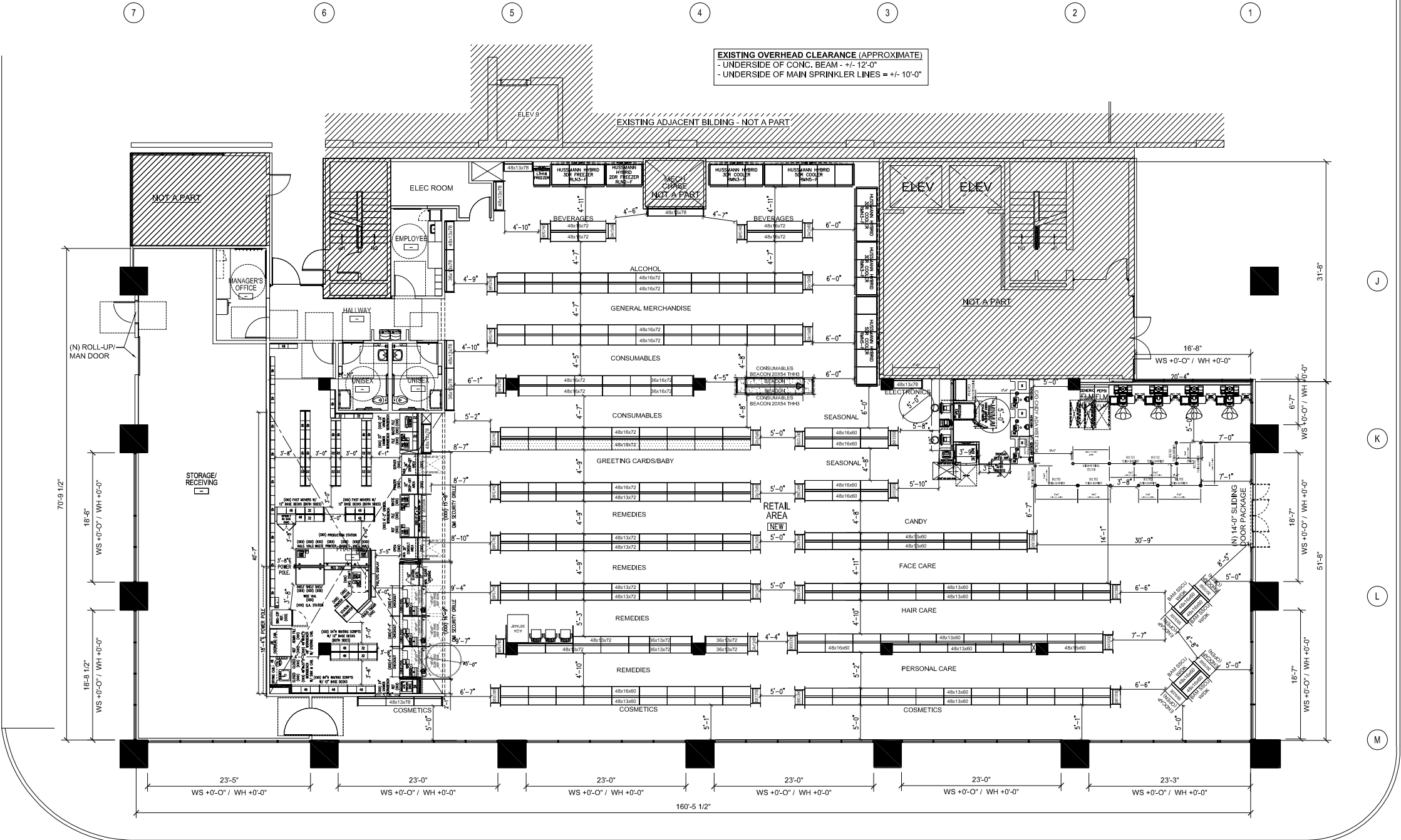
SHEET NUMBER:

SK-2

COMMENTS: 1 OF 1

PREDEAL COMPARISON

PROTOTYPE 13K	PREDEAL LAYOUT CS# 128330
WALL LINEAR FOOTAGE 196 LF	WALL LINEAR FOOTAGE 48 LF
GONDOLA LINEAR FOOTAGE 1,123 L/F @ 60" HIGH 24 L/F @ 36" HIGH	GONDOLA LINEAR FOOTAGE 450 L/F @ 60" HIGH 564 L/F @ 72" HIGH 12 L/F @ 36" HIGH
GREETING CARD FOOTAGE 125 L/F	GREETING CARD FOOTAGE 36 L/F
SELF-SERVE COSM. UNITS 2 SINGLES	SELF-SERVE COSM. UNITS 2 SINGLES
OPEN ENDCAPS 36	OPEN ENDCAPS 33
COOLER DOORS 13 DOOR WALK-IN 4 FREEZER DOORS/1 ICE	COOLER DOORS 19 DOOR WALK-IN 5 FREEZER DOORS/1 ICE
TOTAL S.F. 13,074 S.F.	TOTAL S.F. 11,132 SF
MEZZANINE S.F. 1,712	MEZZANINE S.F. NA SF
BASEMENT S.F. NONE	PARKING DECK S.F. NA SF
RETAIL S.F. 10,869	RETAIL S.F. 8,161 SF
PHARMACY S.F. 1,349 S.F.	PHARMACY S.F. 1,139 SF
RETAIL S.F.(INCL. RX) 10,869 S.F.	RETAIL S.F.(INCL. RX) 9,300 SF
SERVICE AREA S.F. 1,323 S.F.	SERVICE AREA S.F. 528 SF
STOCKROOM S.F. 882 S.F.	STOCKROOM S.F. 1,304 SF



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



LEGEND:
(E) = EXISTING
(N) = NEW/PROPOSED
WS = WINDOW SILL
WH = WINDOW HEAD



STORE NUMBER: _____
12TH & FLOWER ST.
LOS ANGELES, CA
PROJECT TYPE: New Store
DEAL TYPE: GROUND LEASE
CS # 128330



1300 DOVE STREET, SUITE 100
NEWPORT BEACH, CA 92660
TEL. 949.698.1400 FAX. 949.698.1433
www.littleonline.com
This drawing and the design shown are the property of Little Diversified Architectural Consulting. The reproduction, copying, or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.
© Little 2018

CONSULTANT:



SEAL

REVISIONS	

DRAWING BY: LD
DATE: 03.10.20
JOB NUMBER: 622.11611.00
TITLE: **EXTERIOR ELEVATIONS**
SHEET NUMBER: **0-2**
COMMENTS:



SPANDREL GLASS
CVS PHARMACY
NORTH ELEVATION (W. 12TH STREET)
SCALE: 1/16" = 1'-0"



(N) ALUM/GLASS SLIDING DOOR PACKAGE
(N) ENTRY CANOPY
CVS PHARMACY
WEST ELEVATION (S. FLOWER STREET)
SCALE: 1/16" = 1'-0"